

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, APRIL 30, 2024**

MINUTE ORDER NO. 16

SUBJECT: GENERAL SERVICES - APPROVAL AND AUTHORIZATION TO ADVERTISE FOR DESIGN AND CONSTRUCTION SERVICES FOR A NEW RAMONA COMMUNITY SHERIFF STATION AND RELATED CEQA EXEMPTION (DISTRICT: 2)

OVERVIEW

The Ramona Community Resource Center at 1424 Montecito Road was constructed in 1972-73 to accommodate a San Diego County Sheriff's Department station, the Agriculture & Health Department offices, the San Diego County Superior Court, the Ramona Unified School District offices, and the Ramona Library. The current Sheriff's Department station is spread between two buildings and the structures are over 50 years old and if not replaced, would require significant investment in renovations to maintain operations over the coming years.

Today's proposed action would authorize the Department of Purchasing Contracting to advertise for demolition of the existing community resource center structures as well as design and construction services for the new, approximately 18,000 square foot, Ramona Sheriff Station with a community room. Approval to advertise for the design and construction services for the proposed new Ramona Sheriff Station would result in a modern and safe facility for employees and members of the community.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15302, Replacement or Reconstruction of the California Environmental Quality Act (CEQA) Guidelines, that the proposed actions are categorically exempt from CEQA review.
2. Pursuant to Public Contract Code sections 22185 through 22185.11, authorize the Director, Department of Purchasing and Contracting, to:
 - a. advertise a contract for the demolition of the existing structures as well as the design and construction of the new Ramona Sheriff Station;
 - b. subject to the availability of funding, award a contract for the design and preconstruction activities related to the new Ramona Sheriff Station;
 - c. subject to the availability of funding, amend the contract to add the remaining design, preconstruction, and construction activities to complete the new Ramona Sheriff Station for a guaranteed maximum price;
 - d. take any action authorized by Section 401, et seq. of the Administrative Code and Public Contract Code with respect to contracting for the demolition of the existing structures as well as the design and construction of the new Ramona Sheriff Station.
3. Designate the Director, Department of General Services (DGS), as the County officer responsible for administering the construction contract for the development and construction of the new Ramona Sheriff Station and authorize the Director, DGS, to execute any and all documents necessary for the implementation of the construction contract.

EQUITY IMPACT STATEMENT

The San Diego County Sheriff's Department provides law enforcement services that aim to protect everyone's human right to life, liberty, and security of person and strives for equitable outcomes in our communities. The approval to advertise for the design and construction services for the proposed new Ramona Sheriff Station would result in a modern and safe facility for employees and members of the community. To ensure equity, inclusionary contracting criteria will be incorporated into the source selection process.

SUSTAINABILITY IMPACT STATEMENT

The new Ramona Sheriff Station project will implement low impact development standards and use sustainable design principles, practices, and performance. The project will obtain a minimum of Leadership in Energy and Environmental Design gold certification and achieve Zero Net Energy (ZNE). ZNE is defined as a building which has extremely energy efficient end uses and on-site renewable annual energy production which is greater than the annual energy consumption. The design will incorporate energy efficient technologies and use a Building Automation Systems to monitor and control the energy use.

FISCAL IMPACT

Funds for this request are partially included in the Fiscal Year 2023-24 Operational Plan for the Capital Outlay Fund in Capital Project 1026160, Ramona Sheriff Station (\$2,000,000). An additional \$5,000,000 for this request will be included in the Fiscal Years 2024-26 CAO Recommended Operational Plan for the Ramona Sheriff Station project. The funding source is General Purpose Revenue. There will be no change in net General Fund costs and no additional staff years.

Preliminary project costs for a new Ramona Sheriff Station are estimated to be \$41,519,449, depending on final design. The balance of total project costs will be included in future years Operational Plans in the Capital Outlay Fund for Capital Project 1026160, Ramona Sheriff Station as additional funding is identified and made available.

BUSINESS IMPACT STATEMENT

The procurement of a Progressive Design Build (PDB) entity to design and construct the new facility will encourage participation from local small businesses. The County intends to award a PDB contract to the Design Build Entity (DBE) that offers the best value to the County. The County determines which proposer offers the best value by comparing proposals on several factors. One factor will be local business and local worker participation. The DBE will be required to make a specific and measurable commitment to local participation for the project. Examples of such local participation include partnering with local organizations, local apprentice programs, local employment resource centers, workforce community outreach programs. The DBE must also comply with the Board Policy B-39a, Veteran Owned Business (VOB) and Disabled Veterans Business Enterprise (DVBE) program, which requires at least 3% DVBE participation.

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Lawson-Remer, the Board of Supervisors took action as recommended, on Consent.

AYES: Vargas, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter

APRIL 30, 2024