

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

REQUEST FOR PROPOSALS

INTRODUCTION:

This "Request For Proposals" (hereafter referred to as RFP) is issued by the City of Salinas seeking Design-Build services for developer Griffin Swinerton to provide design and construction services for the new Salinas Public Safety Center. This facility will become an important tool to promote community-oriented policing, facilitate a culturally sensitive open communication between community and public safety officials, and welcome classrooms and youth-oriented learning opportunities to promote the values of public safety in Salinas.

OBJECTIVE:

Your firm is invited to submit a proposal for providing Design-Build services for the new Salinas Public Safety Center. This proposal should encompass your firm's Construction Management Plan, Design, Schedule, Estimating/Pricing, Phasing/Logistics approach to the proposed project; as well as, a request for examples of how public input is sought and applied to develop a facility that serves the needs of the Police Department and the community together in one welcoming place. You will need to demonstrate the qualifications of your firm's team, and its understanding of the project through a proposal. Please note: ***it is the responsibility of the Design-Builder to identify and obtain all required permits, inspections and approvals for the project.***

PROJECT LOCATION:

Salinas is located in central Monterey County 12 miles east of the Monterey Peninsula and 50 miles south of the San Francisco Bay Area and Silicon Valley. Salinas is the hub of the agricultural industry on the Central Coast. The new Salinas Public Safety Center will be located in the eastern portion of the City commonly referred to as "the Alisal." The Alisal became part of the City's incorporated boundary in the mid-1960's. The City has secured two adjacent parcels for the project. The first is 4.95 acres at 312 East Alisal Street from the County of Monterey who has demolished the existing man-made improvements to provide a certified clean and vacant development prior to commencing construction. The second is 7 Murphy Street, which is an additional 1.072 acres of property that will provide adequate space for the Buildings.

PROGRAMMING REQUIREMENTS:

Architectural – The following program areas are required:

- Headquarters Building (50,000 – 60,000 SF)
The Headquarters will be the flagship structure where the Department interacts with the public. Design must maintain an awareness of the interface of public and secure areas.
 - Public Spaces:
 - Lobby
 - Waiting Rooms
 - Exhibition Area
 - Outreach Center
 - Meeting Rooms
 - Public Restrooms
 - Secure Spaces
 - Administration offices
 - Conference Rooms/Meeting Rooms

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

- Emergency Operations Center (EOC)
 - Armory
 - Holding & Processing Cells
 - Interrogation Rooms
 - Receiving Area/Dock (Back of House)
 - Restrooms
 - Kitchen/Break Room
- Support Building(s) (30,000 – 40,000 SF)
The support buildings are fully secure, with no public access. Hazardous and bio-hazardous waste must be anticipated in design.
 - Warehousing
 - Evidence storage
 - Evidence drying
 - Forensic vehicle investigation
 - Forensic laboratory
 - Firearms storage
 - Miscellaneous
 - K-9 Training and Support
 - Training Center, including Firearms range
- Site Considerations
 - Parking
 - Public Parking (50 spaces)
 - Secure parking, including sworn and nonsworn employees (315 spaces)
 - Fleet parking and maintenance
 - Security
 - Secure perimeter with video surveillance capabilities
 - Sally port secure entries as appropriate
- Headquarters is to face Alisal Street and offer the public a safe, approachable, and identifiable design. A public plaza is to be designed for the public entrance façade of the HQ.
- The tenants of Community Oriented Policing should be reflected in the Center's design goals. As defined by the US Department of Justice, "community policing is a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime." More information on Community Oriented Policing can be found in the attached Appendix B.
- The Design-BUILDER shall be able to explain their plan for space allocation and usage within the Center, as well as the type of rooms that are provided and their contributions to the space.
- Interior Design Goals:
 - Welcoming, Clean Design
 - State of the Art Security & Technology
 - Access & Signage Clarity
 - Ease of Maintenance
- Employee Satisfaction

Structural:

- Select any structural system and material that meets applicable structural and fire codes.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

- Note that the Headquarters structure houses all first-responder functions, and must comply with Essential Services Buildings Seismic Safety Act to withstand the highest wind and seismic standards
- Consideration should be made for security, equipment, seismic loads, and soil capacity (see Appendix C - Geotechnical Report by Leighton Consulting, Inc. dated 8/31/2017).
- Design-Builders should be able to defend and explain the structural system that they select.

