

New San Pablo Police Department Headquarters and Regional Training Facility Design-Build Contract Award & Budget Appropriation

City Council
February 21, 2023



Project Description

- The Police Headquarters and Regional Training Facility (the “New Police Facility”) will be located on a vacant City-owned 2.27-acre lot at the northwest corner of Gateway Avenue and Chattleton Lane.
- The New Police Facility will be a two-story building of approximately 42,000 square feet. It will accommodate approximately 88 full-time PD staff.
- It will include a mental health crisis deployment office, drone technology deployment and a K-9 holding and training area.
- There will also be a state-of-the-art Regional Training Facility that will have classrooms, a mat room and a 20-lane indoor shooting range.

Project Background

- The Police Department Headquarters/Regional Training Center Ad-Hoc Sub-Committee received a presentation on the New Police Facility on December 2, 2020.
- Resolution #2021-168, the City Council approved the issuance of lease revenue bonds to fund the construction of a future Police Headquarters and Regional Training Facility.
- Resolution #2022-009, the City Council authorized the City Manager to execute a professional services agreement with Mack5 for the project, design and construction management for the New Police Facility.
- Resolution #2022-068, the City Council authorized the City Manager to execute a professional services agreement with LPA, Inc. for the creation of project bridging documents for the New Police Facility.
- On September 14, 2022, the PD Building Design Concept was presented to the Public Safety Standing Committee. A final presentation of the conceptual design was given to City Council on October 3, 2022.

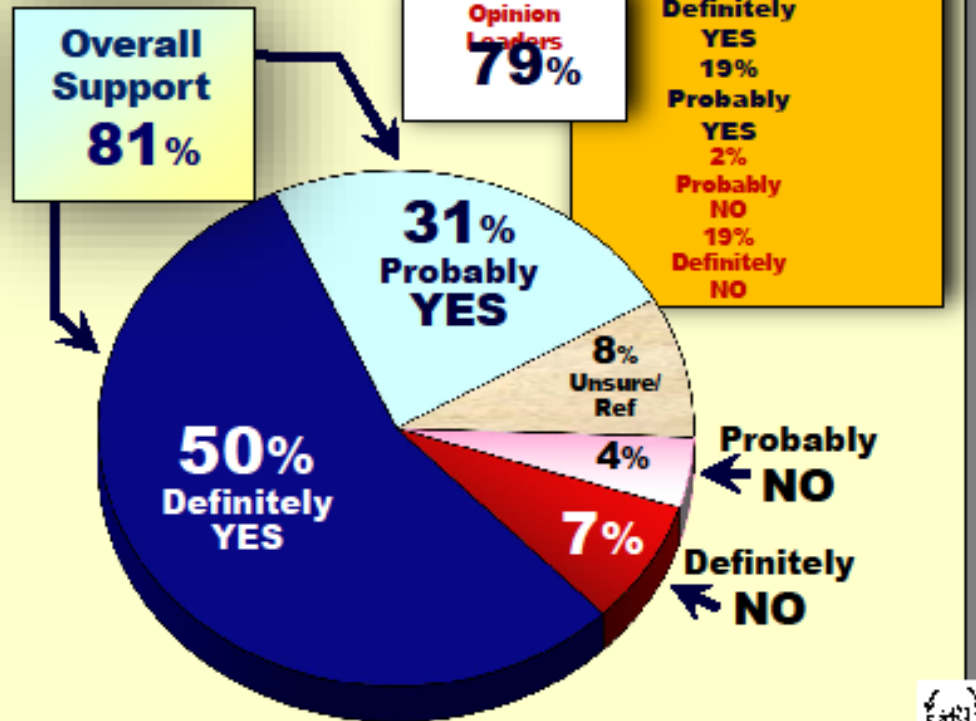
Extensive Community Support

- The proposed New Police Facility project has been extensively surveyed since 2020 by the City with the community at-large by the City's community outreach consultant, Strategy Research Institute, Inc. (SRI).
- In all SRI's Public Safety Surveys conducted since 2020, the City of San Pablo Police Department continues to receive community-side support for the ongoing implementation of the Department's overall crime reduction strategy which consists of:
 - (1) Community Policing;
 - (2) Use of Police Technology;
 - (3) Focus on Law Enforcement Training;
- In **August 2022**, the City's consultant, Strategy Research Institute, Inc., conducted a **2022 Public Safety Survey** which resulted in **81%** overall community support (with **79%** Opinion Leaders Support) for the proposed project.

Figure 7
City of San Pablo
Public Safety Survey
August 2022

Support for: New Police Headquarters

Question 6.1: Do you support the construction of a new Police Headquarters, including a Regional Law Enforcement Training Center?



