

# DBIA-WPR – 2019 Annual Meeting

## GUEST SPEAKERS

Michael Meredith, FDBIA  
Capital Outlay Program Manager  
State of California  
Department of General Services  
Project Management & Development Branch



Mike Courtney  
Director  
Facilities Services  
Judicial Council of California



## A VIEW FROM TWO PUBLIC OWNERS: CURRENT AND FUTURE CAPITAL BUILDING PROGRAMS USING DESIGN-BUILD

Both the Judicial Council of California (JCC) and the Department of General Services (DGS) have significant building programs stretching into the billions. Each organization is continually looking to improve delivery methodologies. JCC is considering the use of design-build as opposed to construction-manager-at-risk, and DGS is positioning to get progressive design-build delivery as a delivery option. Speakers will discuss the reasons for their approaches and provided insight into the management and administrative consequences of selecting one delivery methodology over another.



# Department of General Services



**Design-Build**  
Institute of America  
Western Pacific Region

**2019 DBIA-WPR**

Annual Membership Meeting, Thursday, December 5, 2019  
The W Hotel, 181 3<sup>rd</sup> Street, San Francisco, 11:30 a.m. – 2:00 p.m.

## DGS Agenda

- DGS History — *look back to look forward*
- Current Projects and Dynamics
- Future
- Considerations and Summary

## DGS History

- DGS has completed 13 Design-Build projects
- Currently have 16 in Criteria Development or in the Design-Build Phase
- All done Two step/ Best Value /with Stipulated Sum
- SB 776=Govt. Code 14661 now ***Authorization is provided under GC 10187***

# Department of General Services

## DGS Design Build Experience

- ✓ Over \$3.3 Billion in Design-Build Contracts since 1994
- ✓ Office Buildings, Care/CHP Facilities, Central Plant Facility
- ✓ 29 Projects to date
- ✓ Renovation and New Construction
- ✓ \$23 Million to \$1.03 Billion Total Project Value
- ✓ Zero Claims
- ✓ Variety of Performance Criteria/Bridging Documents Used
- ✓ Stipulated Sum/Best Value, Price Proposal/Best Value

### San Francisco Civic Center



San Francisco, CA

**Project Type:** Reno/New Construction  
**Project Size:** 1,000,000 GSF  
**Total Project Cost:** \$268,000,000  
**D-B Contract:** \$246,000,000  
**Tenant:** California Supreme Court  
**MA:** 3DI  
**CM:** Kaiser Engineers  
**D-B Team:** HSH Design/Build, Inc.  
 • GC: Hines / George Hyman (Clark)  
 • Architect: SOM

#### Notice to Proceed:

**Scope:**  
 Design-Build contract was entered into in 1995 to renovate and restore the historically significant California Supreme Court building and construct a new 14 story office facility of approximately 800,000 GSF.

### Elihu M. Harris State Office Building



Oakland, CA

**Project Type:** Renovation  
**Project Size:** 550,000 GSF  
**Total Project Cost:** \$69,000,000  
**D-B Contract:** \$53,000,000  
**Tenant:** 43 State Departments  
**MA:** Dreyfuss & Blackford  
**CM:** Turner/Vanir  
**D-B Team:**

- GC: Hathaway Dinwiddie
- Architect: DMJM Keating

#### Notice to Proceed:

**Scope:**  
 Design-Build contract was entered into in 1996 to construct new 22 story high rise in downtown Oakland to consolidate state leased space.

### Junipero Serra Building



Los Angeles, CA

**Project Type:** Renovation  
**Project Size:** 550,000 GSF  
**Total Project Cost:** \$69,000,000  
**D-B Contract:** \$53,000,000  
**Tenant:** 12 State Departments  
**MA:** Nadel Architects  
**CM:** Tishman Construction  
**D-B Team:**

- GC: Swinerton & Walberg
- Architect: Johnson Fain Partners

#### Notice to Proceed: March 1997

**Scope:**  
 Design-Build contract was entered into in 1996 to renovate and restore the historically significant building. Historic elements retained were hollow clay tiles, original glazing, the Broadway department store seal, original glass block tile and the original stairs were fully restored.

### East End Project Block 225



Sacramento, CA

**Project Type:** New Construction  
**Project Size:** 400,000 GSF  
**Total Project Cost:** \$100,000,000  
**D-B Contract:** \$92,000,000  
**Tenant:** Department of Education  
**MA:** Johnson Fain Partners  
**CM:** 3DI  
**D-B Team:**

- GC: Hensel Phelps
- Architect: Fentress Bradburn Architect

#### Notice to Proceed: February 2000

**Scope:**  
 Design-Build contract was entered into in 2003 to construction new headquarters space for the Department of Education. NC-Gold, EB-Platinum

### East End Project Block 171-174



Sacramento, CA

**Project Type:** New Construction  
**Project Size:** 1,100,000 GSF  
**Total Project Cost:** \$263,000,000  
**D-B Contract:** \$242,000,000  
**Tenant:** Department of Health Services  
**MA:** Johnson Fain Partners  
**CM:** 3DI  
**D-B Team:**

- GC: Clark Construction
- Architect: Gruen

#### Notice to Proceed: January 2000

**Scope:**  
 Design-Build contract was entered into in 2003 to construction new headquarters and consolidation of leased space for the Department of Health Services. Over 1 million GSF of parking was included in the project.

# Department of General Services

## Cal-Trans District 7 Headquarters



Los Angeles, CA

**Project Type:** New Construction  
**Project Size:** 750,000 GSF  
**Total Project Cost:** \$180,000,000  
**D-B Contract:** \$165,000,000  
**Tenant:** Department of Transportation  
**MA:** A. C. Martin  
**CM:** URS  
**D-B Team:**  
 • GC: Clark Construction  
 • Architect: Morphosis/Gruen  
**Notice to Proceed:** April 2002  
**Scope:**  
 Design-Build contract was entered into in 2002 to construction new headquarters space for the Los Angeles District (7) of the California Department of Transportation. Project included 1200 space below grade parking facility and LADOT is a co-tenant on 2 floors

## Cal-Trans District 3 Headquarters



Marysville, CA

**Project Type:** New Construction  
**Project Size:** 215,000 GSF  
**Total Project Cost:** \$75,655,000  
**D-B Contract:** \$66,376,000  
**Tenant:** Department of Transportation  
**MA:** RMW  
**CM:** Jacobs  
**D-B Team:**  
 • GC: Turner  
 • Architect: A.C. Martin  
**Notice to Proceed:** November 2006  
**Scope:**  
 Contract was entered into in 2006 to design & construct new office and daycare facilities to accommodate CalTrans District 3 administrative operations. The office facility was delivered on schedule in 2008; the separate daycare facility was delayed to a 2011 delivery due to pervasive economic-based project holds by the State.  
 LEED Silver

## Central Utilities Plant



Sacramento, CA

**Project Type:** New Construction  
**Project Size:** 16,000 Tons (cooling) / 140,000 Lbs/HR (heating) / 2.9 MW Steam Turbine Generator (power generation) / 4.2 million gallon TES  
**Total Project Cost:** \$212,000,000  
**D-B Contract:** \$181,000,000  
**Tenant:** General Services  
**MA:** Capital Engineering  
**CM:** Jacobs  
**D-B Team:**  
 • GC: Skanska USA  
 • Architect: Nacht Architects  
**Notice to Proceed:** October 2007  
**Scope:**  
 Design-Build contract was entered into in 2007 to construction new Central Plant for the California Department of General Services. It services approximately 5,500,000 square feet of state office buildings in downtown Sacramento.  
 LEED Platinum

## Care Facility



Redding, CA

**Project Type:** New Construction  
**Project Size:** 163,000 GSF  
**Total Project Cost:** \$88,101,000  
**D-B Contract:** \$66,000,000  
**Tenant:** Veterans Affairs  
**MA:** Sillman-Wright Architects  
**CM:** URS  
**D-B Team:**  
 • GC: Clark Design Build  
 • Architect: Jacobs  
**Notice to Proceed:** January 2010  
**Scope:**  
 Notice to Proceed was issued in January 2010 to construction new care facility for the California Department of Veteran Affairs. Project includes 150 beds and support services located on 26 acres of land. Contract completion date – January 2012.  
 Designed to Green Guide to Health Care

## Care Facility



Fresno, CA

**Project Type:** New Construction  
**Project Size:** 239,000 GSF  
**Total Project Cost:** \$158,633,000  
**D-B Contract:** \$121,000,000  
**Tenant:** Veteran Affairs  
**MA:** Sillman-Wright  
**CM:** URS  
**D-B Team:**  
 • GC: Hensel Phelps Construction  
 • Architect: KMD Architects  
**Notice to Proceed:** January 2010  
**Scope:**  
 Notice to Proceed was issued in January 2010 to construction new care facility for the California Department of Veteran Affairs. Project includes 300 beds and support services located on 26 acres of land. Contract completion date – April 2012.  
 Designed to Green Guide to Health Care.

