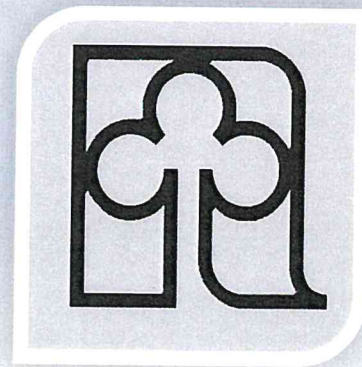


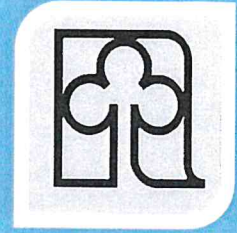
NEW CIVIC CENTER

BUILDING A CIVIC CENTER THAT WILL SERVE OUR COMMUNITY WITH DISTINCTION



October 25, 2018

AGENDA



- **Design-Build Model**
- **Project Update**
- **Parking**
- **Communication Tower**
- **Stipend for RFP**

DESIGN-BUILD MODEL

Previous Design-Bid-Build construction model

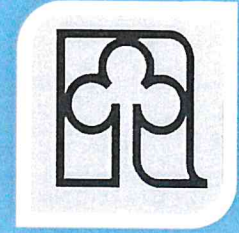
- Little control over who bids for the project
- Must take the low bid
- Generally lots of change orders
- Often litigation

DESIGN-BUILD MODEL

Design – Build construction model

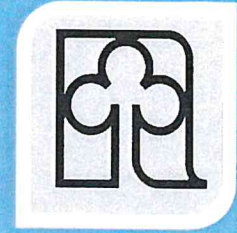
- Prequalify Design-Build Entities using high standards
- Select the best three to submit proposals
- Select the Design-Build Entity that provides the best value to the City
- Results in better cooperation, better product, little or no litigation, few change orders

RFQ/RFP FOR DESIGN-BUILD TEAM



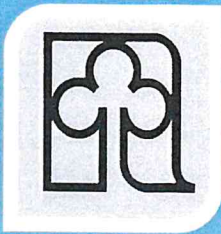
- RFQ distributed in July 2018
- Statements of Qualifications received from seven Design-Build teams
 - Blach
 - Clark / Sullivan - Broward
 - Hensel Phelps
 - Pankow
 - Roebbelen
 - Swinerton
 - Webcor

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

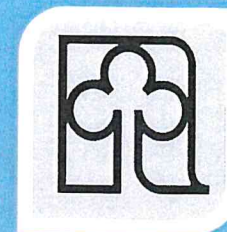
City Starts
to Occupy
New
Buildings
Fall 2020

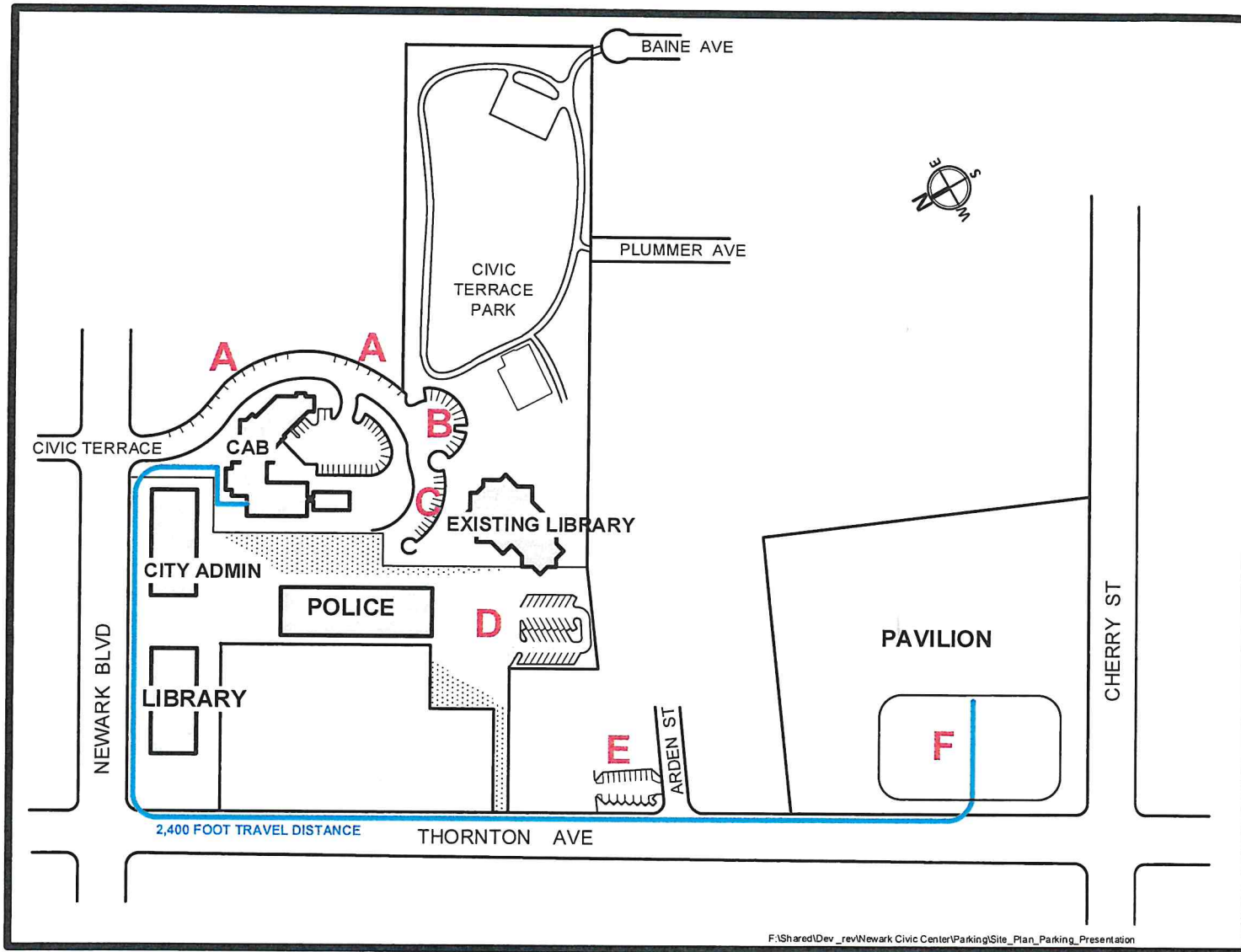
Design
Complete
October
2018

Construction
Begins
February 2019

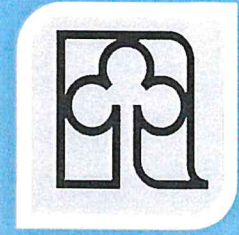
Project
complete
Summer
2021

TEMPORARY PARKING





COMMUNICATION TOWER



- Bare Pole
- Fake Tree
- Open structure tower
- Fake water towers or clocks
- Decorated towers

COMMUNICATION TOWER



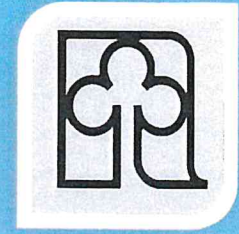
9/19/2017

10

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.