



# DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO

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DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO



**IT ALL STARTS WITH SAFETY!**

DBIA-Western Pacific Region  
Lunch Program  
San Diego  
May 10, 2011



“Design-Build Institute of America  
Your source for information and  
resources related to design-build”



# DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO

## DESIGN-BUILD AUTHORITY



- PCC 20133 is relatively new
- Strict selection criteria
- Projects greater than \$2.5M... for now



# DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO

## CONTRACTING APPROACH



- RFSQ ... focus on the firm
- RFP... focus on the solution & the team
- Negotiate & Award ... focus on contract terms



## DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO



# SOME COUNTY TWISTS

- “Safety is a decision”
- Mid course conference(s) ... saves us money & time
- Contract includes FFE+ ... as much as we can
- Ease of maintenance ... build it in from the start
- Energy & sustainability ... life cycle costs are important
- Use of GMP(s) ... open book
- Cup of coffee ... leadership oversight



# DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO



# SUCCESS STORIES





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# UPCOMING PROJECTS

- Rancho San Diego Sheriff's Station (*in selection*)
- Waterfront Park (*advertise June 2011*)
- Cedar & Kettner Parking Structure (*advertise early 2012*)
- Alpine Library (*awaiting funding*)
- Imperial Beach Library (*awaiting funding*)
- Combination of small projects
- All future capital projects



**DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO**



# **UPCOMING PROJECTS**

(Anticipated Award July 2011)

## **Rancho San Diego Sheriff Station**

- \$12 M GMP including FF&E Allowance
- New 26,000 sq ft Sheriff Station on approx. 5 acre sloping site
- LEED Silver goal
- Proposals received May 17, in evaluation
- Selected design presentation to Valle de Oro Community Planning Group
- Occupancy target April 2013





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## UPCOMING PROJECTS

(Anticipated Advertisement June 2011)



### County Administration Center Waterfront Park

- \$44.2M est. cost
- Convert 8-acre public parking lots to public park, including plantings, decorative paved surfaces, children's play area, art display, and monumental water feature
- Construct new underground 250-car parking structure
- Demolish existing 47,000 sq ft 1959 HHSA headquarters building
- Preparing RFP, bridging docs for advertising Spring/Summer 2011
- Completion Fall 2013





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## UPCOMING PROJECTS



(Anticipated Advertisement February 2012)

### Cedar & Kettner Parking Garage

- Parking garage Est. Cost: \$26.9M
- Preparing CEQA analysis for development and potential demolition of existing building onsite
- Preparing RFP for 700 parking space garage for County employees
- Provide for future development opportunity

Development Envelope



CAC



# DESIGN-BUILD WITH THE COUNTY OF SAN DIEGO UPCOMING PROJECTS

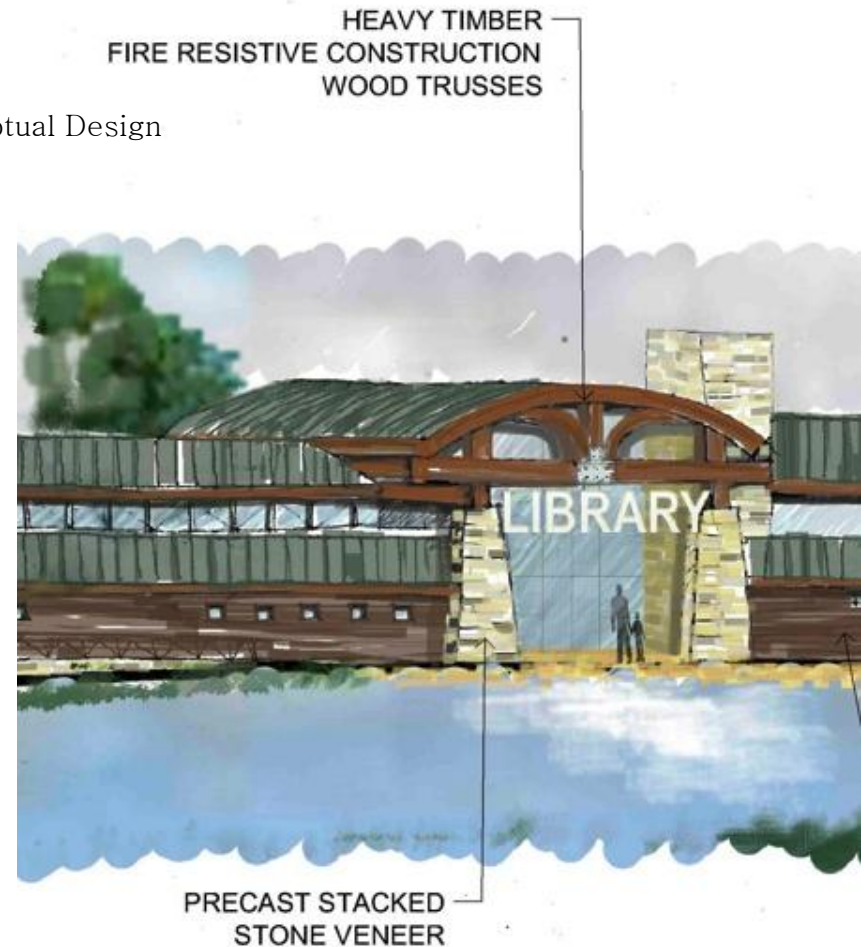


(Awaiting funding)

## Alpine Library

- \$10.3 M est.
- Proposed 13,500 sf Library to replace existing leased facility
- MUP modification
- Preparing Basis of Design for Design-Build RFSQ/RFP
- Pending full funding

Conceptual Design





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## UPCOMING PROJECTS

(Awaiting funding)

### Imperial Beach Library

- \$7 M est.
- Proposed new 12,000 sf Library connecting to existing 2,000 sf Community Center
- Preparing Basis of Design for Design-Build RFSQ/RFP
- Pending full funding

Conceptual Design





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