

Request for Proposals: Technical Advisor for New County Government Center



CAROLINE JUDY, DIRECTOR
GENERAL SERVICES DEPARTMENT

PRE-PROPOSAL CONFERENCE MARCH 18, 2019



AGENDA FOR PRE-PROPOSAL CONFERENCE

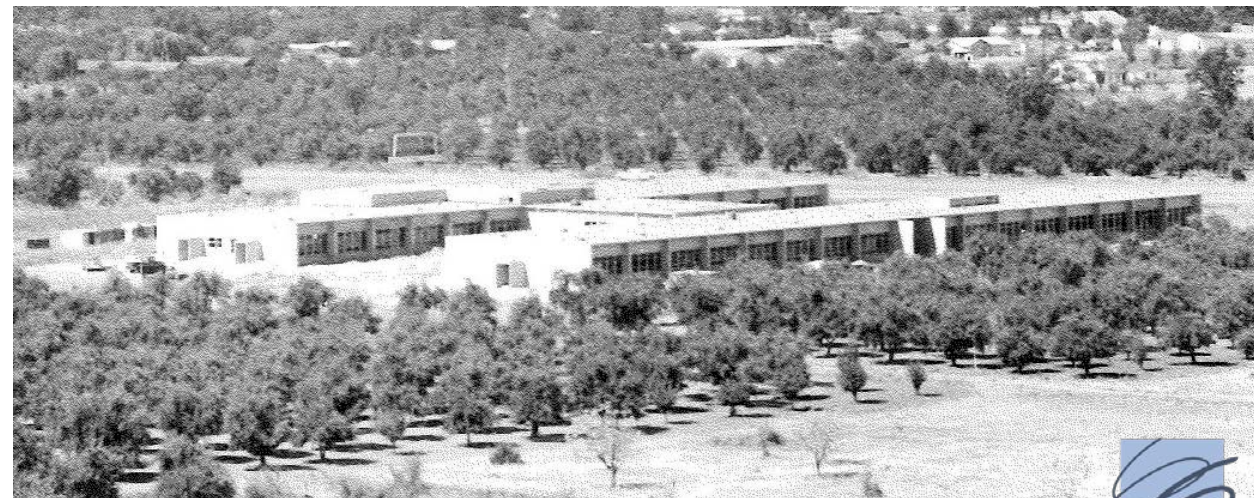
- Introduction of County Staff
- Overview of RFP and County Goals
- Review Timeline





PURPOSE OF SOLICITATION

- Sonoma County Board of Supervisors authorized competitive solicitation for a Technical Advisor
- Assist County in determining how best to replace aging Administrative buildings





CAMPUS REPLACEMENT GOALS

- Replace aging buildings
- Reduce maintenance costs
- Improve access to County services
- Create opportunities for housing
- Strengthen our local economy





