

State Project Infrastructure Fund Presentation

**DBIA WPR
Sacramento Chapter**

Thursday, June 21, 2018
12:00 pm – 1:00 pm



DGS
GENERAL SERVICES

Welcome

Mr. Michael J. Meredith, DBIA

Capital Outlay Program Manager

DEPARTMENT OF GENERAL SERVICES

PROJECT MANAGEMENT & DEVELOPMENT BRANCH

Design-Build Institute of America

Western Pacific Region Board

Owners Council Director

Agenda

- Welcome & Sponsor Appreciation
- *Part I* - O & P Street Takeaways!
- *Part II* - What is the “SPIF” Program?
- *Part III* - Miscellaneous/Summary
- Q&A

(Part I) Presentation Outline

- Lessons Learned - O & P Street Procurements
 - General
 - Procurement Structure
 - RFQ/RFP Process
 - RFP Competition, Award & Post Award Phases
 - Current Project & Feedback
 - DGS Team Development

(Part II) Presentation Outline

- SPIF Program Background
 - Overview - What's behind the Program?
 - Basic Facts & Figures
 - SPIF Program Structure
 - RFP Phase CM Procurement
 - Criteria Architect & D-B CM Procurement
 - Program Principles & Keys to Success

(Part III) Presentation Outline

- Miscellaneous/Summary
 - Progressive Design-Build
 - **CMAA – July 10th**
 - Advertisements will be released:
 - RFP CM
 - Criteria Architect
 - Non-Mandatory Meetings:
 - **CM Services – July 9th**
 - **Criteria Architect Services – July 9th**
 - Presentation Posted at: www.dbiawpr.org

(Part I) General

O & P Street Lessons Learned

- *Excellent Competition*
- Did the:
 - State Achieve Best Value?
 - Design Responses Address the State's CSF?
 - State get the Innovation we were Seeking?

(Part I) Procurement Structure

O & P Street Lessons Learned

- Two separate:
 - Criteria Architects
 - Construction Managers

(Part I) RFQ/RFP Process

O & P Street Lessons Learned

- Multiple Goals & Critical Success Factors – Was message confusing?
- DGS Process understood by Industry
- RFP Cost always comes up
- Can we find ways to reduce procurement cost and save time within the **PCC 10187**
- Multiple Confidential Meetings – What is the right number?
- Enhancements – Owner vs. Design-Build

(Part I) RFP Competition, Award & Post Award Phases

O & P Street Lessons Learned

- With concurrent projects the evaluation on Owner side is very time consuming.
- Debriefings – (Difficult!)
- EIR Coordination – (With RFP Development)
- Impacts:
 - Economy
 - Procurement Decisions (D-B)
 - PLA – *DGS's first one!*
- Stipend Expenditures



(Part I) Stipend Expenditures

O & P Street Lessons Learned

Team	Hours	Dollars
X	9,782	\$600K
Y	12,919	\$1.2M
Z	9,086	\$2.6M



(Part I) Current Project & Feedback

O & P Street Lessons Learned

- Current Project Status
- Feedback:
 - Unified messaging. DGS had a big team with a lot of people involved
 - Did we want “timeless” architecture or “statement” architecture?



(Part I) Current Project & Feedback

O & P Street Lessons Learned



- Voting Panel involved in 1 on 1 Meetings
- Given a strong market and the PLA's will State consider allowing more flexibility with listing of subcontractors

(Part I) Current Project & Feedback

O & P Street Lessons Learned

- EIR had design implications given the Capitol View protection act. Allow for more flexibility. Possibly get market input on EIR. Height restriction drove floor plate standard and reduced design options.



(Part I) DGS Team Development

O & P Street Lessons Learned

- SPIF - Great Opportunity for Staff!!!
- Experience of DGS Team working together
- Design-Build **(Leap of Faith!)**
- DGS SPIF Team: 6-8 Staff DBIA Certified

(Part II) SPIF Program Background

- Overview
 - Original Authorization Chapter 31 2016 Budget
 - Information
 - Executive Summary
 - Statewide Assessment
 - 10-yr Sequencing Plan (for Sacramento)

