

COUNTY *of* MARIN

Emergency Operations Facility



**Presentation to the
Board of Supervisors**



Introduction

- To better prepare for a major disaster and meet the on-going responsibilities to Marin County residents, the County is planning to construct a new Emergency Operations Facility (EOF) at Frank Lloyd Wright's Marin Civic Center Campus. A modern facility meeting high "essential services" construction standards is critical, and required by law, for disaster preparedness planning and response.

Today's Purpose:

- Receive Beverly Prior Architects Construction Phasing Study and The Staubach Company's financial strategy and project delivery report for the Emergency Operations Facility (EOF) project
- Discuss policy options concerning scope of work and project delivery
- Approval of staff recommendations & EOF project's Next Steps



Project Background

- 1996, 2002 & 2008 Grand Jury Reports concluded that the County needed a new Emergency Operations/Public Safety Facility
- Current Emergency Operations Center and Sheriff Operations are required to be located in a building that meets Essential Services Building Act safety standards. It is not feasible for the Civic Center to provide these safety standards for the current Emergency Operations Center.
- Several independent professional studies determined the best site location for the new EOF:
 - Gensler Architect's Report (2002) – identified 5 possible Civic Center sites for development
 - Heller Manus Architect's Report (2003)– in-depth analysis of each possible site & recommendation given
 - Beverly Prior Architect's Study (2006)– detailed study on recommended site concluded site was feasible
- In 2006, the Board of Supervisors approved the recommended site because it is sufficiently sized to offer the most design flexibility to address user and community concerns
- After an architect is selected, community & user concerns will be addressed during project design
- For more information, visit www.co.marin.ca.us/depts/AD/Main/EOC/eochohome.cfm



Board of Supervisor's Approved Site

Approved Site:

- 7.26 acre
- Relatively Flat

Current Uses:

- Parking Lot
- Petanque Court
- Interim Dog Park

Notes:

- Petanque Courts & Dog park will be relocated to nearby McInnis Park



Best Practice Strategies

- Common Drivers for a New Facility
 - Older facilities = do not meet Essential Services/Seismic Safety Standards
 - Substandard facilities = decreased response
 - Overcrowded conditions = inefficient operations
 - Multiple locations = decreased ability to manage
- Best Practice Solutions
 - Consolidation of functions into one facility
 - Improved communications, management, and operations
 - Building design is open and inviting in feel
- Ideal approach for the County of Marin
 - All functions built for a single, integrated facility
 - Provide best practices for this building type



City of Livermore Police Headquarters
Built in 1998



Napa County Main Sheriff's Office
Built in 2005



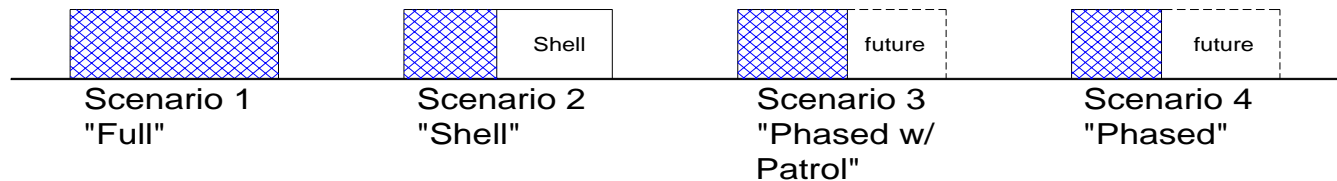
Program Overview – Marin County

- In 2006, Beverly Prior Architects performed a space needs analysis that proposed a program to be included in the new essential-services-designed facility:
 - Emergency Operation Center (EOC)
 - 911-Dispatch Communications Center
 - IST (servers and support staff from Civic Center)
 - MERA equipment
 - Sheriff Operations
 - County Multipurpose Center
- The study differentiated “essential services” and “standard” construction square-foot requirements
- Since 2006 study, fire administration is now excluded from program



Construction Phasing Alternatives

- To provide more flexibility in project delivery and in financing, several construction phasing scenarios were created.
- In Phase 1, scope of work for each scenario includes:
 - Scenario 1 – Full program build out with entire program
 - Scenario 2 – Full build out and shell space with EOC, MERA, IST, Comm. Center
 - Scenario 3 – Partial build out with EOC, MERA, IST, Comm. Center & Patrol
 - Scenario 4 – Partial build out with EOC, MERA, IST & Comm. Center



- In Phase 2,
 - Assumes remainder of project will start construction approximately 5 to 6 years after Phase I completion
 - Only Scenarios 2, 3 & 4 will have a Phase 2
 - Phase 2 may be a separate building or an addition to the Phase 1 building
- Entire project will be designed in Phase 1. Only construction will be phased.



Total Project Costs as used in Cost Estimates

Total Project Costs includes:

- "Hard" construction costs
- "Soft" costs (Architect, Engineers, Consultants, etc.)
- Site work and off-site Improvements
- Studies and Environmental Review
- Project Management
- Design and Construction Contingencies
- County Permits
- Furniture, Fixtures & Equipment (FF&E)

Note, MERA equipment would be funded outside of this project



Total Project Cost Estimates

Description of Construction Phasing Scenarios		Total Project Costs ¹	Net Present Value (NPV) ²	Essential Service Square Feet	Non-essential Service Sq. Ft.
Scenario 1	Phase 1	\$88,445,000		83,000	7,500
	Total:	\$88,445,000	\$78,653,000		
Scenario 2	Phase 1	\$69,231,000		37,000	
	Phase 2 ³	\$34,075,000		46,000	7,500
	Total:	\$103,306,000	\$80,113,000		
Scenario 3	Phase 1	\$56,813,000		42,000	7,500
	Phase 2 ³	\$51,754,000		41,000	
	Total:	\$108,567,000	\$81,528,000		
Scenario 4	Phase 1	\$47,720,000		36,000	
	Phase 2 ³	\$65,549,000		47,000	7,500
	Total:	\$113,269,000	\$82,038,000		

¹Total Project Costs are escalated to the project start date and includes hard and soft construction costs, furniture, fixtures and equipment, IST costs, county permits, professional fees, but assumes MERA equipment would be funded outside of this project.

²NPV is discounted back to current year 2008 dollars and assumes payment begins in 2013

³Costs escalated to the beginning of construction for Phase 2, assumed to be 2017