## CHP Replacement Facility



San Diego, CA

**Project Type:** New Construction  
**Project Size:** 45,000 GSF  
**Total Project Cost:** \$45,774,000  
**D-B Contract:** \$26,400,000  
**Tenant:** California Highway Patrol  
**MA:** Nacht & Lewis  
**CM:** AECOM  
**D-B Team:**  
 • GC: Erickson-Hall  
 • Architect: WLC  
**Notice to Proceed:** June 2016  
**Scope:**  
 Notice to Proceed was issued in June 2016 to construct the replacement facility for the San Diego area office. Project is an Essential Services Facility and includes offices, auto services, vehicle fueling, radio vault and tower located on 5.6 acres. The Project is expected to achieve a LEED Gold certification.



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# Department of General Services

## CHP Replacement Facility



Crescent City, CA

**Project Type:** New Construction  
**Project Size:** 23,000 GSF  
**Total Project Cost:** \$23,500,000  
**D-B Contract:** \$16,800,000  
**Tenant:** California Highway Patrol  
**MA:** Nacht & Lewis  
**CM:** AECOM  
**D-B Team:**

- GC: Clark & Sullivan Construction and Broward Builders Inc., a JV
- Architect: Arrington Watkins

**Notice to Proceed:** June 2016

### Scope:

Notice to Proceed was issued on July 5, 2016 to design and construct the replacement facility for the CHP Crescent City area office. Project is an Essential Services facility and includes offices, automotive services, vehicle fueling, radio vault & communications tower located on 3.99 acres. Estimated completion is October 2018.  
 Anticipated LEED Certification: Silver

## CHP Replacement Facility



Truckee, CA

**Project Type:** New Construction  
**Project Size:** 39,000 GSF  
**Total Project Cost:** \$35,326,000  
**D-B Contract:** \$25,727,000  
**Tenant:** California Highway Patrol  
**MA:** Nacht & Lewis  
**CM:** AECOM  
**D-B Team:**

- GC: Otto Construction
- Architect: LPAS Architecture+Design

**Notice to Proceed:** October 2016

### Scope:

Notice to Proceed was issued for October 4, 2016 to design and construct the replacement facility for the CHP Truckee area office. Project is an Essential Services facility and includes office/training space, automotive service/fueling, enclosed patrol vehicle parking and radio tower/vault located on 5.3 acres. Estimated completion is January 2019.  
 Anticipated LEED Certification: Silver.

## Academic Building Replacement



San Francisco, CA

**Project Type:** New Construction  
**Project Size:** 57,500 GSF  
**Total Project Cost:** \$58,700,000  
**D-B Contract:** \$50,500,000  
**Tenant:** Hastings College of the Law  
**MA:** Ratcliff Architects  
**CM:** AECOM  
**D-B Team:**

- GC: Clark
- Architect: SOM

**Notice to Proceed:**

### Scope:

Notice to Proceed was issued in August 2017 to construct the new Academic Building in downtown San Francisco. Project includes 6-stories of classroom and office space; including, clinical program areas, conference and student life space. Contract completion December 2019.

## CARB Southern California Consolidation Project



Riverside, CA

**Project Type:** New Construction  
**Project Size:** 383,000 GSF  
**Total Project Cost:** \$419,486,000  
**D-B Contract:** \$368,000,000  
**Tenant:** Air Resources Board  
**MA:** Harley Ellis Devereaux  
**CM:** Vanir Construction  
**D-B Team:**

- GC: Hensel Phelps Construction Co.
- Architect: ZGF/AEI

**Notice to Proceed:** February 2018

### Scope:

Project will construct the CA Air Resources Board New Southern California Headquarters including offices, an auditorium, and emissions testing and chemistry laboratories on 19 acres. The Project is expected to achieve a LEED Platinum certification, Zero Net Carbon emissions, and Zero Net Energy performance.

## New Natural Resources Headquarters Building



Sacramento, CA

**Project Type:** New Construction  
**Project Size:** 875,500 GSF  
**Total Project Cost:** \$596,319,000  
**D-B Contract:** \$520,497,000  
**Tenant:** Natural Resources  
**MA:** Arup  
**CM:** AECOM  
**D-B Team:**

- GC: Turner
- Architect: AC Martin

**Notice to Proceed:**

### Scope:

Notice to Proceed was issued in February 2018 to construct the new Natural Resources Headquarters Building, downtown Sacramento. Project includes 21-stories office building; including office, conference center, retail, and food kiosks. Contract completion August 2021.  
 Anticipated LEED Certification: Platinum

## Clifford L. Allenby Building



Sacramento, CA

**Project Type:** New Construction  
**Project Size:** 361,106 GSF  
**Total Project Cost:** \$274,000,000  
**D-B Contract:** \$231,605,230  
**Tenant:** California Health and Human Services, Department of State Hospitals, and Department of Developmental Services  
**MA:** HGA  
**CM:** Kitchell  
**D-B Team:**

- GC: Rudolph and Sletten
- Architect: ZGF / Lionakis

**Notice to Proceed:** February 2018

### Scope:

The Clifford L. Allenby (aka New O Street) Building project includes demolition of existing Food and Ag Annex building and replacing with a new 11-story, 361,106 GSF office building. Contract completion date is December 2020.  
 Anticipated LEED Certification: Platinum

# Department of General Services

## Richards Boulevard Office Complex



Sacramento, CA

**Project Type:** New Construction  
**Project Size:** 1.25M GSF  
**Total Project Cost:** \$1.03B  
**D-B Contract:** \$940,000,000  
**Tenant:** CA Dept of Tax & Fee Admin; CA Business, Consumer Services & Housing  
**MA:** Arup / CO / FX  
**CM:** Kitchell  
**D-B Team:** TBD  
**Notice to Proceed:** March 2020

### Scope:

The project includes new multiple buildings max heights of 13 stories; Zero Net Energy, Carbon Neutral, prominent use of Mass Timber, Childcare Facility (for 120); Retail Space; Parking Structure; Auditorium & Conference/Training Center. Contract completion date is March 2024. Targeting LEED Platinum

## Gregory Bateson Building Renovation



Sacramento, CA

**Project Type:** Historic Renovation  
**Project Size:** 293,516 GSF  
**Total Project Cost:** \$161,026,000  
**D-B Contract:** \$130,977,000  
**Tenant:** CA Nat. Resources Agency  
**MA:** Dreyfuss & Blackford  
**CM:** TBD  
**D-B Team:** TBD  
**Notice to Proceed:** December 2020

### Scope:

The project includes correcting building wide deficiencies including: FLS, hazmat removal, repairs and water intrusion prevention detailing of exterior facades, upgrades and repairs for disabilities accessibility compliance, reinstatement of energy enhancements, replacement of HVAC, electrical, security, and plumbing systems. Contract completion date is targeting January 2024. Targeting LEED Silver.

## Jesse Unruh Building Renovation



Sacramento, CA

**Project Type:** Historic Renovation  
**Project Size:** 164, 206 GSF  
**Total Project Cost:** \$89,889,000  
**D-B Contract:** \$70,038,400  
**Tenant:** CA State Treasurer's Office  
**MA:** Dreyfuss & Blackford  
**CM:** TBD  
**D-B Team:** TBD  
**Notice to Proceed:** June 2021

### Scope:

The project includes correcting building wide deficiencies including: FLS improvements, hazmat removal, water intrusion repairs, exterior repairs, upgrades and repair for disabilities accessibility compliance, replacement of HVAC, electrical, security, and plumbing systems. Contract completion date is April 2024. Targeting LEED Silver

## Resources Building Renovation



Sacramento, CA

**Project Type:** Renovation  
**Project Size:** 657,000 GSF  
**Total Project Cost:** \$421,335,000  
**D-B Contract:** \$345,953,300  
**Tenant:** Employment Development Department  
**MA:** DLR  
**CM:** TBD  
**D-B Team:** TBD  
**Notice to Proceed:** June 2021

### Scope:

Project consists of a comprehensive renovation of the 17-story Resources Building. Includes upgrading seismic safety and correcting building wide deficiencies including: exiting and fire containment; hazmat. abatement; replace deficient MEP infrastructure, telecom, security systems, fire suppression & protection systems. Exterior envelop replacement, including a new roof, and building skin. Targeting LEED Platinum.

## CHP Replacement Facility



El Centro, CA

**Project Type:** New Construction  
**Project Size:** 38,000 NSF  
**Total Project Cost:** \$45,240,000  
**D-B Contract:** \$31,000,300  
**Tenant:** CA Highway Patrol  
**MA:** Nacht & Lewis/AECOM  
**CM:** AECOM  
**D-B Team:**  

- GC: Sletten Construction Co
- Architect: Arrington Watkins

**Notice to Proceed:** February 2020

### Scope:

The project relocates the current facility to an approx. 6.5-acre site located at 2802 South 4th Street in El Centro, Imperial County, California. The new facility will be built to the Essential Service Act and will include an Area Office Building, Auto Services Building, Property Storage Building, Vehicle Fueling Area, and Waste Storage Building. The facility will include a Radio Antennae Tower assembly (maximum 148 feet tall), Generator Yard, other miscellaneous site improvements, and site parking. Site improvements will consist of landscaping, fencing, and storm water management improvements.