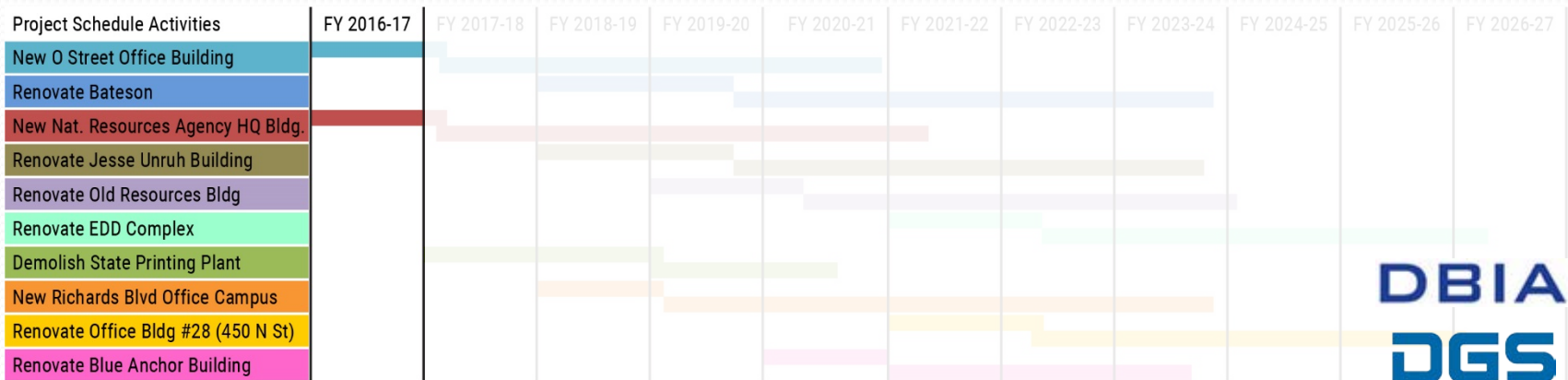
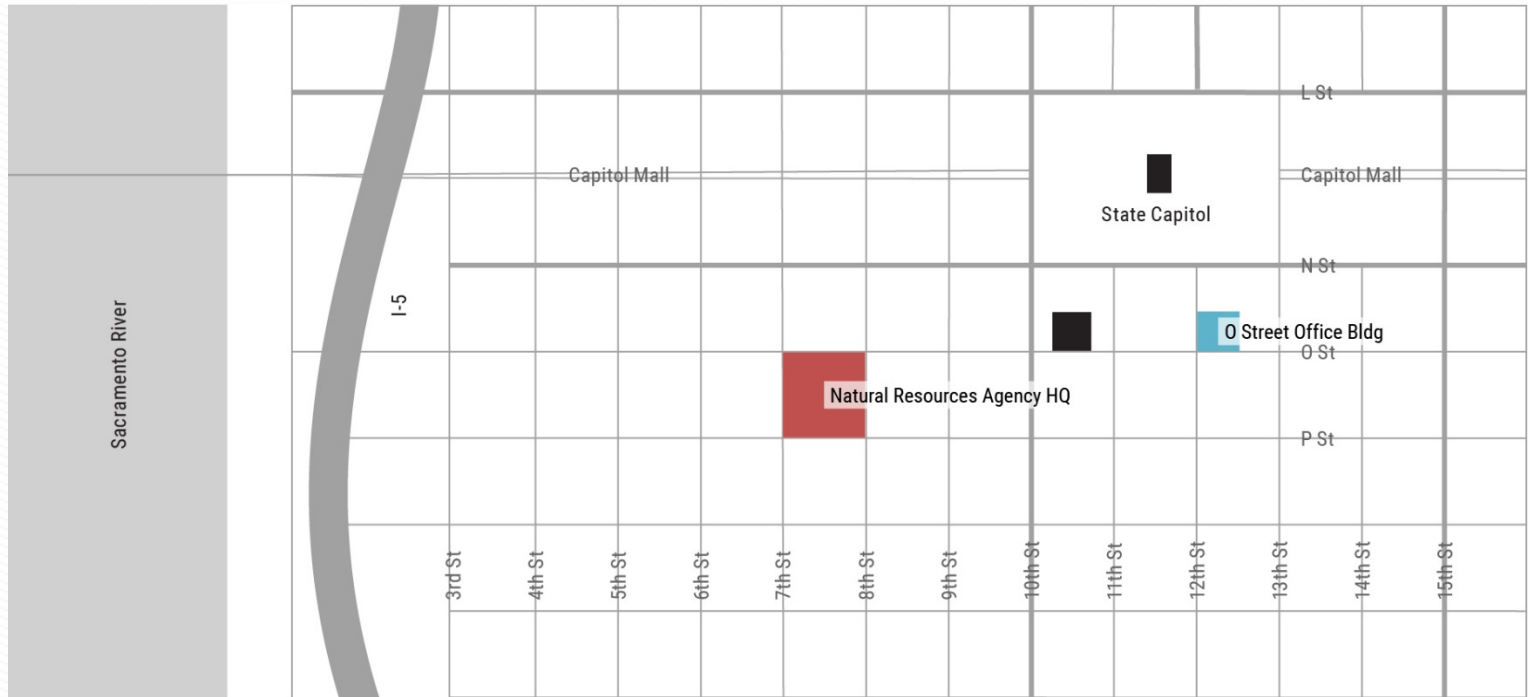
<https://www.dgs.ca.gov/dgs/BuildingStudy.aspx>

