



*City
Council
Report*

Item: 10
Category: UNFINISHED BUSINESS
Meeting Date: May 19, 2020

TITLE: Award the Measure O – New Police Operations Building Design Services Contract to LPA, Inc., Authorize the City Manager to Execute a Consultant Services Agreement in a Contract Amount Not to Exceed \$980,835, and Approve a Corresponding Budget Amendment in Fiscal Year (FY) 2019-2020. (Resolution/Roll Call Vote)

RECOMMENDED ACTION

That the City Council adopt a resolution to award the Measure O - New Police Operations Building Design Services contract to LPA, Inc., authorize the City Manager to execute a consultant services agreement in a contract amount not to exceed \$980,835, and approve a corresponding budget amendment in account 448.518.7430 in Fiscal Year (FY) 2019-2020.

BACKGROUND

The Campbell Police Department (Police) is located on the first level of City Hall at 70 North First Street. Built in the early 1970's, City Hall does not meet the current requirements of an Essential Services Building to withstand earthquake forces and remain operational after a disaster. A seismic assessment of the building was conducted in 2017, and it was determined that significant retrofits are necessary to upgrade the building to the Immediate Occupancy Structural Performance Level as required for public safety and emergency services facilities. The existing Emergency Operations Center (EOC) is located on the first level of the Campbell Library, which is also not constructed to Essential Services Building standards.

During the November 2018 general elections, Campbell voters passed Measure O authorizing the City to issue up to \$50,000,000 in general obligation (GO) bonds to finance the design and construction of City facilities to house the Police and Library services. For the Measure O – New Police Operations Building Project, the City requires the services of a qualified design consultant to conduct a feasibility study and prepare initial designs for City Council approval. On February 4, 2020, the City Council authorized staff to issue a Request for Proposals (RFP) to solicit proposals from qualified architectural firms for the Project. The design scope includes confirming programming and space needs, developing concept designs for approval by the City Council, and preparing Schematic Design (15% Design) and Design Development (30% Design) documents. The design scope of services was prepared in accordance to the guidance from the ad hoc RFP Subcommittee established by the City Council.

At the 30% Design level, the City needs to determine whether the project can be best delivered through the Design-Bid-Build (DBB) or Design-Build (DB) delivery method. Key advantages of the DBB method are the ability for the City to fully control the design of the new Police Operations Building (POB) and complete 100% design and construction documents before committing to a large construction contract with a builder. Benefits of the DB delivery method include better cost control by binding the DB entity to a guaranteed maximum price, transfer of design and construction risks to one DB entity, and the ability to select the DB entity based on qualifications and best value versus low-bid.

DISCUSSION

On February 6, 2020, the RFP was publicly issued and posted on the City's website and QuestCDN, the official bid and RFP management portal for the Public Works Department. The RFP was also forwarded to the American Institute of Architects (AIA) local chapters in Silicon Valley, East Bay, San Francisco, and San Mateo for distribution. A Mandatory Pre-proposal Site Tour was hosted on February 19 at the City Hall Council Chambers, and 12 prime architectural firms attended. On March 9, the City Clerk received proposals from five (5) architectural firms listed below:

Indigo I Hammond + Playle Architects - Davis, CA
Jeff Katz Architecture – Santa Rosa, CA
LPA, Inc. – San Jose, CA
Ross Drulis Cusenbery Architecture – Sonoma, CA
Smith Group – San Francisco, CA

The Police Chief, Police Captain, Public Works Director, and Senior Public Works Project Manager evaluated all proposals and checked relevant references. The evaluators concluded that all five firms were well qualified for the Project. The five firms also satisfied the following minimum qualifications specified in the RFP:

1. Minimum five (5) years of applicable and recent experience in programming and designing public safety, law enforcement, 9-1-1 dispatch, and emergency operations center facilities.
2. Expertise in architecture, site planning, structural and civil engineering, landscape architecture, Mechanical/Electrical/Plumbing (MEP), budget and cost analysis, and in the field of public meeting facilitation.
3. Third-party cost estimator with at minimum five (5) years of recent experience in estimating public safety and/or civic building projects in the greater San Francisco Bay Area at various design stages.
4. Experience in preparing bridging documents for soliciting proposals from Design-Build Entities for government projects.
5. Availability and willingness to frequently travel to City for site visits and meetings with City Council and City staff.
6. Attended the Mandatory Pre-proposal Site Tour.