## CHP Replacement Facility



San Bernardino, CA

**Project Type:** New Construction  
**Project Size:** 44,000 NSF  
**Total Project Cost:** \$47,594,000  
**D-B Contract:** \$33,478,000  
**Tenant:** CA Highway Patrol  
**MA:** Nacht & Lewis/AECOM  
**CM:** AECOM  
**D-B Team:**  

- GC: Straub Construction
- Architect: KMA Arch & Eng

**Notice to Proceed:** December 2019

### Scope:

The project relocates the current facility to an approximately 5.4-acre lot located at the northwest of the intersection of Redlands Boulevard and Bryn Mawr Avenue in Loma Linda, San Bernardino County, California. The new facility will be designed and built to meet or exceed the requirements of the Essential Services Act. It will include an Area Office Building, Auto Services Building, Radio Vault Building, Property Storage Building, Vehicle Fueling Area, and Waste/Recycle structure. The facility will include a Radio Antennae Tower assembly (maximum 148 feet tall), Generator Yard, other miscellaneous site improvements, and site parking. Site improvements will consist of landscaping, fencing, and storm water management improvements.



# Department of General Services

## CHP Replacement Facility – Hayward, CA

**Project Type:** New Construction  
**Project Size:** 48,000 NSF  
**Total Project Cost:** \$50,731,000  
**D-B Contract:** \$41,042,000  
**Tenant:** CA Highway Patrol  
**MA:** Nacht & Lewis/AECOM  
**CM:** AECOM  
**D-B Team:** TBD

**Notice to Proceed:** Estimated June 2020

### Scope:

The project relocates current facilities to an approximately 6-acre lot located at 25100 Santa Clara Street, in Hayward, Alameda County, California. The new facility will be designed and built to meet or exceed the requirements of the Essential Services Act. It will include a Main Office Building with attached auto service bays, Radio Vault Building, Property Storage Building, Vehicle Fueling Area, and Waste/Recycle Enclosure. The remaining facility will include miscellaneous site improvements including an Antenna Tower assembly (maximum 148 feet tall), Generator Enclosure, and site parking. Site improvements will consist of landscaping, fencing, and storm water management improvements.

## CHP Replacement Facility – Quincy, CA

**Project Type:** New Construction  
**Project Size:** 25,000 NSF  
**Total Project Cost:** \$40,323,000  
**D-B Contract:** \$30,876,000  
**Tenant:** CA Highway Patrol  
**MA:** Nacht & Lewis/AECOM  
**CM:** AECOM  
**D-B Team:** TBD

**Notice to Proceed:** Estimated Late 2020/Early 2021

### Scope:

The project relocates current facilities to an approximately 5-acre lot located at the intersection of Lee Road and Alta Avenue, in Quincy, Plumas County, California. The new facility will be designed and built to meet or exceed the requirements of the Essential Services Act. It will include a Main Office Building with attached auto service bays, a Radio Vault Building, a Property Storage Building, a Vehicle Fueling Area, and a Waste/Recycle Enclosure. The remaining facility will include miscellaneous site improvements including an Antenna Tower assembly (maximum 148 feet tall), Generator Enclosure, and site parking. Site improvements will consist of landscaping, fencing, and storm water management improvements.

## CHP Replacement Facility – Baldwin Park, CA

**Project Type:** New Construction  
**Project Size:** 37,000 NSF  
**Total Project Cost:** \$45,006,000  
**D-B Contract:** \$35,808,000  
**Tenant:** CA Highway Patrol  
**MA:** Nacht & Lewis/AECOM  
**CM:** AECOM  
**D-B Team:** TBD

**Notice to Proceed:** Estimated Late 2020

### Scope:

The project relocates current facilities to an approximately 6-acre lot on the California State university, Pomona campus at the northwest corner of the intersection of South Campus Drive and East Campus Drive in Pomona, Los Angeles County, California. The new facility will be designed and built to meet or exceed the requirements of the Essential Services Act. It will include a Main Office Building, an Auto Services Building, a Radio Vault Building, a Property Storage Building, a Vehicle Fueling Area, and a Waste/Recycle Enclosure. The remaining facility will include miscellaneous site improvements including an Antenna Tower assembly (maximum 148 feet tall), Generator Enclosure, and site parking. Site improvements will consist of landscaping, fencing, and storm water management improvements.

## CHP Replacement Facility – Santa Fe Springs, CA

**Project Type:** New Construction  
**Project Size:** 44,000 NSF  
**Total Project Cost:** \$46,477,000  
**D-B Contract:** \$36,741,000  
**Tenant:** CA Highway Patrol  
**MA:** Nacht & Lewis/AECOM  
**CM:** AECOM  
**D-B Team:** TBD

**Notice to Proceed:** Estimated Early 2021

### Scope:

The project relocates current facilities to an approximately 6-acre lot on the Metro State Hospital Campus at 11401 Bloomfield Avenue in Norwalk, Los Angeles County, California. The new facility will be designed and built to meet or exceed the requirements of the Essential Services Act. It will include a Main Office Building, an Auto Services Building, a Radio Vault Building, a Property Storage Building, a Vehicle Fueling Area, and a Waste/Recycle Enclosure. The remaining facility will include miscellaneous site improvements including an Antenna Tower assembly (maximum 148 feet tall), Generator Enclosure, and site parking. Site improvements will consist of landscaping, fencing, and storm water management improvements.

## CHP Replacement Facility – Eureka, CA

**Project Type:** New Construction  
**Project Size:** 42,000 NSF  
**Total Project Cost:** \$44,197,000  
**D-B Contract:** \$32,576,000  
**Tenant:** CA Highway Patrol  
**MA:** Nacht & Lewis/AECOM  
**CM:** AECOM  
**D-B Team:** TBD

**Notice to Proceed:** TBD, upon identification of site

### Scope:

The project relocates current facilities to an approximately 8.5-acre lot at a site yet to be determined in Eureka, Humboldt County, California. The new facility will be designed and built to meet or exceed the requirements of the Essential Services Act. It will include a Main Office Building and an Auto Services Building, a Radio Vault Building, a Property Storage Building, a Vehicle Fueling Area, and a Waste/Recycle Enclosure. The remaining facility will include miscellaneous site improvements including an Antenna Tower assembly (maximum 148 feet tall), Generator Enclosure, and site parking. Site improvements will consist of landscaping, fencing, and storm water management.

## Care Facility – Yountville, CA

**Project Type:** New Construction  
**Project Size:** 285,000 NSF  
**Total Project Cost:** \$300,000,000  
**D-B Contract:** TBD  
**Tenant:** Veteran Affairs  
**MA:** Sillman-Wright  
**CM:** Arcadis  
**D-B Team:** TBD

**Notice to Proceed:** TBD, PC and CEQA/NEPA commenced Winter 2019

### Scope:

The new care facility for the California Department of Veteran Affairs, Yountville includes 240 beds Skilled Nursing/Memory care and support services located on approximately acres of land. Project includes multiple stories for Skilled/Nursing Memory care rooms for California Veterans. Additional program elements including administrative offices, main and satellite kitchens, dining rooms, exterior gardens, pharmacy, central plant and storage warehouse Anticipated LEED Certification: Gold.



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## DGS History

- No Claims and Great Success to date!
- Great Teams have pursued our work!
- Stipulated Sum = Price Certainty (DOF loves it!)
  - *Focuses selection strictly on quals and best solutions*
- This method proven to be adaptable to a variety of demands such as political or legislative

## Project Metrics Comparison

**Comparison of Project Delivery Methods (CII/Penn State Study)**

Metric	Design Build vs. Design Bid Build (Traditional)	Construction Manager @ Risk vs. Design Bid Build	Design Build vs. Construction Manager @ Risk
Unit Cost	6.1% lower	1.6% lower	4.5% lower
Construction Speed	12% faster	5.8% faster	7% faster
Delivery Speed (Overall Project)	33.5% faster	13.3% faster	23.5% faster
Cost Growth	5.2% less	7.8% more	12.6% less
Schedule Growth	11.4% less	9.2% less	2.2% less

Re: "Comparison of U.S. Project Delivery Systems", Mark Konchar & Victor Sanvido, Journal of Construction Engineering and Management, Vol. 124, No. 6 (1998), pp. 435-444. Comparing 351 projects ranging from 5K – 2.5M square feet. Projects were of various types and from various industries.