- Status of Funding for FY 18/19

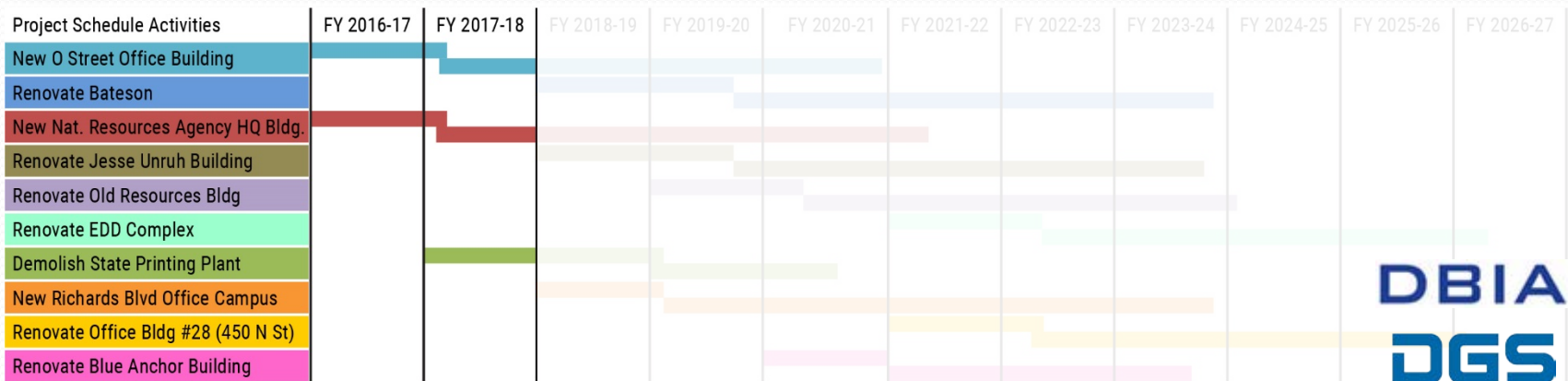
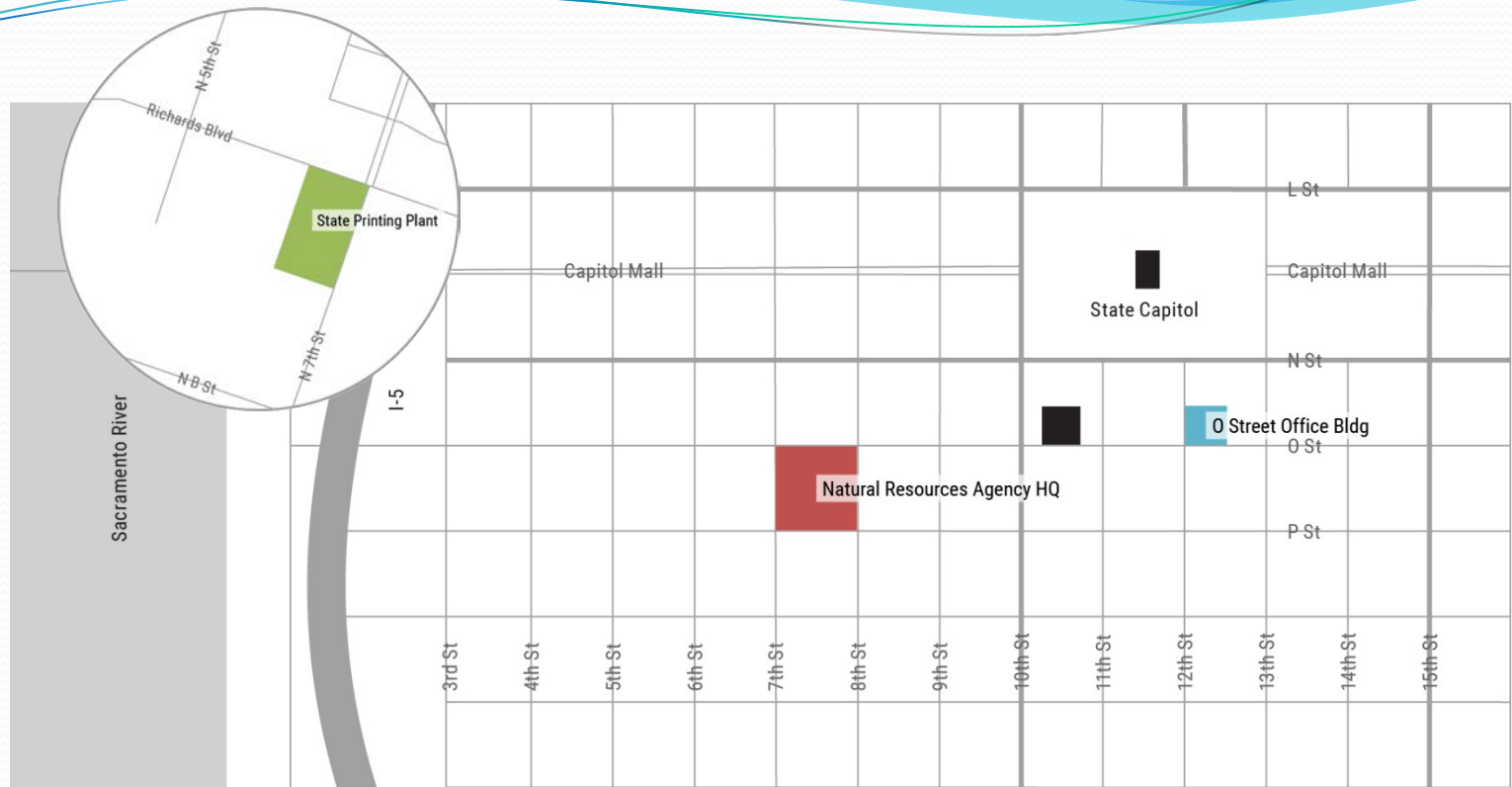
(Part II) SPIF Details

