



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

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**DATE:** May 18, 2021

**22**

**TO:** Board of Supervisors

### SUBJECT

**GENERAL SERVICES – AUTHORIZATION TO ADVERTISE AND AWARD A CONSTRUCTION MANAGER AT RISK CONTRACT FOR A MAJOR SYSTEMS RENOVATION PROJECT AT THE HALL OF JUSTICE (DISTRICT: 4)**

### OVERVIEW

The Hall of Justice located at 330 W Broadway, San Diego, CA 92101, was constructed in March of 1996. The facility is occupied by several County of San Diego (County) departments including the Sheriff, Health and Human Services Agency, Child Support Services, Auditor & Controller, Probation, and the District Attorney, as well as the San Diego Superior Court. The building is south facing with fourteen above grade levels, three underground parking levels and is approximately 525,400 square feet. The buildings' major systems infrastructure is primarily original to the building construction and has been in operation for nearly 25 years without any major renovations, and with only basic maintenance and repairs occurring as required.

The proposed project is to renovate the entire Hall of Justice for life safety and major mechanical, electrical and plumbing systems, vertical transportation, and architectural items with an estimated total cost of \$65 million. A contract for Architectural and Engineering services was awarded in March 2021, and design including construction phase planning is underway and will continue throughout Fiscal Year 2021-22.

The Board of Supervisors is requesting to authorize the Director, Department of Purchasing and Contracting to advertise and award a Construction Manager at Risk (CMAR) contract for a major systems renovation project at the Hall of Justice. If approved, construction is expected to begin July 2022 with estimated completion in 2025.

### RECOMMENDATION(S)

#### CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed project for the Hall of Justice Major Systems Renovation project is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15301.

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2. Authorize the Director, Department of Purchasing and Contracting to take any action authorized by Article XXIII, Section 401, et seq. of the Administrative Code and Public Contract Code Section 20146 to advertise and award a single Construction Manager at Risk contract for the Hall of Justice Major Systems Renovation project.
3. Designate the Director, Department of General Services as the County officer responsible for administering the awarded Construction Manager at Risk contract for the Hall of Justice Major Systems Renovation project.

### **FISCAL IMPACT**

There is no direct fiscal impact as a result of today's requested action. If approved, this request will result in the establishment of a Construction Manager at Risk contract for the Hall of Justice (HOJ) Major Systems Renovation Project (MSRP) totaling approximately \$65 million in capacity with construction expected to begin July 2022 and estimated completion in 2025.

Funding of \$5,000,000 is included in the Fiscal Year 2021-22 CAO Recommended Operational Plan in the Capital Outlay Fund for Capital Project 1023733, Hall of Justice (HOJ) Major Systems Renovation Project (MSRP). The funding source is General Purpose Revenue. There will be no change in net General Fund cost and no additional staff years.

The total project cost of the HOJ MSRP is currently estimated to be \$65,000,000, depending on final design. Additional funding will be included in future years Operational Plans in the Capital Outlay Fund based on General Funds available.

### **BUSINESS IMPACT STATEMENT**

Expenditures for construction will create private sector jobs and economic opportunities in San Diego County.

### **ADVISORY BOARD STATEMENT**

N/A

### **BACKGROUND**

Public Contract Code Section 20146 has given authority to the County to contract through the Construction Manager at Risk (CMAR) delivery method. This method is a two-phase contract that brings a Construction Manager/General Contractor on board during the design phase of a project. The first phase of the CMAR work would provide for pre-construction services in collaboration with the County's consultants and client department to assure code compliance, efficiency, constructability and cost estimating to a target budget. The second phase of the CMAR work would provide construction services including bidding of trades and management of the work to a Guaranteed Maximum Price. CMAR provides some of the prequalification and collaboration advantages of Design-Build but allows for the performance of alteration and remodel work.

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A consultant, Syska Hennessy Group was hired to perform a whole building assessment and survey of the major systems equipment including mechanical, electrical, plumbing, fire suppression, fire alarm, low voltage, vertical transportation, and structural systems. It was determined that the Hall of Justice is in need of replacing these systems that are past their useful life and need to be brought up to current code. In June 2020 the Board of Supervisors approved a request to advertise and award an Architectural and Engineering Design contract. In March 2021 a contract was awarded to M.A. Engineers, and design including construction phase planning is currently underway and will continue throughout Fiscal Year 2021-22. Construction is expected to begin in July 2022 with estimated completion in 2025.

The Hall of Justice is an occupied governmental building that will be required to remain operational and open to the public during renovations over several years. In order to maintain Hall of Justice operations and public access while renovations are underway, the majority of the renovation work would be performed during off business hours. However, the preparation and coordination with each occupant or department will need to happen during normal business hours. The construction manager will oversee the preparation and transition from office space to a swing space while construction is ongoing. The coordination and preparation for any one department to temporarily vacate will occur several months prior to construction of the department's respective space. A phasing plan will be developed and finalized upon future award of a Construction Manager at Risk (CMAR) contract to establish a sequence of work and duration that is compatible with maintaining operations in addition to alleviating disruptions to the occupants.

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**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today's proposed action to authorize advertisement and award of a Construction Manager at Risk contract for the Hall of Justice Major Systems Renovation Project supports the Operational Excellence Initiative of the County of San Diego's 2021-2026 Strategic Plan by providing modern infrastructure, innovative technology and appropriate resources to ensure superior service delivery to our customers.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Helen N. Robbins-Meyer".

HELEN N. ROBBINS-MEYER  
Chief Administrative Officer

**ATTACHMENT(S)**

N/A

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**AGENDA ITEM INFORMATION SHEET**

**REQUIRES FOUR VOTES:** ☐ Yes ☒ No

**WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED**  
☐ Yes ☒ No

**PREVIOUS RELEVANT BOARD ACTIONS:**

6-2-20 (17) GENERAL SERVICES – AUTHORIZATION TO ADVERTISE AND AWARD ARCHITECTURAL AND ENGINEERING DESIGN SERVICES AND APPROVAL IN PRINCIPLE TO LEASE INTERIM FACILITIES FOR A RENOVATION PROJECT AT THE HALL OF JUSTICE (DISTRICT: 4)

**BOARD POLICIES APPLICABLE:**

G-15 - Design Standards for County Facilities and Property  
G-16 - Capital Facilities and Space Planning

**BOARD POLICY STATEMENTS:**

N/A

**MANDATORY COMPLIANCE:**

Contracts will be awarded in compliance with Public Contract Code Section 20146.

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):**

N/A

**ORIGINATING DEPARTMENT:** Department of General Services

**OTHER CONCURRENCE(S):** Purchasing and Contracting

**CONTACT PERSON(S):**

Rich Grudman

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