NEW CIVIC CENTER
BUILDING A CIVIC CENTER THAT WILL SERVE OUR COMMUNITY WITH DISTINCTION
AGENDA

- Design-Build Model
- Project Update
- Parking
- Communication Tower
- Stipend for RFP
DESIGN-BUILD MODEL

Previous Design-Bid-Build construction model

- Little control over who bids for the project
- Must take the low bid
- Generally lots of change orders
- Often litigation
Design – Build construction model

- Prequalify Design-Build Entities using high standards
- Select the best three to submit proposals
  - Select the Design-Build Entity that provides the best value to the City
  - Results in better cooperation, better product, little or no litigation, few change orders
RFQ/RFP FOR DESIGN-BUILD TEAM

- RFQ distributed in July 2018
- Statements of Qualifications received from seven Design-Build teams
  - Blach
  - Clark / Sullivan - Broward
  - Hensel Phelps
  - Pankow
  - Roebbelein
  - Swinerton
  - Webcor
RFQ/RFP FOR DESIGN-BUILD TEAM

- The submittals were scored and the top three scored teams have been short-listed
  - Blach Construction (San Jose) w/ ELS Architecture (Berkeley)
  - Clark / Sullivan – Broward (Roseville) w/ Arrington – Watkins Architects (Phoenix)
  - Webcor Builders (San Francisco & San Jose) w/ Perkins + Will Architects (San Francisco)

- RFP issued on October 26th and proposals due January 9th
PROJECT SCHEDULE

- Measure GG Passes: November 2016
- Award: Design Build Contract: February 2019
- City Starts to Occupy New Buildings: Fall 2020
- Design Complete: October 2018
- Construction Begins: February 2019
- Project Complete: Summer 2021
COMMUNICATION TOWER

- Bare Pole
- Fake Tree
- Open structure tower
- Fake water towers or clocks
- Decorated towers
COMMUNICATION TOWER
STIPEND FOR RFP

It is recommended that a $50,000 stipend be given to the two unsuccessful proposers.

- Industry standard utilized by government agencies
- Design-build model requires considerable investment from proposers
- Attracts high quality contractors
- City will gain rights to all documents submitted in the proposal

Need approval from City Council to include stipend in RFP.