		Delivery Method	Funding Status	Approx. Square Footage	Approx. Stipulated Sum
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
	Fiscal Year 16/17 & 17/18 Contracts In Place (Subtotal)			1,210,000	\$ 751,000,000
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	1,343,800	\$ 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	\$ 309,000,000
	Fiscal Year 18/19 & 19/20 (Subtotal)			2,458,522	\$ 1,435,000,000
8	Blue Anchor Building Renovation	Design-Build	Future FY	24,794	\$ 11,400,000
9	EDD Complex Renovation	Design-Build	Future FY	645,113	\$ 316,000,000
10	450 N Street Renovation	Design-Build	Future FY	657,000	\$ 468,700,000
	Fiscal Year 20/21 & 21/22 (Subtotal)			1,326,907	\$ 796,100,000
	SFIP Program Remaining (Total)			3,785,429	\$ 2,231,100,000

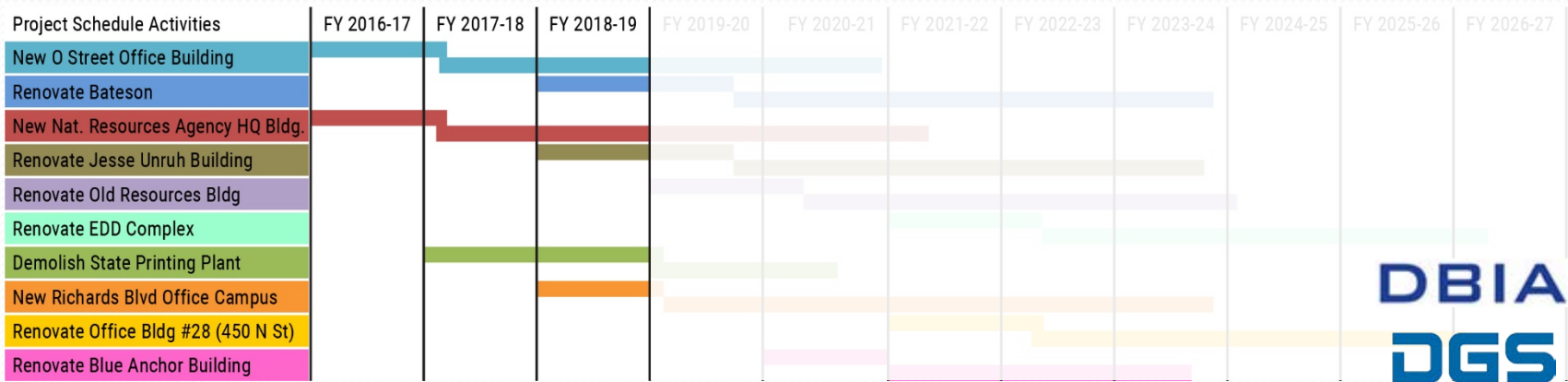
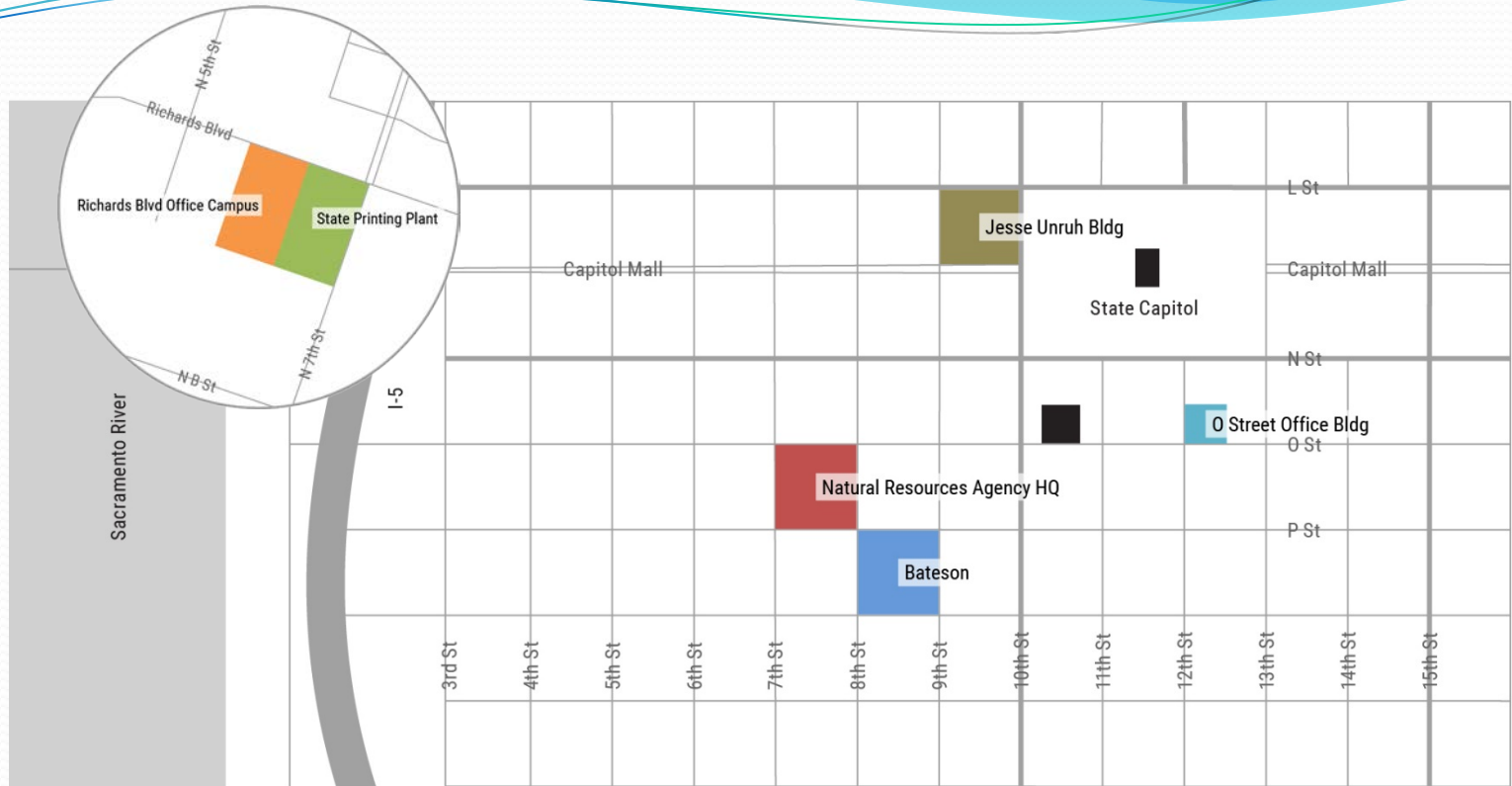
FY 2016-17



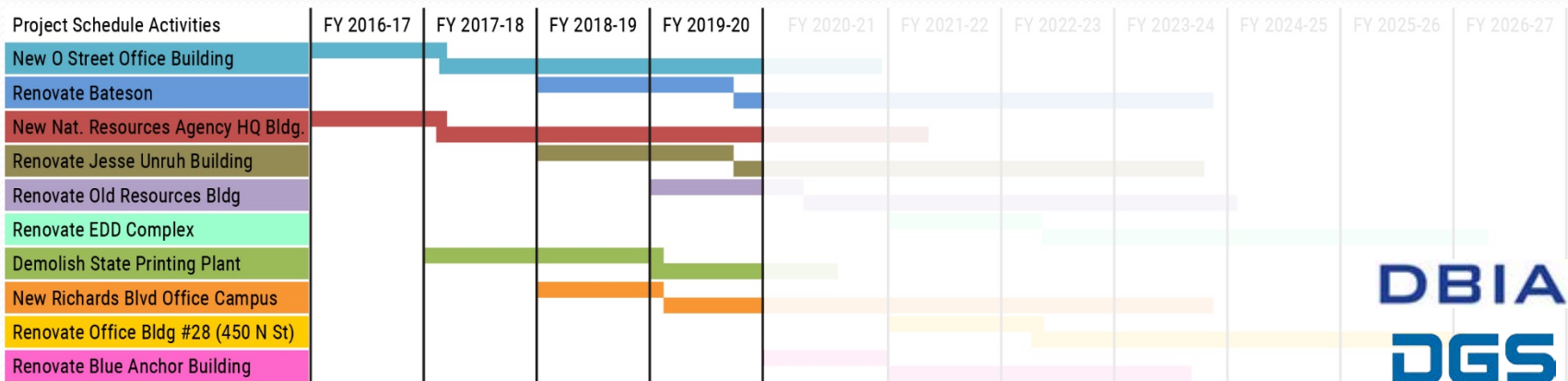
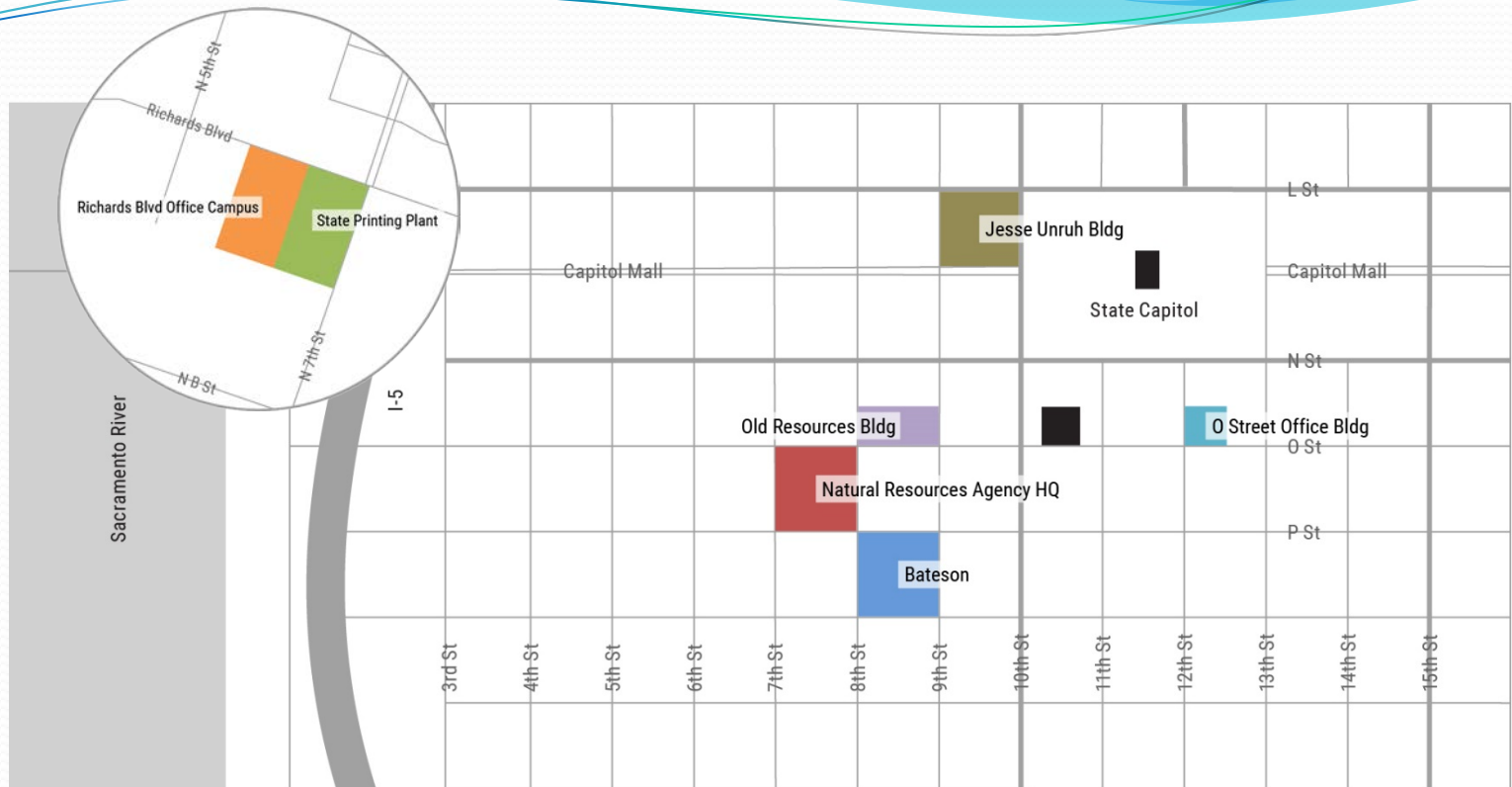
FY 2017-18