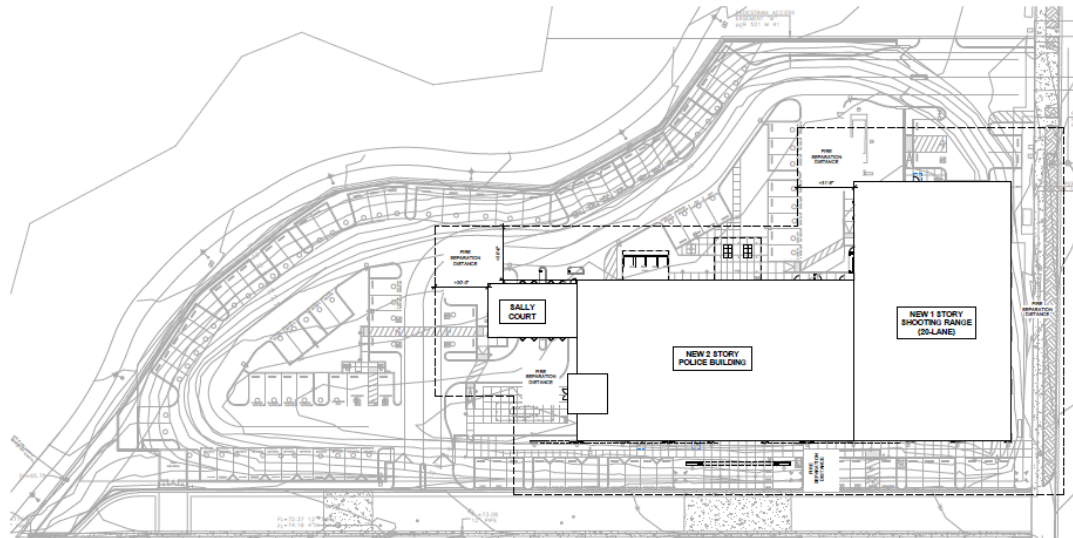
Design-Build Procurement

- In accordance with the Design-Build Statutes (including but not limited to Public Contract Code section 22164), the City issued an Request for Qualifications (RFQ) to potential Design-Build Entities (DBEs) for the design and construction of the New Police Facility.
- The City received five (5) responses and shortlisted all five.
- The City issued a Request for Proposals (RFP) in November to the shortlisted DBEs and received five proposals.
- Under the RFP and pursuant the Design-Build Statutes, the design-build contract was to be awarded, if at all, on a “best value” basis, as determined by the City.



Design-Build Procurement

- An interview panel that included City staff, Mack 5, the City's Construction Manager, and G2 Solutions, Mack 5's police and law enforcement facility design expert, interviewed the five DBEs and unanimously agreed that, based on the interviews and the proposals that C. Overaa & Co. (Overaa) offered the best value to the public for design-build delivery of the New Police Facility.
- Under the proposal, Overaa will design and build a 42,000 square foot building at a cost of \$38,491,497 that will meet the LEED Silver certification (Leadership in Energy and Environmental Design rating).
- Overaa is proposing to complete the Project in approximately 25 months.



Funding Appropriation

- The City Council will appropriate a total of \$28,839,700 in remaining Lease Revenue Bond Proceeds to the PD HQ / RTC Project. A total of \$7,413,467 in American Rescue Plan Act (ARPA) funds, which is now part of the City's General Fund/Fund 120 ("General Fund"), was previously allocated by the Council on April 4, 2022 via Resolution #2022-056. A total of \$3,200,000 of the ARPA funds was previously allocated to the New Police Facility, and \$1,253,467 for Wireless/Broadband Infrastructure. A portion of these latter funds (\$1,153,467) will be re-allocated to the PD HQ / RTC project for a Total ARPA/General Fund 120 Appropriation of \$4,353,467.
- On February 8, 2023, the Budget, Fiscal and Legislative Standing Committee was given a presentation on the City's General Fund Designated Reserves Amendment #2 which allocated a total of \$10,414,859 to FY 2022-23 GFDR Fund Balance under "New PD RTC Project Funding Shortfall" and unanimously recommended formal approval by the City Council and was approved earlier this evening by the City Council.
- This proposed resolution appropriates a total of \$43,608,026 to #320-0104-43605-GFD-422 to fund the Overaa contract and other expenses associated with the project. These expenses include contingency, special testing, furniture, fixtures and equipment, IT equipment, utilities, permits, and miscellaneous costs.

Appropriation Breakdown	
Lease Revenue Bond Proceeds	\$28,839,700
General Fund Designated Revenues	\$10,414,859
ARPA/General Funds 120	\$4,353,467
TOTAL	\$43,608,026

Staff Recommendation

Recommend the following for City Council formal consideration and adoption:

- (1) Find that the proposal for building the new San Pablo Police Department Headquarters and Regional Training facility by C. Overaa & Co. is the best value;
- (2) Award a design-build contract to C. Overaa & Co. in the amount of \$38,491,497 for design-build construction of the new San Pablo Police Department Headquarters and Regional Training Facility at Plaza San Pablo (Gateway Avenue and Chattleton Lane); and
- (3) Appropriate a total of \$43,608,026 in 2022 Lease Revenue Bonds Proceeds, FY 2022-23 General Fund Designated Reserves Fund Balance, and former ARPA/General Funds to fund the project and other related expenses.

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QUESTIONS?