On April 16 and 17, video conference interviews were conducted with each of the five firms. The proposal evaluators continued as the interview panel members. Each interview session consisted of a brief presentation by the consultant team followed by a set of project related questions for consultants to address. Interviews were scored based on the firm's presentation, participation and qualification of team members, responses to interview questions, highlighting key issues, and overall fit for the Project. The interview panel unanimously rated LPA, Inc. (LPA) the highest and selected LPA to be the best qualified design firm for the Project.

LPA has over 400 employees and six offices throughout California and Texas. The Project will be managed by the LPA office in San Jose, California. LPA has in-house designers and experts in disciplines of architecture, engineering, interior design, landscape architecture, and master planning. LPA has executed over 270 projects for cities and counties across California. For the Project, LPA has partnered with McClaren, Wilson and Lawrie Architects (MWL) based in Phoenix, Arizona. MWL is widely recognized as the planning and design leader of public safety facilities, forensic science laboratories, and forensic pathology facilities in North America. MWL has worked on over 280 public safety facilities throughout United States and Canada including local ones in Alameda County, Hillsborough, Morgan Hill, Piedmont, Sacramento County, San Francisco, Santa Clara. Together, LPA and MWL have designed police stations and essential services facilities at Merced, Salinas, and Visalia.

The final scope of services and a contract amount not-to-exceed \$980,835. for the Project were negotiated as stipulated in the consultant services agreement (**Attachment B**). The agreement was reviewed and approved by the City Attorney. The final scope of services aligns with the design scope that was detailed in the RFP. The design fee of \$980,835. is 5% of the \$20 million project budget initially established for the Project. The contract amount is within the cost range anticipated by staff for 30% Design documents.

Again, at the 30% Design level, the will City need to make an informed decision regarding the most suitable delivery method for the Project. For budgetary considerations, LPA has provided a preliminary additional services fee estimate of \$1.3 million to complete 100% design and construction documents and provide construction support services for DBB delivery method. If LPA was directed to provide Bridging Documents required to solicit proposals from DB entities, the additional services fee would be approximately \$250,000.

Statements of Interest (SOI) for the Measure O – New POB

For the project delivery method decision-making process and to gauge the interest of local builders for the Project, staff also issued a Request for Statements of Interest (SOI) on February 25, 2020, to over 30 reputable Bay Area construction firms that have DB work experience. Many of the firms were on the Engineer News-Report (ENR) publication's *2019 Top 100 Design-Build Firms* in the nation. The Request for SOI

disclosed background information of the Project and preliminary assessment of the Police needs and also indicated a Project budget of \$20 million. On March 12, staff received SOI's from the following ten (10) firms and partnerships expressing interests in the new POB if it is issued as a DB project:

- Blach Construction Company (San Jose) / LPAS Architecture + Design (San Francisco)
- Gonsalves & Stronck Construction (San Carlos) / CJW Architecture (Portola Valley)
- Overaa Construction (San Jose) / Ten Over Studio (San Jose)
- Pankow Builders (Oakland) / HOK (San Francisco) and Miyamoto International (San Jose)
- Rodan Builders, Inc. (Hayward) / SVA Architects, Inc. (Oakland)
- Skansak USA Building, Inc. (San Francisco)
- Swinerton Builders (San Francisco) / Shah Kawasaki Architects (Oakland)
- Truebeck Construction, Inc. (San Mateo)
- Turner Construction Company (Milpitas)
- Webcor (San Francisco) / Perkins and Will (San Francisco)

Six other firms responded via email stating that they were currently too busy but to keep them informed regarding the Project. Only one firm responded stating that they would be interested if the project was issued as a low-bid (DBB) project.