Civil:

- Site development design will include driveway entries, surface parking, sidewalks, landscaping, site drainage, site utilities, and site signage.
- Site utilities must be tied in to existing mains running beneath East Alisal Street. Utilities include: fire water, gas main, sewer main, domestic water, storm drain, communication line, and electrical. Traffic cannot be impacted during this work.
- Grading and other site considerations must be designed with the adjacent railroad tracks and potential easements in mind.

Demolition:

- The City has secured the site for construction and has already performed clean and grub to provide a certified building pad. There are no existing structures within the extent of the site to be demolished.

FF&E:

- All buildings are to be fully operational and move-in ready at time of completion. Scope of work to be handled as a single budget line allowance of \$1,000,000.

MEPF:

- Requirements of MEP systems are to provide safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building.
- Design-Builder to select locations for all mechanical, electrical, and plumbing equipment.
- Mechanical systems include but are not limited to Domestic Hot and Cold Water; Sanitary Sewer, Waste, and Vent Systems; Fire Suppression System; and Heating, Ventilation, and Cooling (HVAC) System
- Plumbing system to include technology designed to reduce freshwater consumption.
- Design the Heating, Ventilation and Air Conditioning (HVAC) system to be energy efficient, fully automated and allow for easy maintenance by building service personnel.
- Provide special consideration to spaces such as firing range, community rooms, police facilities, etc. to ensure proper environmental conditions and avoid odor migration to surrounding rooms.
- Avoid placement of access panels in public spaces and out of public view. Consider access for service and maintenance.
- Electrical systems include but are not limited to Primary Service and Main Switchgear; Building Power and Distribution; Lighting; Standby Power; Telecommunications; Fire Alarm; Local Sound System; Security; Connections to Furniture.
- Training of Salinas Public Safety Center engineering team in the use, operation, and maintenance of all systems used.
- Emergency Operations Center will require a dedicated Emergency Generator.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

SUMMARY OF WORK:

Design-Builder shall design and construct the new Salinas Public Safety Center including all associated site and off-site improvements as indicated in the programming requirements noted above.

Upon execution of the Contract, the Owner will issue the Notice to Proceed (NTP) to the Design-Builder. When issued, the NTP will begin the Design Phase of the Project. During this phase, the Design-Builder will complete the design for the Project and fully develop the construction documents required for submittal and approval by required jurisdictional agencies and acceptance by the Owner.

SCOPE OF WORK EXCLUSIONS:

- Site Security systems (by Others)
- Seismic peer review
- Environmental studies
- Traffic Impact studies
- Special testing
- Neighbor easement rights

OPPORTUNITIES & CHALLENGES:

- The site is triangular which creates narrow corners. Design-Builder to efficiently use land provided.
- Protect the surrounding community from the effects of increased noise from the public safety building and shooting range.

LEED CERTIFICATION:

The City of Salinas is committed to promoting sustainable practices. Design-Builders are required to design and build the Public Safety Center in a way that minimizes detrimental environmental impact throughout the life of the building, and which promotes a positive physical environment that advocates for safety, trust, and equity.

The Public Safety Center will achieve the following LEED requirements:

- LEED Gold Certification.
- Calculate the number of credits achieved using the LEED Project Scorecard. (Appendix D)
- Provide a description of how the team intends to enhance Social Equity, Environmental Justice, or Community Quality of Life
- Provide examples of how the building is designed to be energy efficient

COMMUNITY INVOLVEMENT:

Community engagement and involvement is pivotal to the success of this project. Design-Build teams are required to:

- Plan to conduct meetings with the community to discuss development consistently throughout the construction process.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

- Include an example of a project the Design-Build team has worked on together (if applicable) that required the public's input, recorded the public's expectations, and applied this input to the design of a new development that clearly met these expectations
- Promote a warm inviting environment with a welcoming façade, including community-oriented enhancements.

BUILDING INFORMATION MODELING:

- The Design-Build team (including architect, design consultants, general contractor and key sub trades) shall prepare, modify and utilize BIM for the project.
- BIM shall be utilized throughout the entire project lifecycle: including design, construction, and preparation for use by facility management.
- The Design-Builder shall determine when to begin collaborative BIM Modeling.
- The Design-Builder will designate ongoing consultant and trade coordination reviews of the Model(s). Reviews shall include Clash Detection to locate conflicting spatial data in the Model where two elements are occupying the same physical space.