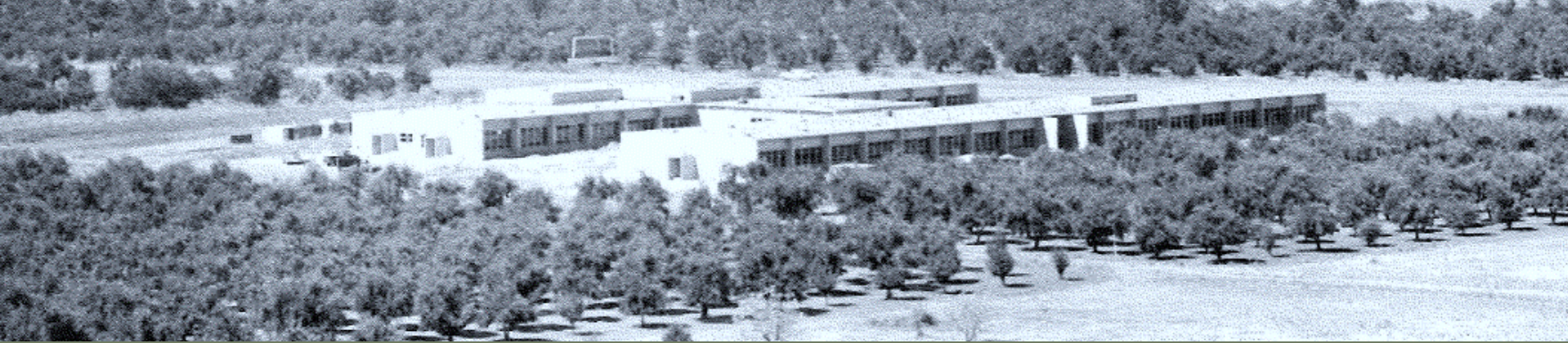
REPLACEMENT NEEDS

- 500,000 square feet of county administrative offices
- 10,000 square foot facility for the County Coroner
- 1,200 square foot Public Health Laboratory
- 11,000 square foot Emergency Operations Center
- Parking garage with capacity of 2,000 automobiles
- Replacement of the existing Hall of Justice





Smart Spending: Facilities Condition Assessment



80%

of County Government Center
(Sq. Ft.) is 50-60 years old.
(470,000 total square feet)