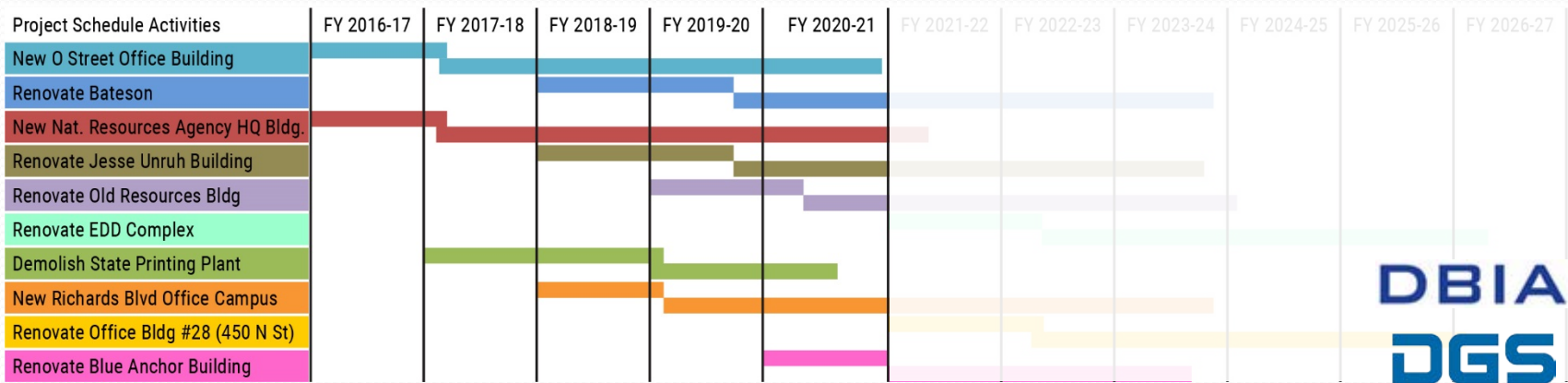
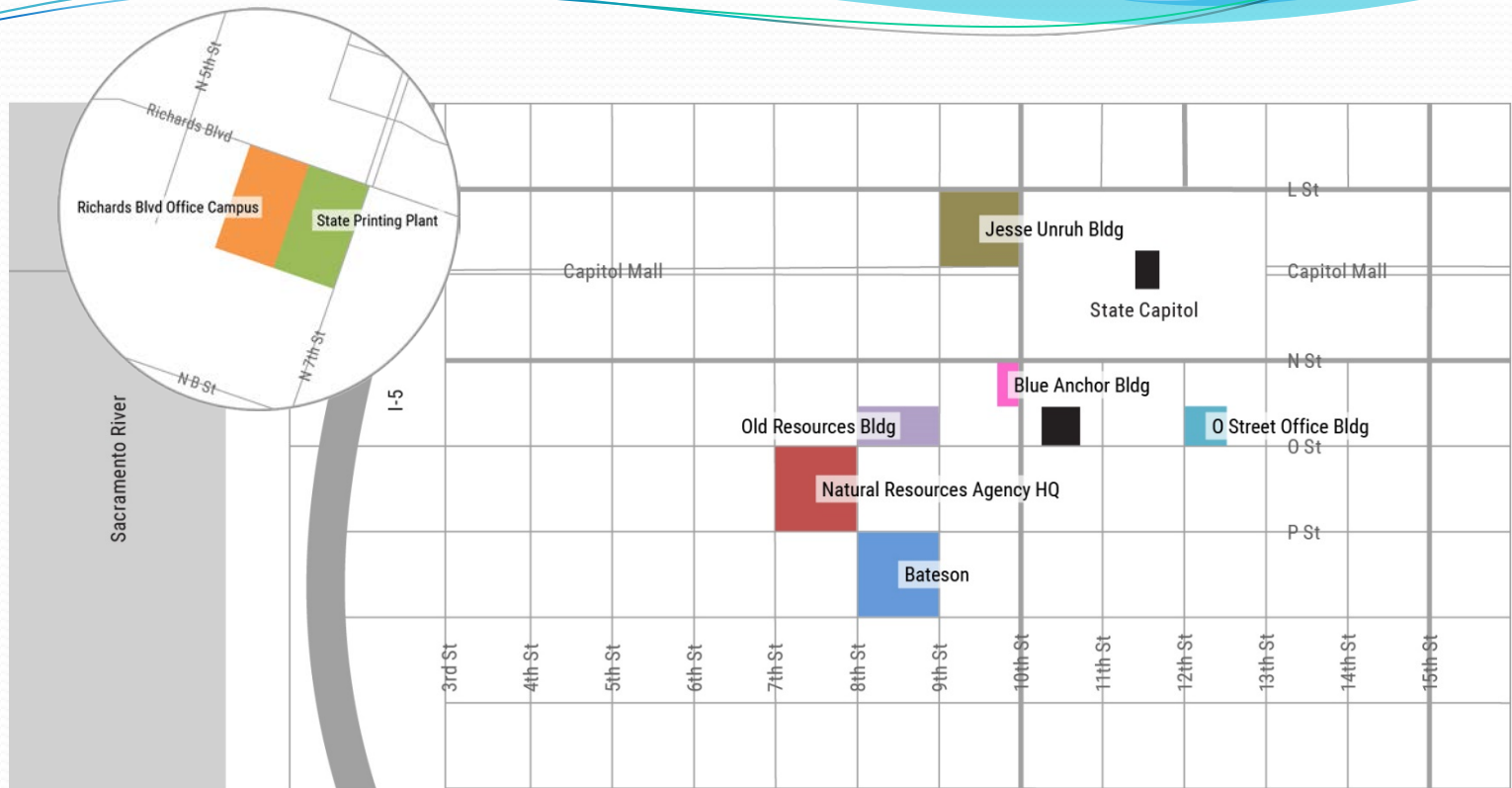
FY 2018-19