# Department of General Services

## Current Projects and Dynamics



Clifford L. Allenby Building



Natural Resources HQ Building



Printing Plant Demolition



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# Department of General Services

## SPIF PROGRAM

### 2019-2020 Governor's Budget

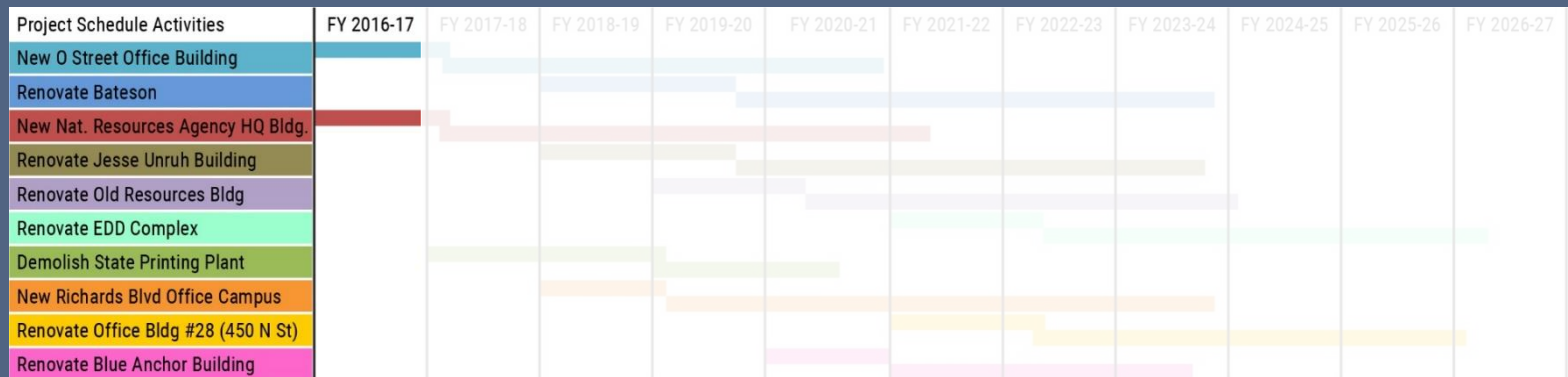
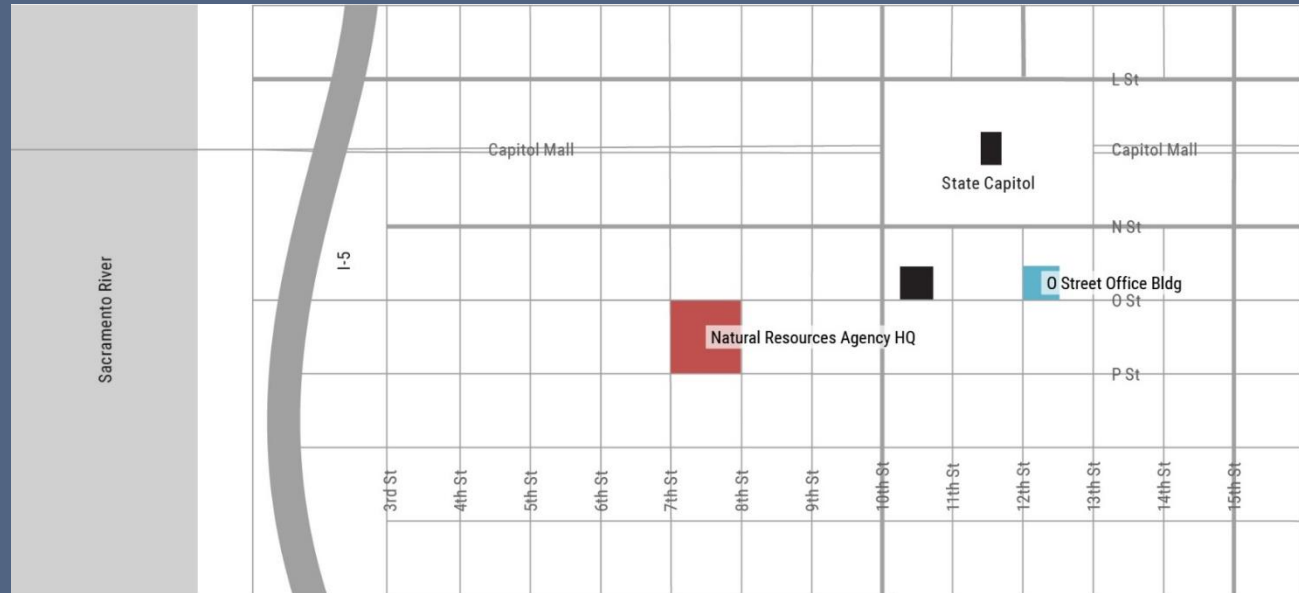
		<u>Delivery Method</u>	<u>Funding Status</u>	<u>Approx. Square Footage</u>	<u>Approx. Stipulated Sum</u>
1	"P" Street: New Department of Natural Resources Building	D-B Stipulated Sum	Funded	840,000	520,000,000
2	"O" Street: CHHS Building	D-B Stipulated Sum	Funded	370,000	231,000,000
	<b>Fiscal Year 16/17 &amp; 17/18 Contracts in Place (Subtotal)</b>			<b>1,210,000</b>	<b>751,000,000</b>
3	Jesse Unruh Building Rehabilitation	Design-Build	PC Funded	164,206	70,000,000
4	Gregory Bateson Building Rehabilitation	Design-Build	PC Funded	293,516	131,000,000
5	Richards Blvd. Complex	Design-Build	PC Funded	1,250,000	910,000,000
6	Printing Plant Demo	DBB-Low Bid	WD Funded	0	15,000,000
7	Resources Renovation	Design-Build	Future FY	657,000	312,000,000
	<b>Fiscal Year 18/19 &amp; 19/20 (Subtotal)</b>			<b>2,364,722</b>	<b>1,438,000,000</b>
8	Blue Anchor Building Renovation	Design-Build	Future FY	24,794	TBD
9	EDD Complex Renovation	Design-Build	Future FY	645,113	TBD
10	450 N Street Renovation	Design-Build	Future FY	657,000	TBD
	<b>Fiscal Year 20/21 &amp; 21/22 (Subtotal)</b>			<b>1,326,907</b>	<b>TBD</b>
	<b>SPIF Program (Total)</b>			<b>4,901,629</b>	<b>2,985,100,000</b>



# Department of General Services

## SPIF SEQUENCING

FY 2016-17



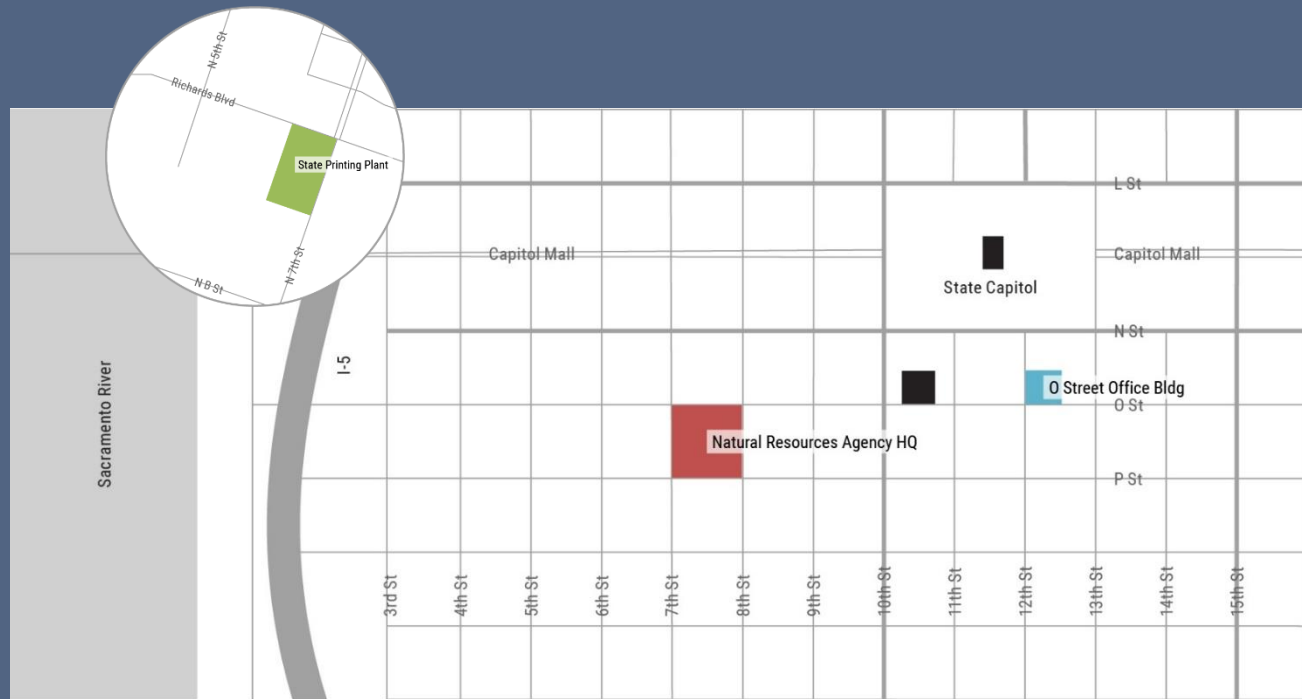
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# Department of General Services