Project Timeline:

With Council's approval of the consultant services agreement with LPA, below is the updated Project timeline with construction anticipated to start in summer 2022:

Milestones	Anticipated Completion
Start Design Services	June 2020
Confirm Program and Space Needs	Fall 2020
Site Planning/Analysis and Site Selection	Late Winter 2020
Concept Designs	Early Winter 2021
Schematic Design (15% Design)	Spring 2021
Environmental Studies	Summer 2021
Design Development (30% Design)	Summer 2021
Design-Bid-Build	
Construction Documents and Permits	Early Winter 2022
Bid and Award	Spring 2022
Start Construction	Summer 2022
Construction Completion	Early Winter 2024
Design-Build (if authorized)	
Bridging Documents	Fall 2021
Pre-qualify and hire DB Entity	Late Winter 2021
Construction Documents and Permits	Summer 2022
Start Construction	Summer 2022
Construction Completion	Late Winter 2023

FISCAL IMPACT

Staff is requesting a budget appropriation increase of \$980,835 for New Police Operations Building Design Services in the Measure O Fund in FY 2019-2020. Unexpended appropriations will be carryforward into FY 2020-2021. This will cause the Measure O Fund to temporarily have a negative balance for accounting purposes, but the fund will be made positive with anticipated bond proceeds in FY 2020-2021. The City is able to absorb this temporary negative balance since it pools together cash within its investment portfolio. Staff is targeting August 2020 for the first round of Measure O GO bond sales; at which time it will replenish the Measure O Fund cash assets and fully offset the temporary negative balance.

Prepared by:



WooJae Kim, Senior Project Manager

Reviewed by:



Todd Capurso, Director of Public Works

Approved by:



Brian Loventhal, City Manager**Attachment:**

- a. Resolution - Measure O Police Design Contract Award
- b. Consultant Services Agreement with LPA, Inc.

RESOLUTION NO. 12588

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL
AWARDING THE MEASURE O – NEW POLICE OPERATIONS BUILDING DESIGN
SERVICES CONTRACT TO LPA, INC., AUTHORIZING THE CITY MANAGER TO
EXECUTE A CONSULTANT SERVICES AGREEMENT IN A CONTRACT AMOUNT NOT
TO EXCEED \$980,835, AND APPROVING A CORRESPONDING BUDGET
AMENDMENT IN FISCAL YEAR 2019-2020.**

WHEREAS, Campbell voters passed Measure O during the November 2018 general elections, which authorized the issuance of up to \$50,000,000 in general obligation bonds to finance the design and construction of City facilities to house the Police and Campbell Library services; and

WHEREAS, services of a qualified design consultant are necessary to conduct a feasibility study for the new Police Operations Building, confirm programming and space needs, develop concept designs for approval by the City Council, and prepare Schematic Design and Design Development documents; and

WHEREAS, on February 4, 2020, the City Council authorized staff to issue a Request for Proposals to solicit design services proposals from qualified consultants for the Measure O – New Police Operations Building project; and

WHEREAS, staff publicly issued the Request for Proposals on February 6, 2020; and

WHEREAS, the City Clerk received proposals from five architectural firms on March 19; and

WHEREAS, staff evaluated all proposals and interviewed all five firms for final selection; and

WHEREAS, staff unanimously selected LPA, Inc. to be the best qualified design consultant for the project; and

WHEREAS, staff negotiated the final scope of services and the contract amount not to exceed \$980,835 for Measure O – New Police Operations Building Design Services as stipulated in the consultant services agreement attached to the Staff Report for this Resolution; and

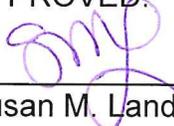
WHEREAS, a budget appropriation increase of \$980,835 is required for New Police Operations Building Design Services in the Measure O Fund in Fiscal Year 2019-2020.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell hereby approves the award of the Measure O – New Police Operations Building Design Services contract to LPA, Inc., authorizes the City Manager to execute a consultant services agreement in a contract amount not to exceed \$980,835, and approves a corresponding budget amendment in account 448.518.7430 in Fiscal Year 2019-2020.

PASSED AND ADOPTED this 19th day of May, 2020 by the following roll call vote:

AYES: Council Members: Waterman, Bybee, Gibbons, Landry
NOES: Council Members: None
ABSENT: Council Members: None
RECUSED: Council Members: Resnikoff

APPROVED:



Susan M. Landry, Mayor

ATTEST:



Andrea Sanders, Deputy City Clerk