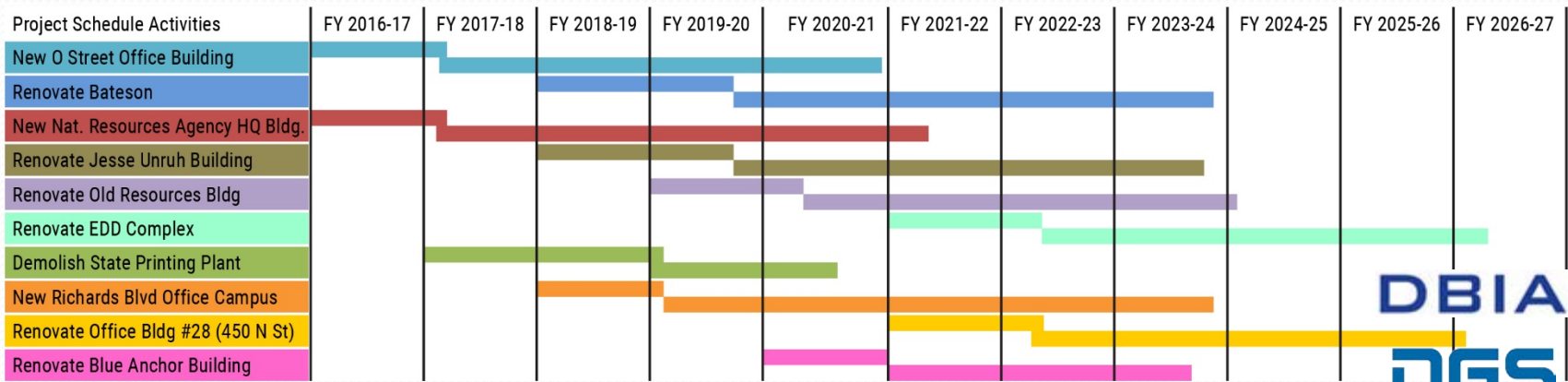
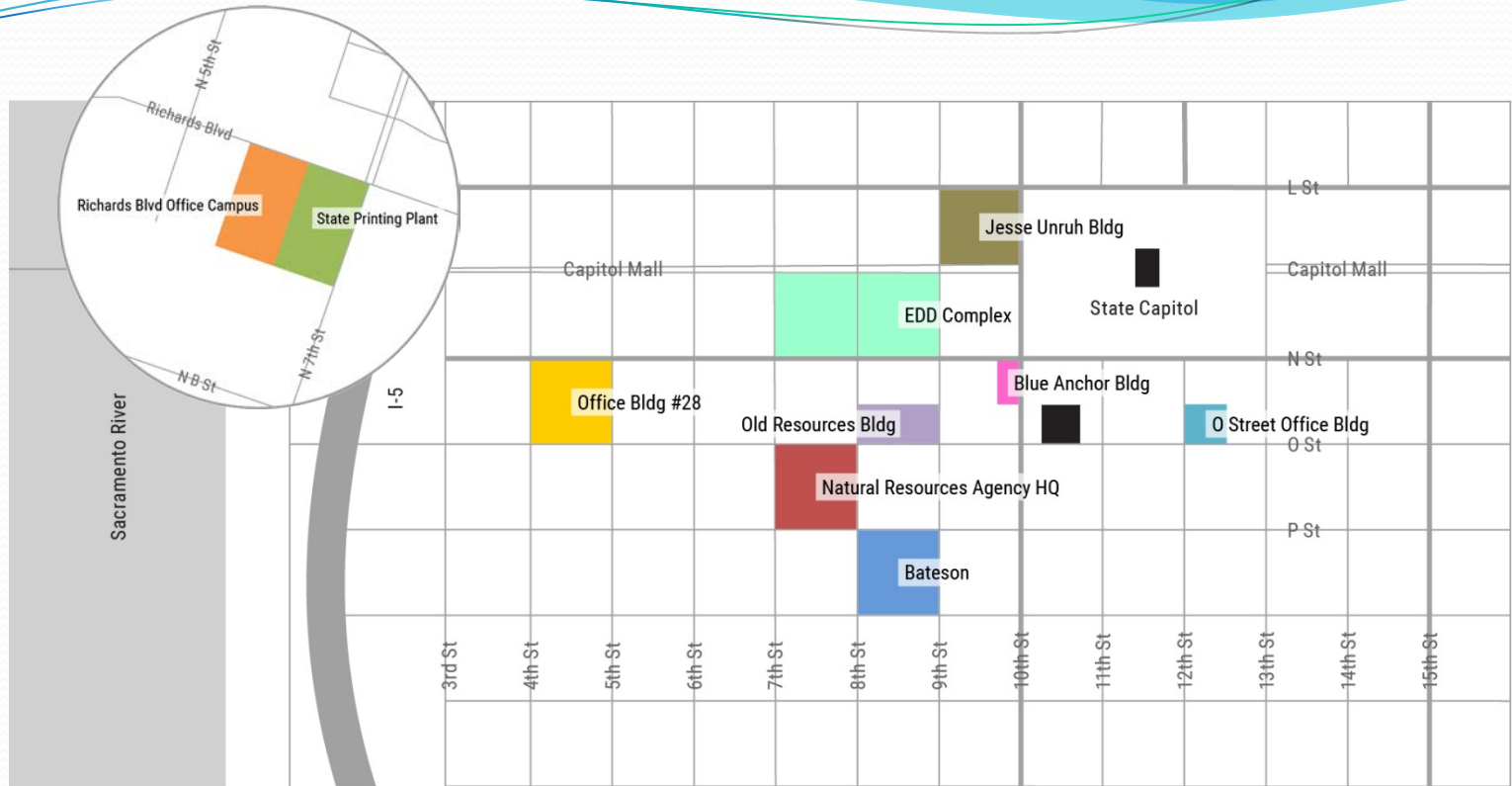
FY 2019-20