FY 2017-18



Project Schedule Activities	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
New O Street Office Building											
Renovate Bateson											
New Nat. Resources Agency HQ Bldg.											
Renovate Jesse Unruh Building											
Renovate Old Resources Bldg											
Renovate EDD Complex											
Demolish State Printing Plant											
New Richards Blvd Office Campus											
Renovate Office Bldg #28 (450 N St)											
Renovate Blue Anchor Building											



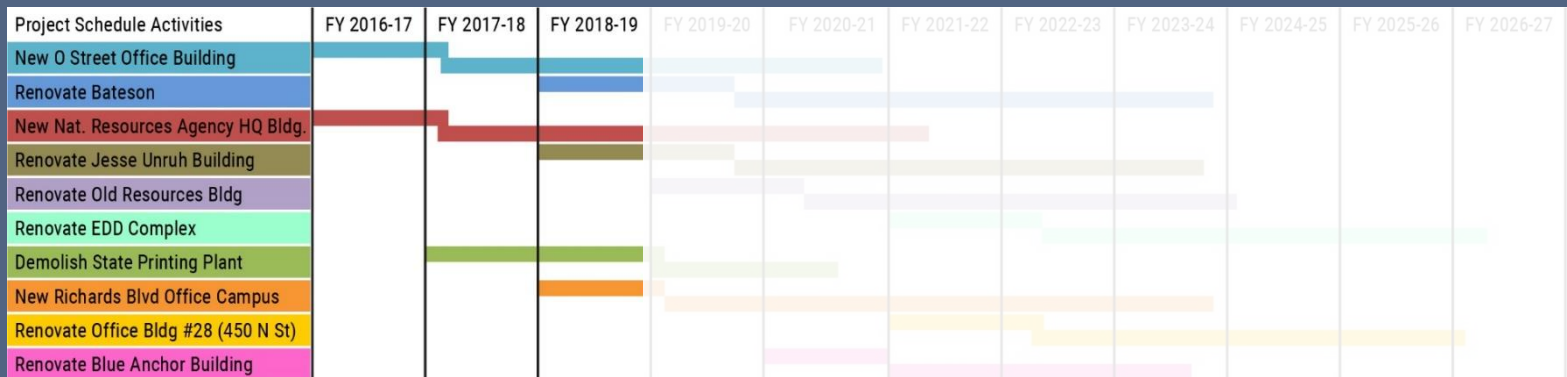
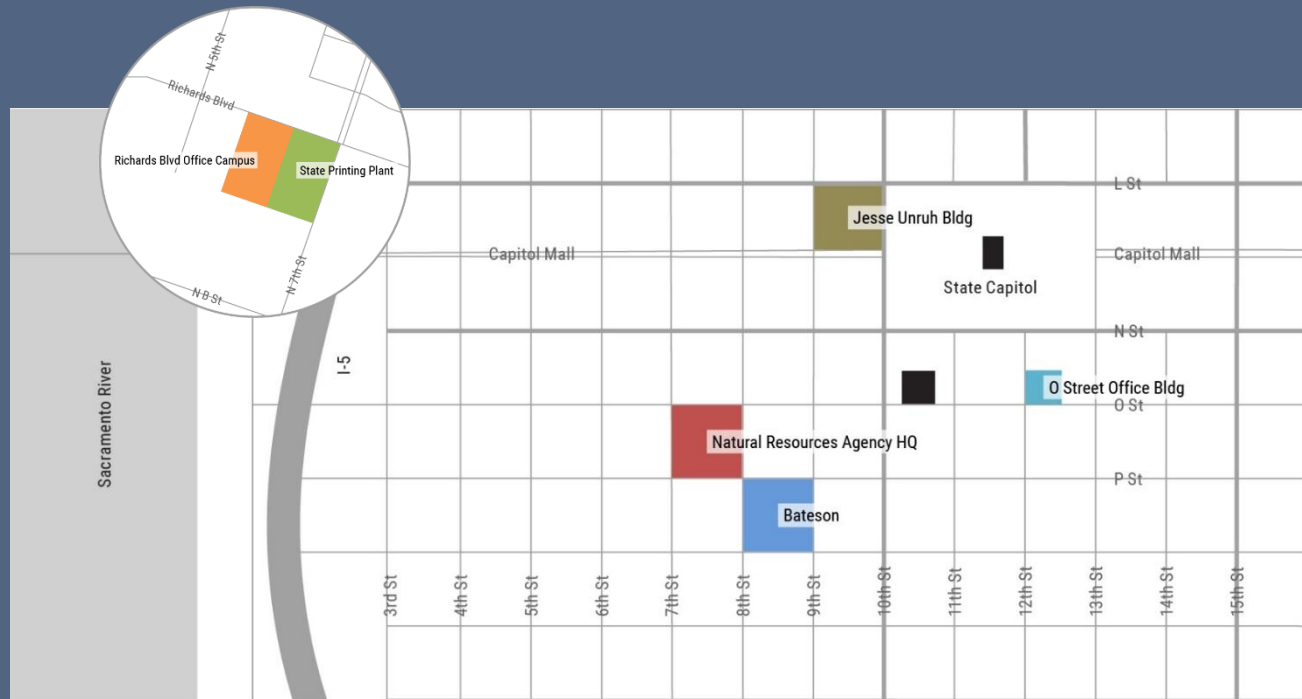
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FY 2018-19



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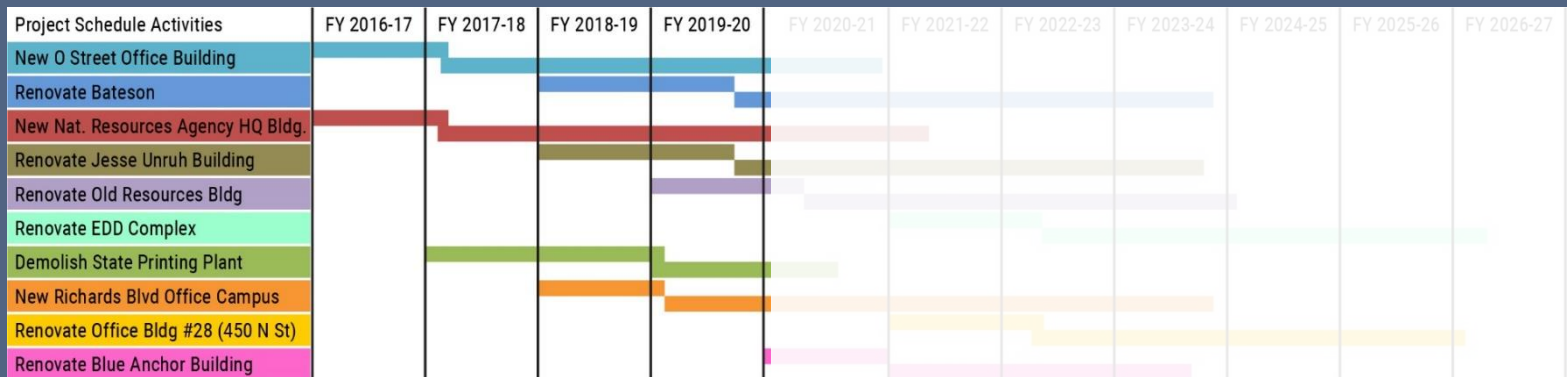
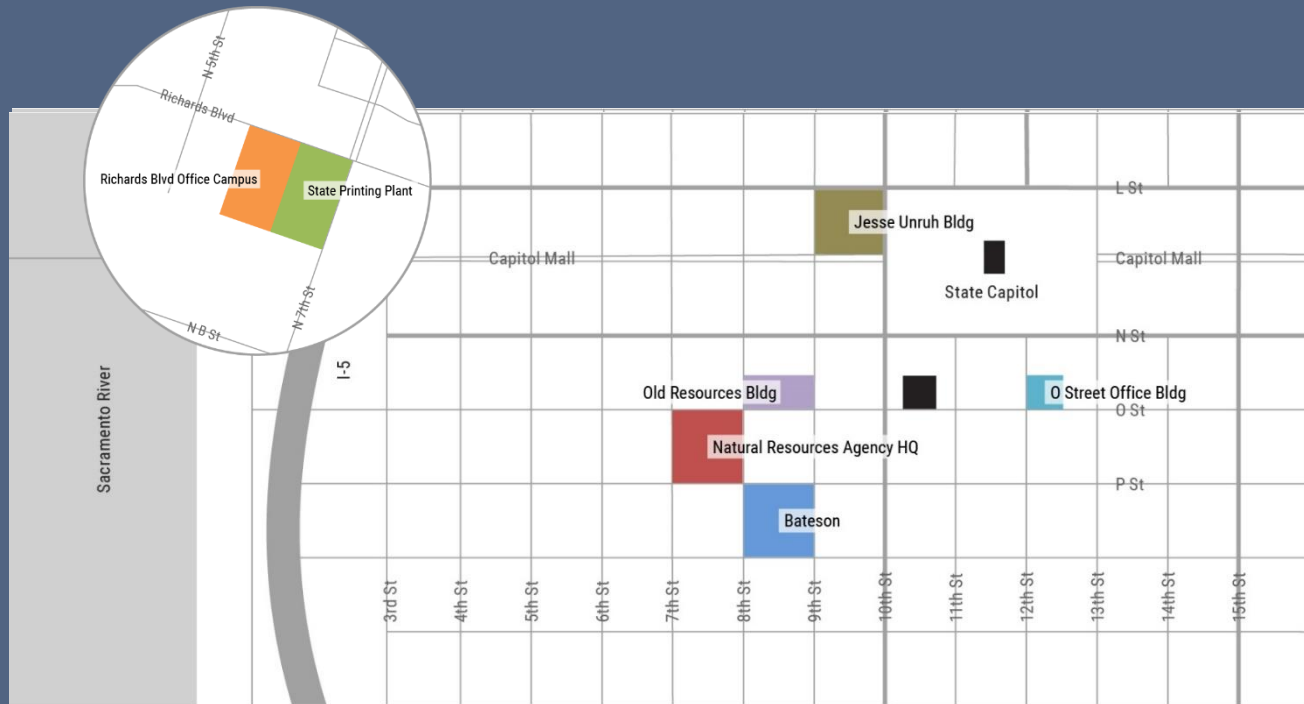
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FY 2019-20



