

New Probation Department Building

Design-Build Project Informational Meeting



COUNTY OF SAN LUIS OBISPO

June 24, 2021

www.slocounty.ca.gov

New Probation Department Building

Welcome and Introductions

Project Team

County Public Works

Margaret Mayfield, Project Manager
Robert Ruiz, Division Manager

County Probation Department

Rob Reyes, Chief Officer
Ed Liebscher, Chief Deputy Officer
Michael Corral, Chief Deputy Officer

Construction/Project Manager

Tully Wyatt, Project Manager, *Kitchell*

Bridging Documents Master Architect

Bruce Fraser, *Fraser-Seiple Architects*



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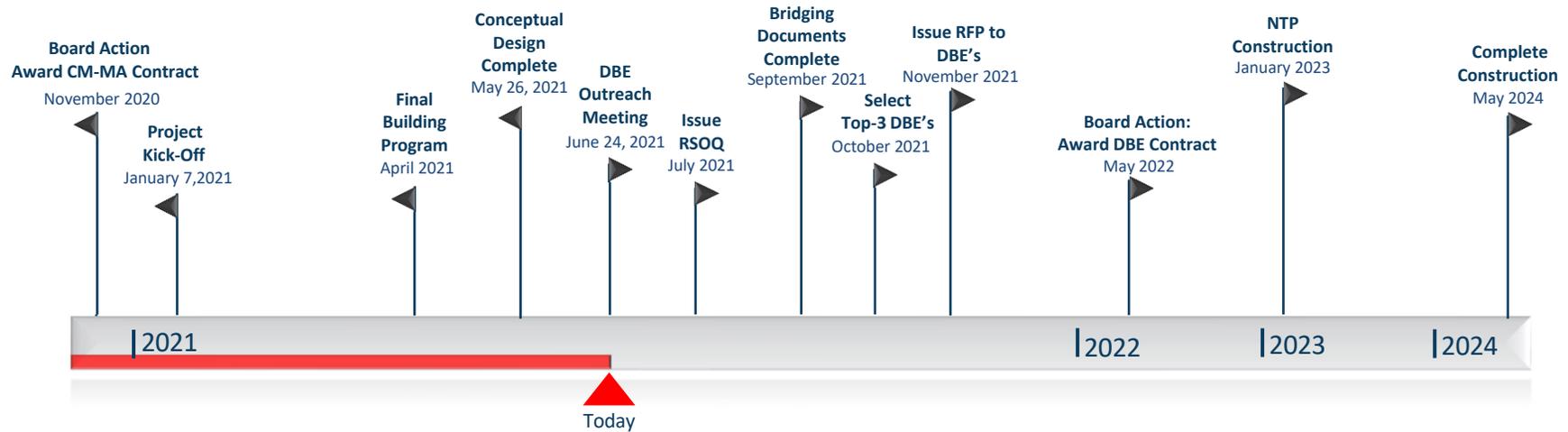
Agenda

- **Project Schedule**
- **Project Overview**
- **Conceptual Site / Floor Plans**
- **Why Design Build**
- **Design-Build Entity Selection Process**
- **Project Goals**
- **Q & A**



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Estimated Project Schedule



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Project Overview



Project Site

22.9-acre County-owned parcel in the City of San Luis Obispo

Corner of
Johnson Ave./
Bishop St.

San Luis Obispo, CA 



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Project Overview

Site Requirements

- Soils /Geotech (Clay/rock)
 - Foundation design (caissons recommended)
 - Retaining Walls (sloping site)
 - Stormwater Control (low infiltration)

Facility Requirements

- Meet the Probation Department's needs for next 20 years
 - Two- Story, Fire Sprinklered, +/- 35,000 SF Building
 - B Occupancy (w/ A-3/S-2 spaces)
 - Not built to Essential Services standards
 - LEED Silver Standard (w/o Certification)
- SLO City Coordination Required
 - Utilities
 - Street Frontage Improvements
 - Fire Review

Preliminary Project Budget: \$20-30 Million



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Conceptual Site Plan



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Conceptual Floor Plans



LOWER FLOOR PLAN



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Conceptual Floor Plans



UPPER LEVEL FLOOR PLAN



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Why Design-Build vs Design Bid Build

- **Establish Collaborative Environment**
- **Allows for Creativity thru Design Competition**
- **Single Entity Responsible for Design/Construction**
- **Provide Best Value for Project and Builder**
- **Risk Management**



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Design-Build Entity Selection Process

Two-Step Process:

1- Request for Statements of Qualifications (RSOQ)

- Request for submittals from interested Design Build Entities (D-BE)
- Questionnaire and information on D-BE's experience, team structure, and financial capacity
- Interviews (at County's discretion)
- Top-3 ranked submitters invited to participate in the 2nd step (RFP)

2- Request for Proposals (RFP)

- Confidential Meetings / Presentations
- Issue Addenda to RFP
- D-BE's provide proposal to design/construct the facility, incl. Enhancements
- Interviews / Presentations by D-BE's
- Selection / Award
- \$25K stipend will be offered to the unsuccessful proposers



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County Project Goals

- **Select D-BE Experienced with Similar Facilities**
 - DBIA Credentialed Staff (preferred)
 - Local Team Members (subs) when Applicable
 - Highly Collaborative Team

- **Construct a Legacy Project for the Community**
 - Quality Facility with Exceptional Construction
 - Meets/Exceeds User Needs for Decades to Come
 - Within Budget, on Time and NO Claims
 - Provides Best Value



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Q & A



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