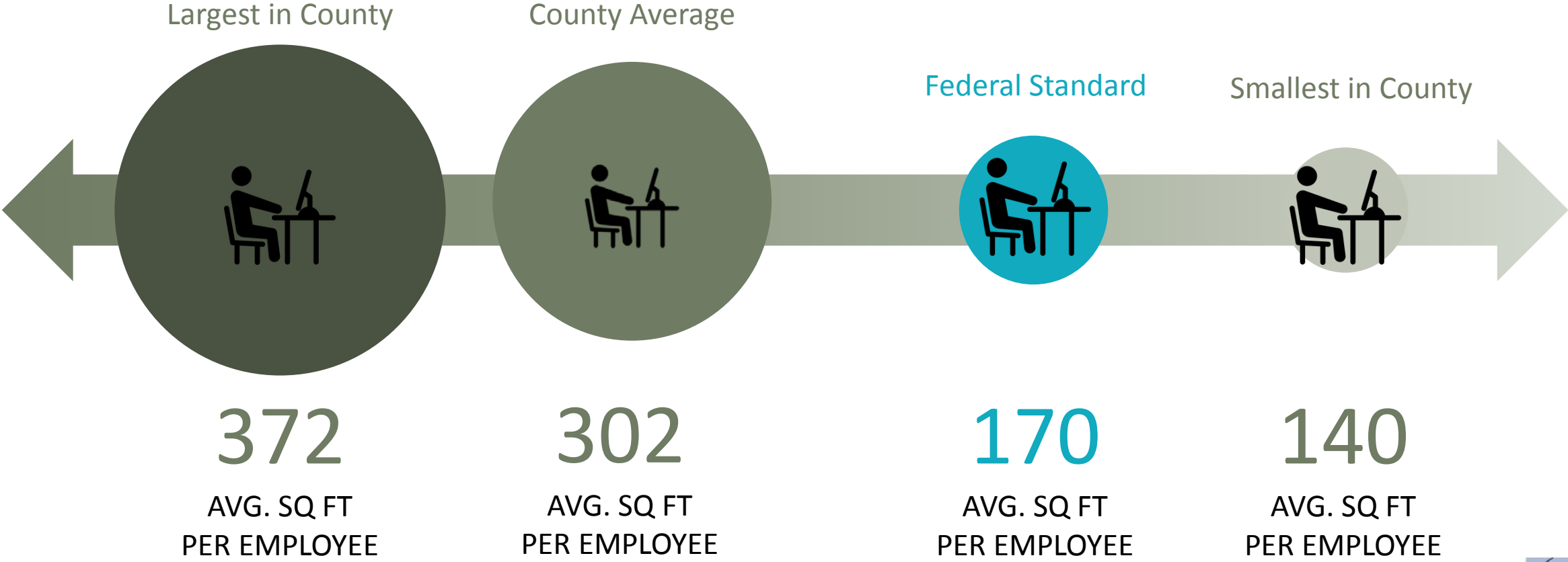
20%

Built between
1980-2010



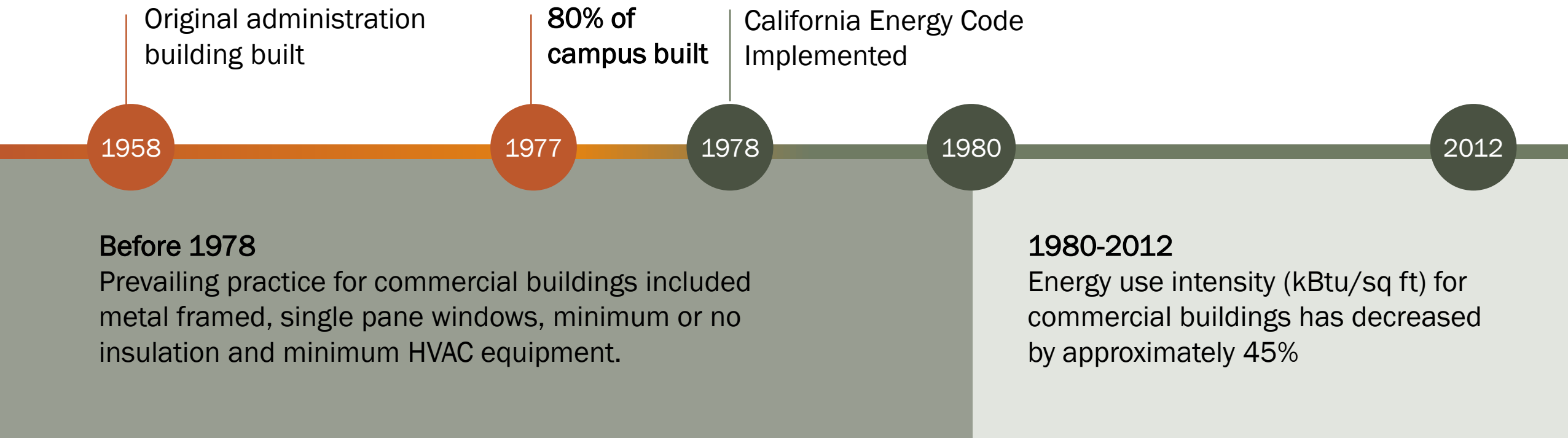


Smart Spending: Workspaces



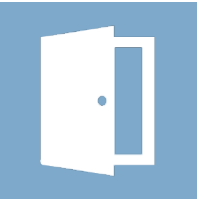


Smart Spending: Energy Efficiency



Source: American Council for an Energy Efficient Economy



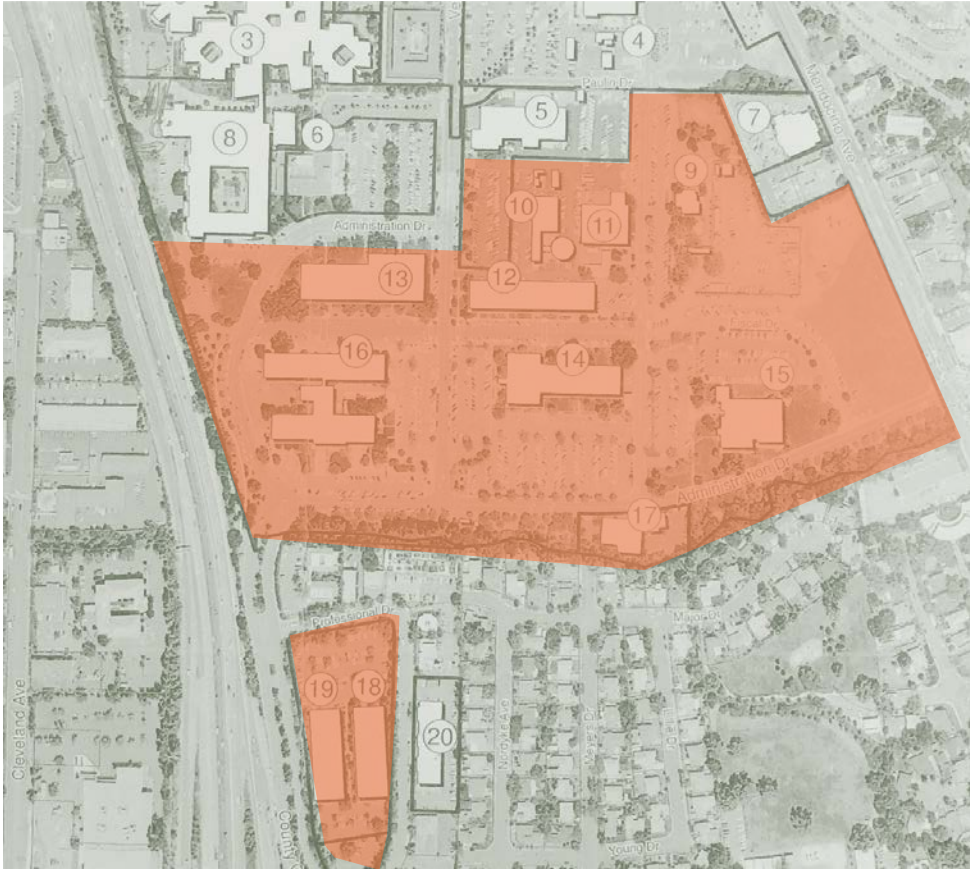


Access to Services: One-door Model





County Campus Property

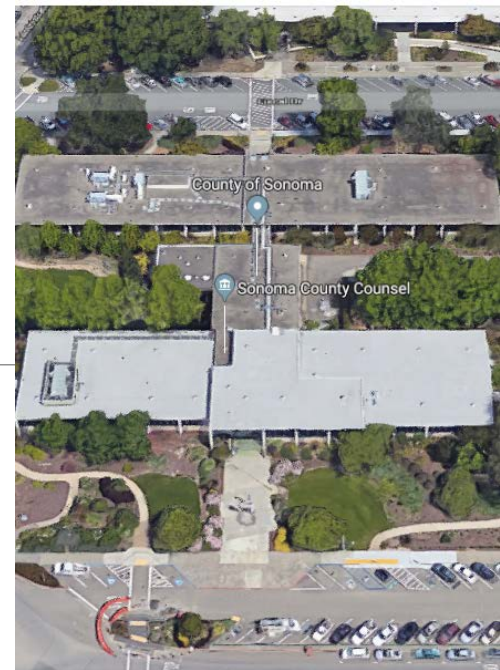




TECHNICAL ADVISOR: BASE SCOPE OF SERVICES

BASE SCOPE

- Assist in developing overarching goals for service delivery and development
- Analysis of and recommendations regarding site locations
 - Existing County Government Center
 - Downtown Santa Rosa Site(s)
- Assess and update CCFP findings
- Value for Money Analysis





TECHNICAL ADVISOR: DELIVERABLES FOR BASE SCOPE OF SERVICES

- Report 1 - Report documenting overarching goals
- Report 2 - Site analysis describing risks and opportunities and associated order of magnitude costs
- Report 3 - Analysis regarding the Comprehensive County Facilities Plan (CCFP)
- Report 4 - Value for Money Analysis
- Presentation to the Board of Supervisors due no later than November 2019