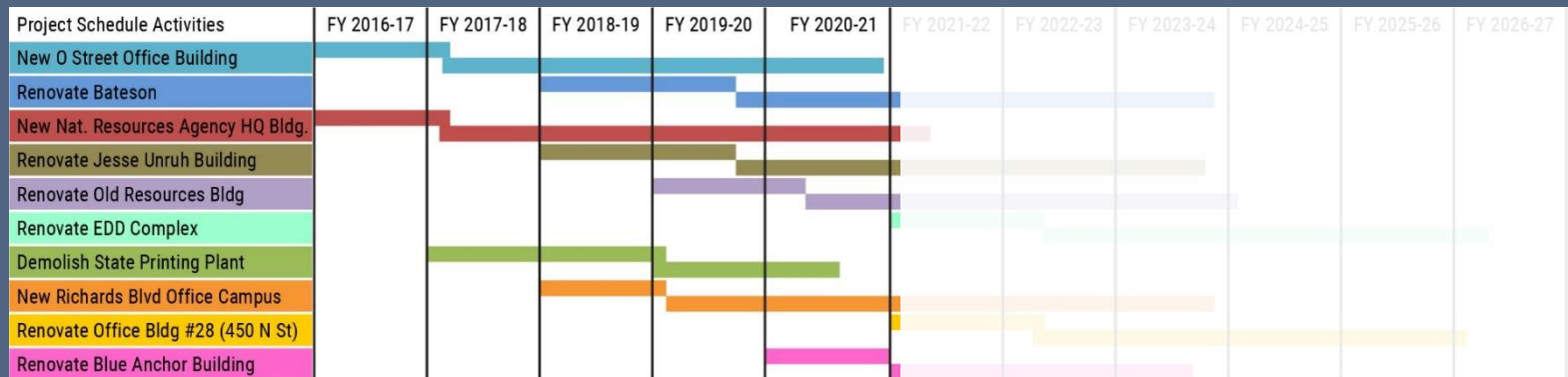
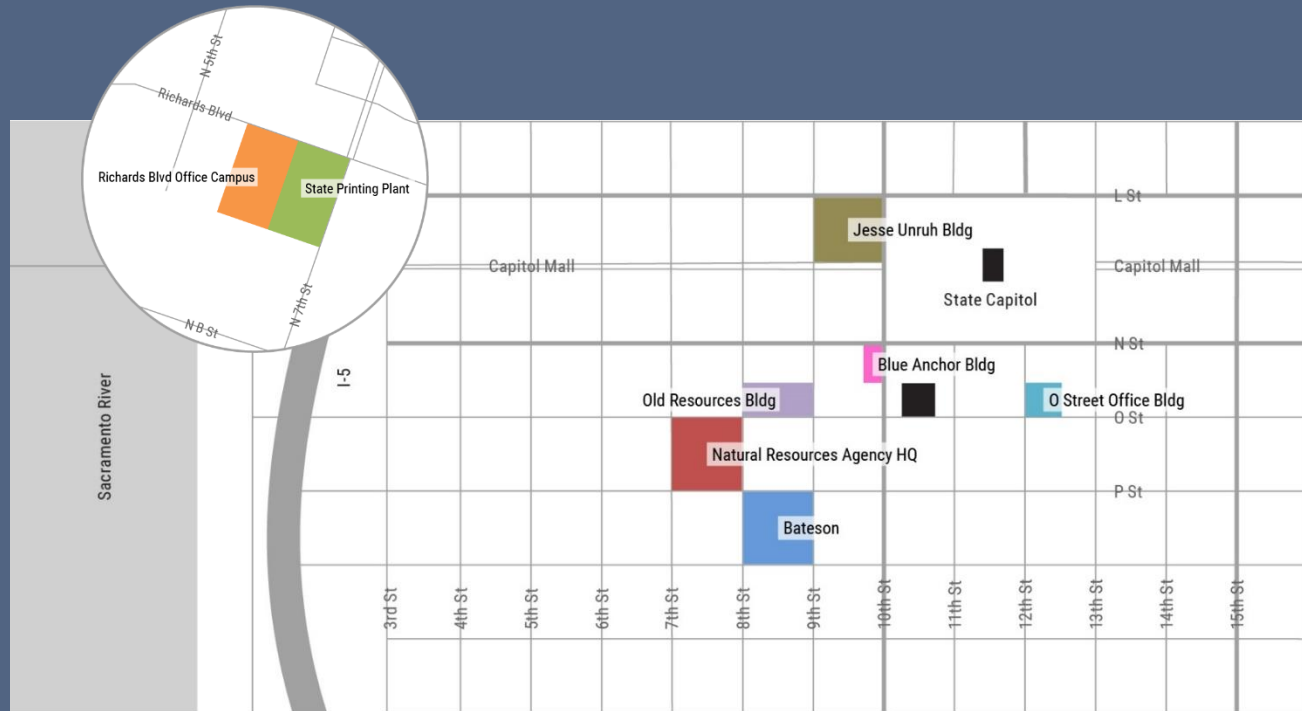
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# Department of General Services

FY 2020-21



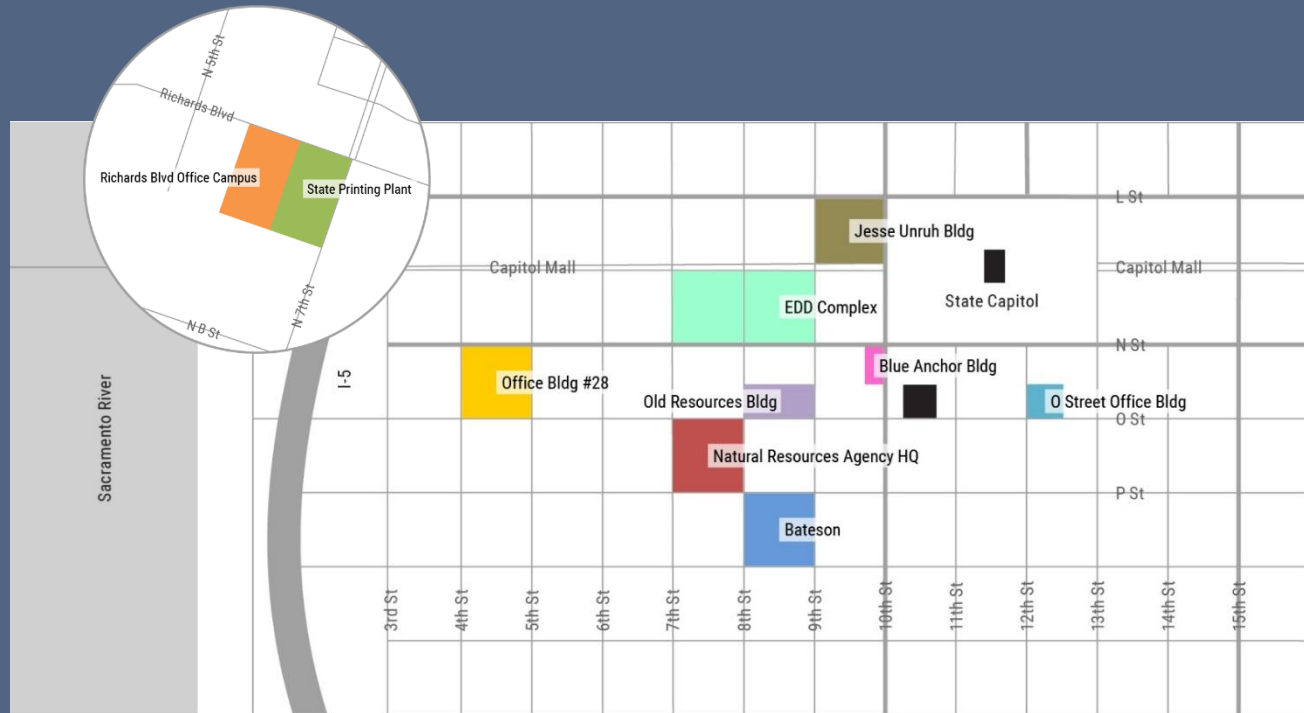
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# Department of General Services