BUDGET:

- Proposals must include costs on a Guaranteed Maximum Price basis. All submissions must be made with the understanding that the price quotation remains in effect for a period of ninety (90) days from the Proposal opening due date.
- Please note this project is Public Works and will be subject to California prevailing wages.
- The owner's budget cannot exceed \$42 Million. Proposals in excess of this amount may or may not be considered by Ownership.

SCHEDULE:

- The Work to be performed under the contract shall be completed within project timeline listed below.
- Predevelopment Phase will be limited to 6-months.

PROJECT TIME LINE:

- | | |
|----------------------|------------|
| • Contract Award | 05/09/2020 |
| • Notice to Proceed | 05/25/2020 |
| • Project Completion | 08/06/2021 |

SELECTION PROCESS:

- The Design-Build firms will be evaluated based on experience with similar projects, recent experience with projects of similar size and scope, credentials and availability of assigned personnel, and costs. We may elect to visit some of the projects that you have completed.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

COMPETITION SCHEDULE OF EVENTS

Thursday, February 6, 2020

- 6:00 am – Pre-Bid Meeting – Pre-Qualifications.
 - Submittal of Statement of Qualifications due – To be uploaded onto Swinerton's server.
 - NOT to be submitted via USB Flash Drive.
 - All Team Members are required to attend.
 - Log into Swinerton server for uploading and downloading information.
- 9:00 am – One copy of Early Conceptual Design Due (Can be a hard copy or CAD/Revit)
 - Include at least 1 quality sketch/diagram that best illustrates your design at this phase. At a minimum, general schematic diagram showing building shape and orientation on site, and elevations or details identifying any architectural elements.
- 11:00 am – Deadline for all RFI's.
 - Use RFI format provided only
 - RFIs to be uploaded onto the Swinerton server
- 12:30 pm – RFI responses available for download from the server to D/B teams.
- 9:00 pm – One (1) electronic colored copy of Design-Build Proposal Due (Uploaded onto the Swinerton server).
- 11:00 pm – Proposal Presentation Materials Due.
- 11:05 pm – Presentation Drawing.

Friday, February 7, 2020

- 10:00 am - Presentations begin.
- 6:30 pm - Swinerton Builders presentation of problem solution and answer questions.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

RFP RESPONSE REQUIREMENTS

OUTLINE FOR PROPOSALS

Design-Build Teams shall use the following outline in the presentation of their solutions to this RFP. The proposal shall be concise, fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. Only one (1) electronic PDF formatted proposal uploaded to the Swinerton server will be required. **Do not submit proposal copy in 3-ring binder. Do not submit proposal copy on external USB flash drive.**

Each section of the electronic copy of the proposal must be saved as a separate PDF file on the Swinerton server as follows:

Example File Name: School Prefix-001 (i.e. SWIN-001)

- Electronic File 001 – *Introduction & Construction Management Plan*
 - ☐ Transmittal Letter
 - ☐ Table of Contents
 - ☐ Project Specific Management Plan
 - ☐ Construction Phasing Narrative / Logistic Plans
 - ☐ Safety
 - ☐ LEED Narrative & Check List
 - ☐ Community Involvement Narrative
 - ☐ Addendum Acknowledgements & Narratives
- Electronic File 002 – *Design*
 - ☐ Proposed Conceptual Design
 - Renderings, elevations, floor plans, etc.
 - ☐ Conceptual Design Narrative
 - Design Approach & Origination
- Electronic File 003 – *Estimating*
 - ☐ Cost Proposal Narrative
 - ☐ General Conditions/General Requirements
 - ☐ Itemized Cost Proposal (Printed to PDF)
- Electronic File 003A
 - ☐ Excel Estimate File
- Electronic File 004 – *Schedule*
 - ☐ Proposed Schedule (Summary Schedule to PDF single 11x17 page)
 - ☐ Working Schedule File (Detailed schedule printed to PDF on page wide)
 - ☐ Schedule Narrative

There will be a total of 5 files in the Swinerton server from your school: 001, 002, 003, 003A, and 004.

Each of these items is described in detail in the following pages.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

ELECTRONIC FILE 001

TRANSMITTAL LETTER:

Identify the prime Design-Builder and Design-Build Team, introduce and summarize the overall approach and outcome of the D/B team efforts, and note any outstanding characteristics of the D/B proposal presented. Confirm that all requested requirements have been met in the proposal.