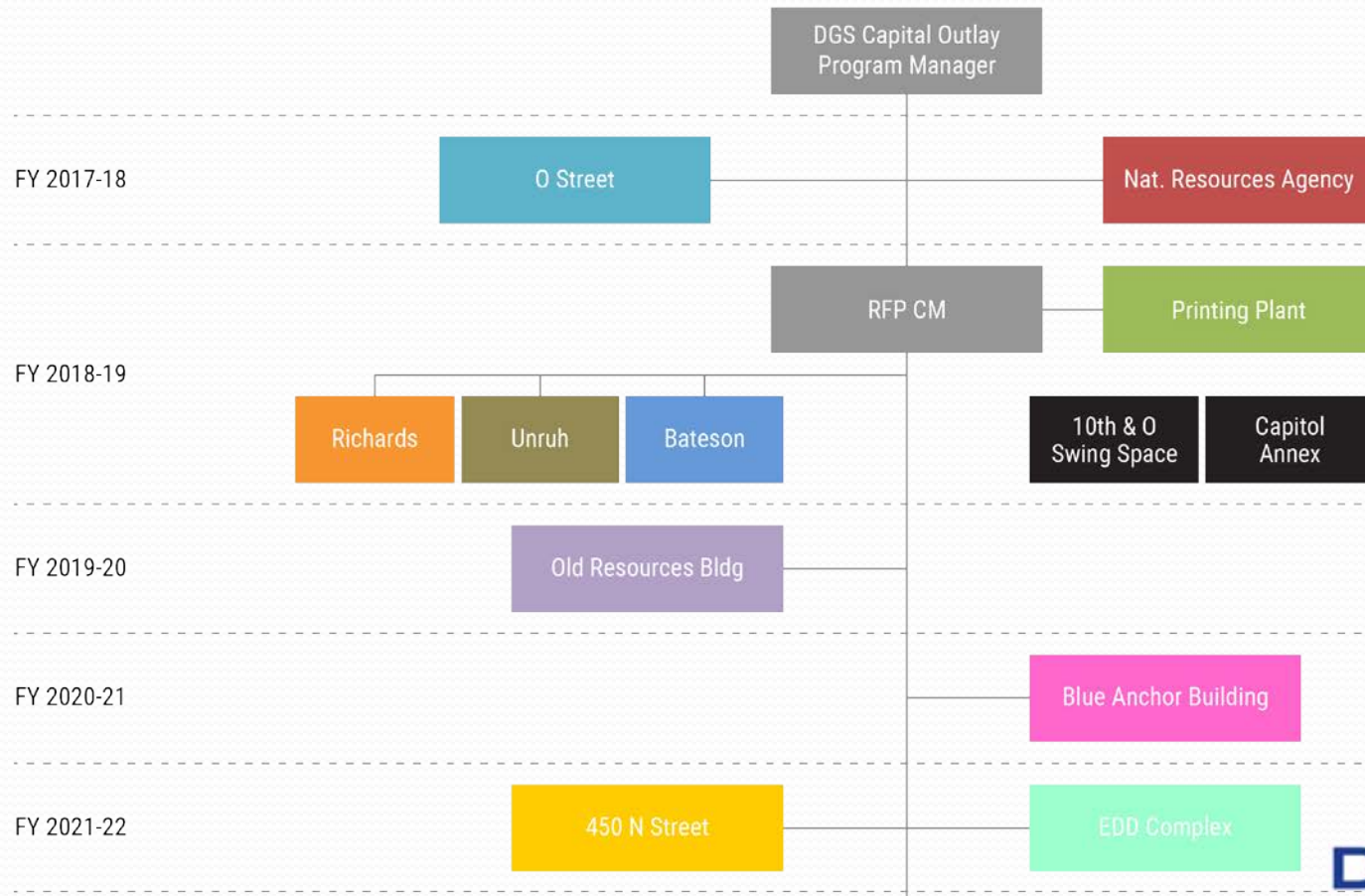
FY 2020-21



FY 2021-27



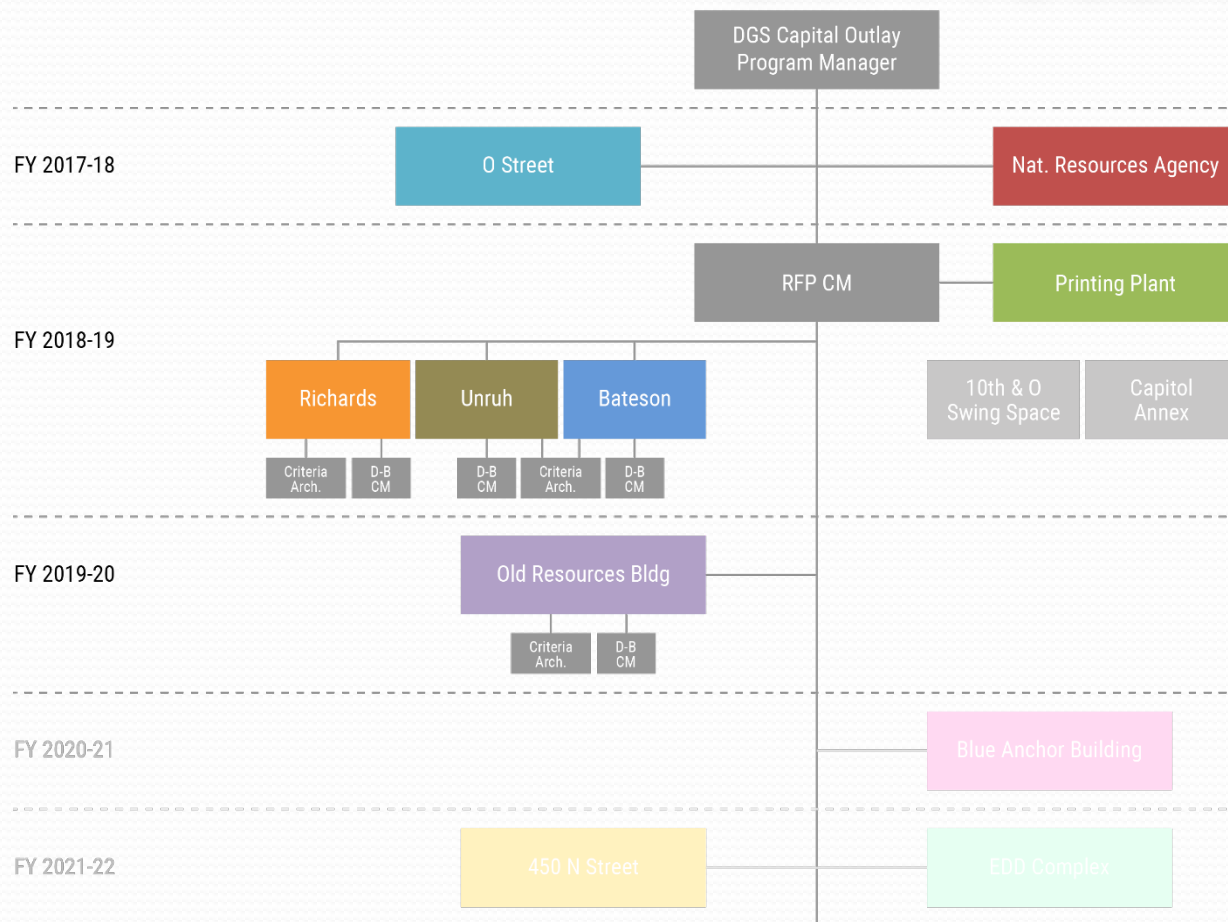
(Part II) RFP Phase CM Procurement



(Part II) RFP Phase CM Procurement

- Participation Exclusions?
 - “For the projects listed above, and at the sole discretion of DGS, the selected firm and any team member (individual, firm, sub-consultant or subsidiary or affiliate thereof) shall be precluded from participating on the future Design-Build team(s), the Criteria Architect team(s), and the Design-Build Phase Construction Project Management Services where DGS determines that such participation would create a conflict of interest or result in the provision of diminished services.”
- Schedule – *July 25 RFQ due*
- Link: <https://caleprocure.ca.gov/pages/public-search.aspx>

(Part II) Criteria Architect & DB Phase CM Procurement



(Part II) Criteria Architect & DB Phase CM Procurement

- Participation Exclusions?
 - The firm selected for this work and all sub-consultants are precluded from participating in the design-build phase of this project.
- Schedule – *July 25th RFQ due*
- Link: <https://caleprocure.ca.gov/pages/public-search.aspx>

(Part II) RFP CM, Criteria Architect & DB Phase CM Procurement

PROJECT SCHEDULE ACTIVITIES			Months	Yr of Funding Auth.	FY 2018-19				FY 2019-20				FY 2020-21				FY 2021-22				FY 2022-23				FY 2023-24				FY 2024-25							
	Start	Complete			Jul-18	Oct-18	Jan-19	Apr-19	Jul-19	Oct-19	Jan-20	Apr-20	Jul-20	Oct-20	Jan-21	Apr-21	Jul-21	Oct-21	Jan-22	Apr-22	Jul-22	Oct-22	Jan-23	Apr-23	Jul-23	Oct-23	Jan-24	Apr-24	Jul-24	Oct-24	Jan-25	Apr-25				
RENOVATE BATESON (Example)	7/1/2018	4/30/2024	70		Backfill with Leased Space Tenants																												70 Months			
Performance Criteria (including Project Def.)	7/1/2018	3/31/2020	21	PC 18-19 DB 20-21	PD/PC - Criteria Architect, RFP CM																															
DB Competition/Bidding	4/1/2020	11/30/2020	8										DB Comp/Bidding - Criteria Architect, RFP CM, D/B CM																							
Design & Construction	12/1/2020	2/28/2024	39														Design & Construction - Criteria Architect, D/B CM																			
Close Out and Occupancy	2/28/2024	4/30/2024	2														Onsite Construction Commences mid-February 2021												Occ.							

(Part II) SPIF Program Principles

- Comply with Ten Year Plan
 - Budget, Schedule, Quality
- Partnering Atmosphere
- Utilize Industries Latest Management Techniques
 - Lean Principles, Big Room Environments, CBA & A3



(Part II) SPIF Keys to Success

- Keep it Simple:
 - A lot of Concurrent Work – but Manageable
 - Hire Good Consultants with Aligned Goals!
- Project first Attitude!
- DGS will be a good Partner – Owner of Choice
- TRUST
 - DGS needs to Trust D-B & D-B needs to Trust DGS
 - “Speed of Trust Principles”
- Study Action Teams
- O & P Street will matter! So will future projects

(Part III) Miscellaneous/Summary

- ****All Subject to Change**** A lot will depend on future budgeting process.
- Swing Space 10th & O and the Capitol Annex
- Progressive Design-Build – Development & When?
- **CMAA – July 10th**
- Non-Mandatory Meetings:
 - **CM Services – July 9th**
 - **Criteria Architect Services – July 9th**
- Presentation will be posted to: www.dbiawpr.org
- DBIA WPR - Owners Council Participation



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