FY 2021-22



Project Schedule Activities	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
New O Street Office Building											
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# Department of General Services

## Upcoming Projects - SPIF

### Bateson Renovation Project Information



#### CM

- **Release CM RFQ December 20, 2019**
- CM Submit SOQ February 18, 2020
- Award CM April 2, 2020

#### Design Build Entity

- **Design Build Entity RFQ release February 7, 2020**
- Design Build Entity Submit SOQ March 25, 2020
- Design Build Entity Short List May 1, 2020
- Release RFP to Design Build Entity May 8, 2020
- Design Build Entity Submit RFP August 24, 2020
- Select Design Build Entity September 22, 2020
- Design Build NTP November 30, 2020
- Onsite Construction April 1, 2021





## Upcoming Projects - SPIF

### Resources Renovation Project Information



#### CM

- **Release CM RFQ July 20, 2020**
- CM Submit SOQ August 28, 2020
- Award CM October 2, 2020

#### Design Build Entity

- **Design Build Entity RFQ release July 15, 2020**
- Design Build Entity Submit SOQ August 26, 2020
- Design Build Entity Short List October 6, 2020
- Release RFP to Design Build Entity November 2, 2020
- Design Build Entity Submit RFP March 2, 2021
- Select Design Build Entity March 29, 2021
- Design Build NTP June 7, 2021
- Onsite Construction January 4, 2022

## Upcoming Projects - SPIF

### Jesse Unruh Renovation Project Information



#### CM

- Release CM RFQ June 25, 2020
- CM Submit SOQ August 28, 2020
- Award CM September 3, 2020

#### Design Build Entity

- Design Build Entity RFQ release July 22, 2020
- Design Build Entity Submit SOQ September 1, 2020
- Design Build Entity Short List September 28, 2020
- Release RFP to Design Build Entity October 19, 2020
- Design Build Entity Submit RFP February 8, 2021
- Select Design Build Entity March 12, 2021
- Design Build NTP May, 2021
- Onsite Construction April 6, 2022

## Upcoming Projects - CHP

### Replacement Facility Program Information

- **Quincy Replacement Facility:** D-B RFQ Anticipated February 2020
  - \$30,876,000 Approx. Design-Build Contract
- **Baldwin Park Replacement Facility:** D-B RFQ Anticipated March 2020
  - \$35,808,000 Approx. Design-Build Contract
- **Santa Fe Springs Replacement Facility:** D-B RFQ Anticipated April 2020
  - \$36,741,000 Approx. Design-Build Contract

## Upcoming Projects - DVA

### Veterans Affairs – Skilled Nursing

- **Yountville:** D-B RFQ Anticipated March 2020  
D-B RFP Late May 2020
- \$300,000,000 Approx. Design-Build Contract



## Current Projects and Dynamics

- Owner Situational Awareness
  - Hot Market & Need to Market DGS
  - Cost of Pursuit
  - Anticipating Political Climate & and consequences on Projects
  - How to be Owner of Choice

## Current Projects and Dynamics

- Dynamics
  - After all this experience and Knowledge
    - Internal Legal Challenges e.g. Stipends (*perfect example!*)
    - Project Labor Agreements/Skilled and Trained Workforce
    - Sunset Clauses
    - Multiple Sureties
    - Fundamentals of OCIP's changing
    - CEQA process integration
    - Community Work Force
    - SBE/DVE
    - Special Inspection Procurement
    - Authorities Having Jurisdictions

# Department of General Services

DESIGN-BUILD INSTITUTE OF AMERICA

## DBIA POSITION STATEMENT

### USE OF STIPENDS

#### Background:

A stipend is an amount paid by the owner to those shortlisted responsive proposers who are unsuccessful in obtaining contract award. Many owners use stipends as an integral part of their design-build procurement process, based on the fact that stipends:

- Enhance competition to generate market interest in the project from most highly qualified design-build teams;
- Help defray costly proposal development incurred by the design-build teams;
- Signal the intent that owner is serious about carrying the project forward; and
- Encourage proposers to expend the time, money and resources to provide a more creative and comprehensive solution.

#### Position:

The cost of preparing proposals for best value design-build competitions can constitute a considerable burden upon the proposers. The stipend helps cover a portion of the design-build proposal costs and can provide an effective financial incentive to increase competition. While many firms will submit proposals in the absence of a stipend, some qualified firms may evaluate the proposal process skeptically, particularly when the RFP contains substantial submittal requirements that necessitate the expenditure of significant monies by the design-build proposers. In view of all these factors, DBIA believes that payment of a stipend is a best practice on most design-build projects.

While DBIA endorses the use of stipends, DBIA does not view the awarding of a stipend as a justification for making excessive demands upon the proposers. A stipend rarely covers the cost of proposal preparation which in some cases represents a substantial investment on the part of the proposers. In the case where the RFP requires significant preliminary design work and submittals, the difference between the stipend and the cost of creating the proposals may become so substantial that the stipend is relatively meaningless.

The amount of the stipend offered by owners should be dependent upon a variety of factors. Various industry surveys have shown stipends ranging from 0.01% to 0.25% of the project budget to each responsive proposer, although there are also examples of stipends greater than these values. DBIA believes that an owner should make its decision on the amount of a stipend based on the particular needs and complexities of a project, considering what is required to generate sufficient market interest from the most highly qualified design-build teams and the level of effort involved in proposal preparation.

DBIA believes that there is substantial value received by the public owner through the proposal process and that the public interests are well-served when an owner offers a stipend. In the Federal sector, OMB Circular No. A-11 (2006) encourages the use of stipends for reasons described above. Some other public owners take the position that they are precluded by applicable law from giving a stipend, based on arguments of the misuse or imprudent use of public funds.

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In summary, DBIA believes that stipends are but one means for encouraging participation in a proposal process. DBIA also believes that owners will be well-served by looking beyond stipends and carefully examining the totality of their process of soliciting proposals. In this regard, DBIA recommends that owners incorporate all of DBIA's best practices regarding the source selection process, as contained in the DBIA Policy Statement on Principles of Best Value Selection. These measures will not only reduce the burden upon proposers, but will also meet the legitimate needs and interests of the owner by encouraging active interest among quality design-build teams in competing for the project.



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## Current Projects and Dynamics

- Dynamics Continued....
  - Cost of Pursuit
    - Industry has NOT quantified this.....

## Future

- YES – we need and *WANT* Progressive Authority
  - Should have CM@risk as well for full “tool box”
- Need staff to mentally adjust
  - “Art of the deal”
  - Do we have the estimating skill set and understanding of GC buyout and sub-packaging to evaluate where dollars are? *How open is open book?*
- Find consultants and teams that are positioned to deliver the methodology



## Future (cont.)

- Evaluate the basis of Design and Standards
- How does Owner manage the temptation to push GMP deadlines
- Elevate culture
- Many Owners still don't get Design-Build
  - We have a industry talent gap

## Future (cont.)

- We need to finalize our Progressive template
  - In development mode now
    - Need and want it soon
  - When to set the GMP
  - Important elements are how to structure major Subcontractors involvement
  - Off Ramp strategy – “collaborative or not”

## Consideration and Summary

- Need Progressive Authority soon
- Budget will continue to be “Everything”
- DGS needs to Educate Manage the transition into the quasi negotiated market
- DGS will need to connect better with the operator of the buildings – FMD & other tangential partners

## Consideration and Summary

- Will be evaluating practitioners and consultants to help maximize our reasons for the move toward Progressive Design-Build
- Progressive provides opportunities for even better schedule performance
- Progressive will save Public Owners a lot of up front development cost by avoiding lengthy & consuming RFP procurement process
- Still want a Value driven process
  - What will owner miss without Best Value competition?

# Department of General Services



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- Questions after JCC presentation

# Judicial Council of California



## Today's Presentation

- Existing Portfolio
- Capital Planning
- Current Project Delivery
- Why Change Project Delivery
- Proposed Design/Build Process

## Existing Portfolio

- 404 Courthouses (33 closed)
- 125 Leases
- 20 Parking Facilities
- 16 Sites (raw land)
- 10 Projects in design/construction
- Average age of portfolio = +/- 50 Years

# Judicial Council of California



**Mariposa Courthouse**  
**Mariposa County**  
5,900 SF



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# Judicial Council of California



Clara Foltz, Los Angeles County 1,050,000 SF



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# Judicial Council of California



**Winterhaven Courthouse, Imperial County 2,100 SF**



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# Judicial Council of California



## San Diego Courthouse San Diego County 704,000 SF



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## Capital Planning

- Based on 2008 Statewide Plan
  - Included 175 projects for \$9.7 billion.
  - 29 projects completed for \$3.2 billion.
  - 10 additional projects authorized in 2018/2019 for \$1.38 billion.
  - Legislature required a new Statewide Plan (SB 847).