TABLE OF CONTENTS: The Table of Contents shall list all proposal sections as outlined herein.

PROJECT SPECIFIC MANAGEMENT PLAN (PSMP):

Provide a detailed Organization Chart for your proposed team and correlate it with a detailed Project Management Plan narrative. The proposal should include **each team member's real resume and photo.** The PSMP should clearly communicate your specific plans for controlling the design and construction efforts.

CONSTRUCTION PHASING / LOGISTICS PLANS:

Clearly identify the number of phases and provide comprehensive plans for each phase of construction. Each phase should consider the safe path of travel for pedestrian and automotive traffic control.

Clearly identify any short-term or long-term hoisting equipment (cranes, material hoists) on plan showing full extents of use. Staging and laydown for building materials and means and methods for dispersing the building materials should also be considered during the phasing plan to ensure that staging and movement of building materials does not affect adjacent buildings, pedestrians, or automotive traffic.

The following must be indicated at a minimum:

Site Boundaries & Barricades	Temporary Trailer(s) / Office(s)	SWPPP	Delivery/Work Hours
Entrance/Gate Locations	Crane / Hoisting	Traffic & Haul Routes	Dumpsters / Temp. Toilets
Material Staging	Employee Parking	Emergency Access	Staging Area

Please include a narrative explaining your logic of how you developed your plan. If applicable, explain the different phases and how they relate to the schedule. Also explain how pedestrians and traffic will be addressed to limit disturbances and maintain a safe project.

SAFETY:

Provide a narrative describing your Firm's commitment to safety and the project specific safety measures that will be taken to ensure the safety of the public during Construction. Describe how the project team will establish and maintain adequate barricades to keep pedestrians from entering the job site. Communicate how you will secure the site during non-working hours. Identify personnel on the jobsite who are specifically responsible for safety. Explain how your company will mitigate the traffic and pedestrian issues with deliveries and concrete pump days. Please reference site logistics plan and schedule.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

LEED NARRATIVE & CHECKLIST:

Complete the LEED v4.1 scorecard and provide a narrative on points that have been achieved on this project. Narrative should include at minimum the requested description of how the team intends to enhance Social Equity, Environmental Justice, or Community Quality of Life, and examples of how the building is designed to be energy efficient. Additional notes may include any further innovations in water/energy efficiency, materials, or design, or any social sustainability enhancements.

ADDENDUM ACKNOWLEDGEMENTS AND NARRATIVES:

For each addendum issued during the RFP phase, please include a narrative response along with the signed addendum form.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

ELECTRONIC FILE 002

PROPOSED CONCEPTUAL DESIGN:

Provide at least three sketches, plans, or diagrams, which best explain your design and circulation at this phase. The way in which the design is presented (sketches, diagrams, plans, etc.) is of your choosing. Be sure to show orientation of the structures on site and the façade.

CONCEPTUAL DESIGN NARRATIVE:

The A/E written narrative should include but is not limited to:

- A description of the proposed architectural concept, façade, interior space development, and utility routing design. How will the safety center suit the needs of the city and public?
- A description of how the D/B team shall manage the design phase. The following categories are an example of additional areas in which the design team may need to manage additional consultants: Civil Engineering, Waterproofing, Landscape Design, Structural Engineering, Fire Protection, MEP, Security, etc.
- A description of the team's plan for community involvement and any community-oriented enhancements included in the design.
- Briefly describe the nature and quality of the building systems and materials proposed for the project. Include why the systems and materials were chosen. Describe the design philosophy of where available funds would be allocated to assure long-term project success.
- The narrative should include general information regarding proposed materials and systems in the following areas:
 - Structural System Concept
 - Exterior Building Finish Materials & Textures
 - MEP Systems
 - Special Consideration for Fire Protection
 - Utility Service Provisions
 - Interior Design & Space Planning
 - Hardscape & Landscape Materials

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

ELECTRONIC FILE 003 AND 003A

COST PROPOSAL NARRATIVE:

Assumptions

- Identify how you staff the project and why.
- Identify and explain any allowances. How much were they?
- Identify any contingency.
- Identify your fee.
- Identify any exclusions from your pricing.
- Identify anything that needs to be qualified.
- Identify any night work, swing shifts, or acceleration that is factored into the proposal.
- Identify any value engineering proposals and alternates with associated costs.