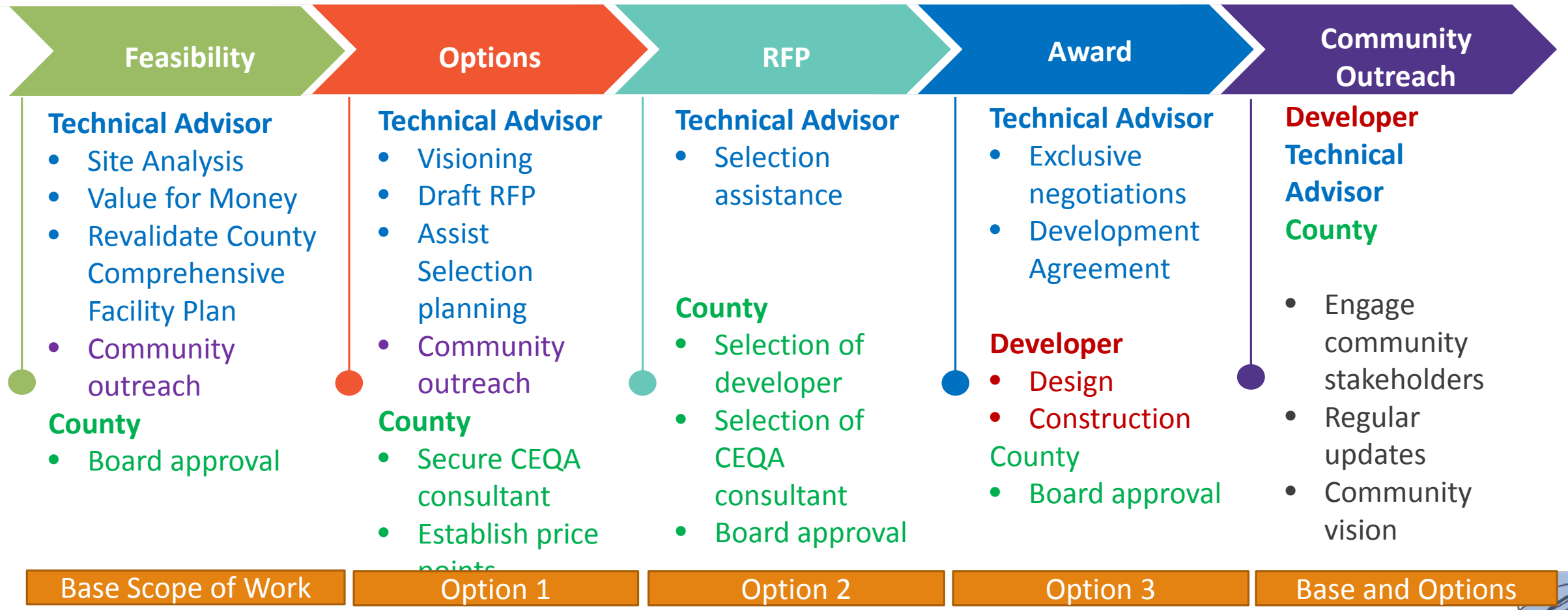
TECHNICAL ADVISOR: ADDITIONAL SCOPE OPTIONS

- Additional Scope Option 1:
 - Draft and assist with process of RFQ/RFP for proposals for new County Campus
- Additional Scope Option 2:
 - Assist in Exclusive Negotiations Agreement and in Development Agreement preparation.
 - Lead Change Management and Community Outreach program
- Additional Scope Option 3:
 - Support the design phase likely in 2021





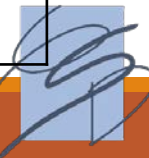
TECHNICAL ADVISOR BY PHASE





TECHNICAL ADVISOR PROCUREMENT SCHEDULE

Date	<u>Event</u>
March 11, 2019	Release Request for Proposals
March 18, 2019	Non-Mandatory Pre-Proposal Conference Call
March 25, 2019	Proposer's Questions Due by 5:00 p.m.
April 1, 2019	County's Responses to Questions Due
April 8, 2019	Proposals Due by 2:00 p.m.
April 15, 2019	Proposals Evaluated by County
April 22-26, 2019	Interviews Conducted
May 13, 2019	Notice of Intent to Award (subject to delay without notice to proposers)
May 21, 2019	Board of Supervisors Awards Contract (subject to delay without notice to proposers)





PRE PROPOSAL CONFERENCE SUMMARY

- Proposers will be required to submit all questions in writing by 5:00 pm on March 25, 2019.
- Written answers will be shared with all potential bidders through an addendum on the County's Supplier Portal and email notification by April 1, 2019
- Only responses issued through the portal are considered binding.
- Questions should be sent via e-mail directly to Toni Holland at Toni.Holland@sonoma-county.org.
- Questions will not be accepted by phone.





DISCLAIMER

NO INFORMATION FROM THIS CONFERENCE SHALL BE CONSTRUED AS A CHANGE TO THE REQUEST FOR PROPOSAL DOCUMENT UNLESS ISSUED IN THE FORM OF A WRITTEN AMENDMENT ISSUED THROUGH THE COUNTY'S PURCHASING PORTAL.





THANK YOU FOR PARTICIPATING

WE LOOK FORWARD TO YOUR PROPOSALS