# Judicial Council of California

## 2019 Statewide Plan

- SB 847 provided the criteria but did not specify the importance of the criteria.
- Assessed 213 Buildings.
  - FCA's
  - Seismic Rating
  - Fire & Life Safety
  - ADA
  - Haz Mat
- Developed 58 Court Facility Plans.
- Created a New Methodology to evaluate and score each proposed project.
  - Needs Based Criteria
  - Cost Based Criteria
- Scored 80 projects.





## 2019 Statewide Plan

- 80 Total proposed projects in 41 counties
  - 56 New construction projects for \$10.6 Billion.
  - 25 Renovation/additions for \$2.6 Billion.
- Projects ranked in 5 needs based categories
  - Immediate
  - Critical
  - High
  - Medium
  - Low

## 2019 Statewide Plan

- The 80 projects affect 165 of the 457 facilities in the judicial branch's real estate portfolio. These projects would result in:
  - Reduced operations and maintenance costs through consolidation of buildings
  - Decreased court operating costs through consolidation of facility locations
  - Reduced need to lease buildings
- The 80 projects also provide an opportunity to manage the risk to court users and court operations through the replacement or renovation of buildings identified as High Risk or Very High Risk

## 2019 Statewide Plan

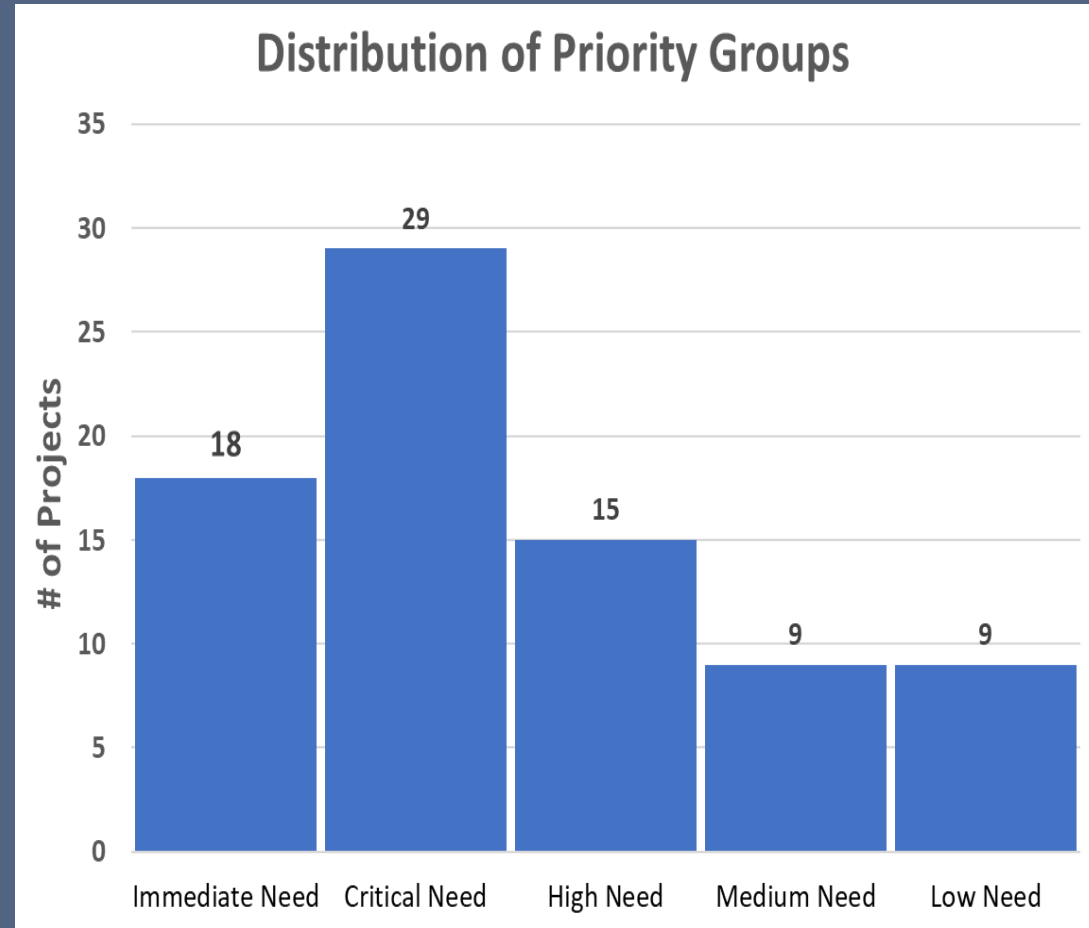
Immediate Need – \$2.3B

Critical Need - \$7.9B

High Need - \$1.3B

Medium Need - \$1.6 B

Low Need - \$134 M



## Project Funding Subject to State Budget Process!

## Project Delivery Methods In Use

- CM@Risk
  - 20 completed
  - 4 under construction
  - 6 in design
- Design-Bid-Build
  - 7 completed
- P3
  - 1 completed (Long Beach)
- Design-Build
  - 1 completed (by Alameda County)



## CM@Risk Delivery Method

- CM@Risk Procurement Process
  - Contractor selected during schematic phase
  - 2 step procurement
    - Pass/Fail Criteria
    - Qualifications w/interview
    - Fee/GC's
  - Winning team has the lowest cost/quality point
    - Quality points = Technical Score
    - Cost = \$\$ from Sealed Envelope

## CM@Risk cont.

- CM@Risk Scope of Work
  - Pre-construction Services
    - Estimating
    - Scheduling
    - Design Reviews
    - Constructability Reviews
    - Value Analysis
    - QA/QC Program
    - Buy-out Plan
    - GMP
  - Construction Services

## CM@Risk cont.

- Limitations/issues
  - Contractors on board too late.
  - Poor Pre-construction Services
    - Constructability reviews.
    - Value analysis or cost cutting?
  - NO ownership of design omissions.
  - Too much emphasis on Pre-construction fee and total fee in procurement.
  - Job becomes “low bid” after GMP.
  - Project management is a challenge!

## Why Change Project Delivery Approach?

- Project delivery timelines increasing.
- Poor Pre-Construction Services.
- Owner's PM is a referee as the contractor and architect don't work together.
- Reduction in quality of design documents.
- Owner's risk increasing?
- Increasing amount of design be pushed design-build
- Very little integration in this approach!

## Transition to Design-Build

- Can combine our CM@Risk procurement model to select Design-Build team.
- Faster project delivery.
- More integrated approach.
- Similar elements to CSU System procurement and JCC CM@Risk Procurement.



## JCC Design-Build – Criteria Package

- JCC Standards & Guidelines
- Project Site Plan
- Space Program
- Block/Stacking Plan
- Geo-tech Report & Site Survey
- Project Target Budget (GMP)
  - Derived from JCC Cost Model
  - In Unifomat

## JCC Design-Build – Procurement Model

- Two Step Process
  - Step 1 - RFQ Phase
    - Standard State Qualifications Package
    - Experience of the Design/Build Team
      - Courthouses
      - Other Similar Projects
  - JCC Evaluation to create shortlist of 3-5 teams
    - May include an interview

## JCC Design-Build – Procurement Model

- Two Step Process cont.
  - Step 2 RFP Phase to short List
    - Proposed Key Staff
    - Project Approach/Management Plan
    - Concept Rendering
    - Project Schedule
    - Analysis of the Target Budget/GMP
    - Design-Build Team Fees/GC's to Design and Construct the Project.

## JCC Design-Build – Target Budget/GMP

- Analysis of the Target Budget/GMP
  - Team Invested into the Budget
  - Review of each component of the Target GMP
  - JCC to Evaluate the Teams Level of Analysis and Response
  - Concept Rendering Match the Target GMP
  - Not a Guarantee!

## JCC Design-Build, Procurement Model

- Two Step Process
  - RFP Phase (Deliverables)
    - Proposed Key Staff
    - Project Approach/Management Plan
    - Concept Rendering
    - Project Schedule
    - Analysis of the Target Budget/GMP
    - Design/Build Team Fees/GC's to Design and Construct the Project.
  - Confidential meetings?



## JCC Design-Build, Procurement Model

- Evaluation/Selection
  - Technical Proposal
  - Interview
  - May include Target Budget/GMP meeting
  - Winning team selected from scoring methodology (technical + Interview+ fees)

## Design-Build, Key Issues/Terms

- No Stipend
- GMP at the end of Design Development
- Limit of Risk for AHJ Approvals
- Owner involvement in Subcontractor Selection
- D/B Termination Clause for Failure to Reach GMP

## Design-Build, Key Issues/Terms Cont.

- Internal JCC and State Agency Approvals
- Role of the Superior Court
- Owner involvement in Subcontractor Selection

## Design-Build, Open Issues

- Weighting of RFP Response?
- Weighting of Price?
- D/B Level of Risk for AHJ Approvals?
- When Key Subcontractors are Selected?
- May issue an industry survey on the Subcontractor Selection Issue?

## Questions