GENERAL CONDITIONS/GENERAL REQUIREMENTS:

Provide a summary breakdown and corresponding narrative to explain how you have arrived at your GR/GC budget. Also include your strategies to maintain this budget throughout the life of the project.

ITEMIZED COST PROPOSAL:

Provide an itemized cost breakdown (budget) that corresponds with the turnkey provisions of the concept design, program, schedule, construction systems & materials.

Proposal may include the following:

- Permits
- Design/Engineering
- Site Work/Improvements
- Construction
- Construction Inspections, including quality control and quality assurance testing
- Administration and General Conditions as required
- Professional Fees
- Design Surveys and Investigations
- LEED Certification & Fees
- Approvals

Use proposed estimate summary sheet (excel) provided for the overall summary of your estimate. Enter numbers in excel format and place the estimate summary in front of the detailed estimate. The detailed itemized cost breakdown shall be categorized by Uniformat Divisions. Provide both construction and design cost. Please include both PDF and Excel versions of this file as stated above in electronic file 003A.

***All the backup sheets need to be attached to the proposal to receive scores.**

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

ELECTRONIC FILE 004

PROPOSED SCHEDULE:

Provide two schedules (a) a summary Bar Chart schedule rolled up by major phases of work and (b) a detailed CPM schedule with logic relationship lines with minimal 150 activities. Schedules need to include design reviews, long procurement lead items, construction, and Owner required tasks. Consider what takes place at each of these phases.

The Summary Bar Chart needs to be formatted to be no larger than a single 11x17 PDF. The schedule needs to include:

1. Activity Description
2. Start Date and Finish Date for each activity
3. Duration for each activity as well as larger milestones
4. Bar or milestone for each activity
5. Clarity of Graphics need to clearly separate major phases of work

The Detailed CPM Schedule with logic relationship lines needs to be formatted to be only one 11 x 17 page wide so that bars and columns are on the same page and put into a PDF file. The schedule should clearly separate detailed activities into project phases outlined in the Summary Bar Chart. Format for the Detailed CPM Schedule PDF print out needs to organize the columns in the following order:

1. Activity ID and Description
2. Duration
3. Early Start
4. Early Finish
5. Float
6. Bar or milestone for each activity

Make sure the Detailed CPM Schedule includes at a minimum the following milestones:

100% SD Complete		
100% DD Complete	Obtain Permanent Power	Building Dry-in
100% CD Complete	Start Excavation	MEP Wall Rough-in Complete
Long Lead Procurement	Place Foundation	Building Commissioning
Mobilize/Start Work	Main Building Top-Out	Test MEP Systems
Temp Certificate of Occupancy	Support Building Top-out	Final Completion

SCHEDULE NARRATIVE:

Provide a brief narrative of the project phasing / scheduling approach to be utilized. Describe assumptions, risks and benefits. Describe the Owner's and Designer's responsibilities in assuring the schedule success with this approach. Identify Pre-Construction Activities: such as procurement items, permitting, design review, meetings with the community and city leaders, etc. Briefly explain the critical path that will be driving the schedule, including community meetings as necessary.

SALINAS PUBLIC SAFETY CENTER

SALINAS, CA

The Design-Build team shall specify how much contingency, if any has been made for inclement weather in the schedule. The D/B team shall also specify the days of the week and the hours of the construction operations during each phase of the work.

PRESENTATION & JUDGING CRITERIA

PRESENTATION:

Each proposing Design-Build team will be scheduled for a presentation/interview, where the Design Build team may present the full-sized presentation materials prepared. It is anticipated that the presentations will be limited to 20 minutes with an additional 5 minutes for Q&A.

JUDGING CRITERIA:

The following is a percentage breakdown for the Design-Build Competition:

• Pre-Qualification Submittal	5%
• RFP Response	70%
○ Construction Management Plan	25%
○ Design	15%
○ Schedule	15%
○ Estimating / Pricing	15%
• Presentation Materials	5%
• Oral Presentation & Interview	20%

APPENDIXES

- Appendix A: Site Plan
- Appendix B: Community Oriented Policing
- Appendix C: Geotechnical Report
- Appendix D: LEED Scorecard
- Appendix E: Photos of the Surrounding Area
- Appendix F: RFI Form (see 3. RFI Form & Instruction folder)
- Appendix G: RFI Info. & Instructions (see 3. RFI Form & Instruction folder)
- Appendix H: Estimate Template