

COUNTY *of* MARIN

Emergency Operations Facility



**Community Meeting
February 9, 2010**



Why Marin Needs a New Emergency Operations Facility / Public Safety Building



- County must be able to respond to a major disaster
- New facility is needed to ensure emergency response capabilities and to limit economic losses
- Existing building does not meet essential service standards
- Increase effectiveness of day-to-day public safety operations



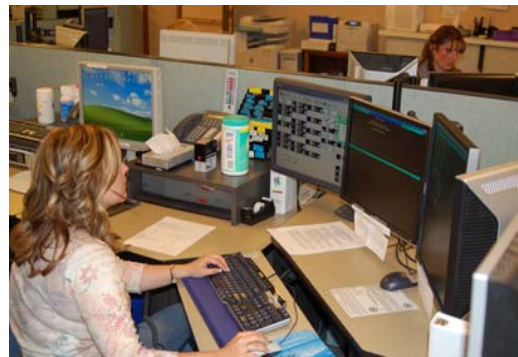
Sheriff's Mission at Office of Emergency Services

- Plan for and manage response to disasters in Marin County
- Liaison to federal, state and other county disaster response agencies
- Manage County wide recovery efforts
- Coordination with fire, water/sewer, hazardous materials, flood control, medical and law enforcement



What does the Emergency Operations Center do?

- The EOC acts as a command center and facilitates a coordinated response in a major disaster
- In managing emergency services, over 70 Civic Center staff immediately move to the EOC to provide operational coordination, planning and logistical support
- Information and orders are then dispatched to local, state and federal emergency resources



Sheriff's Role in Public Safety Communications



- Primary 911 answering point and dispatch for unincorporated Marin County, Tiburon, Ross, Sausalito, Mill Valley and Belvedere
- Dispatch to Marin fire and emergency medical resources, Dept. of Public Works and Marin County Humane Society
- Dispatch liaison to federal, state and other county emergency agencies



San Rafael Fire Station #7



- Built in 1978
- Structural condition is not up to modern day essential service standards
- Generally, the station is too small to efficiently support modern firefighting operations
- Apparatus bays are undersized for modern fire trucks

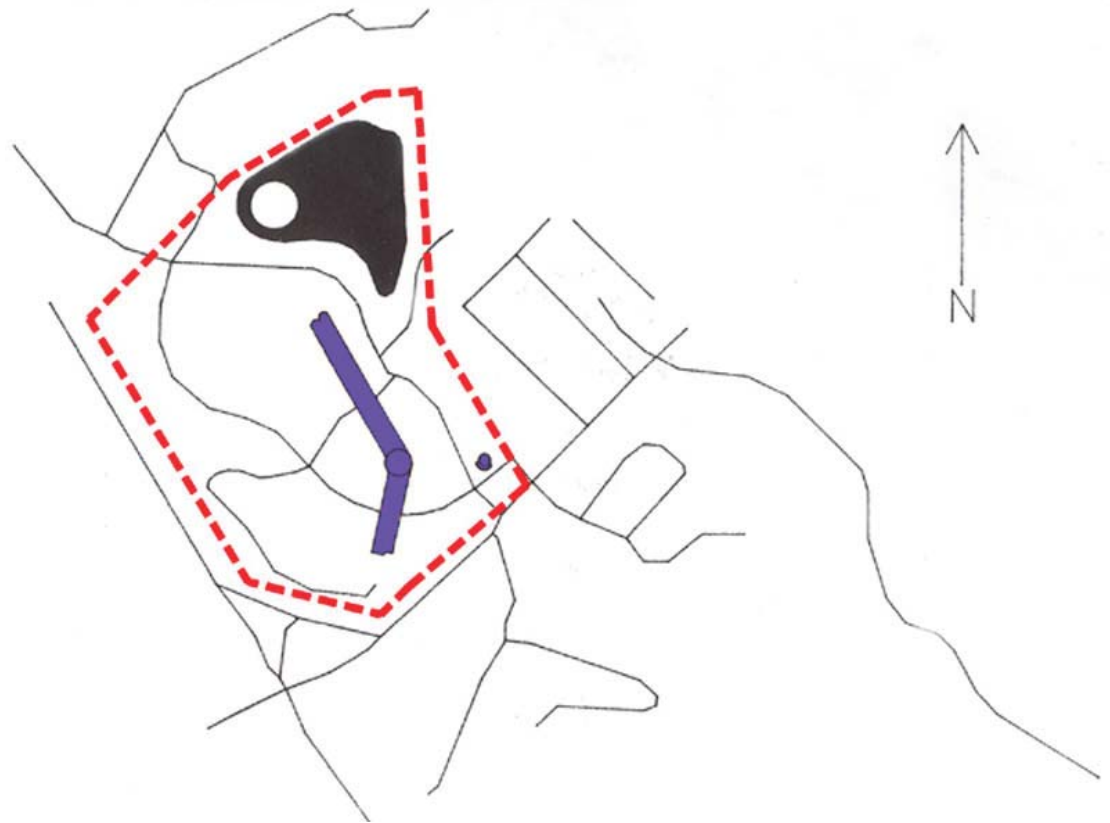


Project Background

- Process began in 1989
- 1996, 2002 & 2008 Grand Jury Reports
- Essential Service Standards
- Site Analysis Studies:
 - Gensler Report
 - Heller Manus Report
 - Beverly Prior Feasibility Study
 - Preliminary Environmental Assessment
 - Site Feasibility Study Update
- Program EIR



National Landmark Status



Above are the National Landmark boundaries at the Civic Center Campus. Note, much of the north and eastern parts of the campus are not within the historic boundaries.



EOF Program & Phase 1 Cost Estimate

		Essential Service	Ancillary Building
Detailed Programming		(Sq. Ft.)	(Sq. Ft.)
	Phase 1	54,600	8,400
	Phase 2	27,700	9,200
	Total:	82,300	17,600

- City of San Rafael Fire Department may rebuild Fire Station #7 with the Emergency Operations Facility Project. Above does not include the potential new San Rafael Fire Station ~ 10,800 Sq. Ft.
- The entire project will be designed in its entirety, but due to budgetary constraints, the construction will be done in two phases.

Description of Phase 1 Scope	Total Project Costs ¹	Essential Service Sq. Ft	Ancillary Sq. Ft.
The EOC, Communications/ Sheriff Technical Services, MERA, IST & Patrol are fully built.	\$57,663,000	54,600	8,400

¹Total Project Costs are escalated to the project mid-point of construction and includes hard and soft cost construction costs, furniture, fixture & equipment, IST costs, County permits, professional fees, sitework, but assume MERA equipment would be funded outside of this project.



Project Objectives

- Develop a facility that provides functionality for all Sheriff operations, the Emergency Operations Center, the County-wide emergency radio communications operations, the County's information technology backbone, and optionally integrate into the EOF project, a new City of San Rafael fire station, with continued operation of the existing fire station until the new station is constructed.
- Develop a facility that meets State Essential Service standards, including, but not limited to locating the facility on a site that is free of special hazards that would hinder essential services use.
- Develop a facility that is cost effective to construct.
- Develop a plan for construction of a facility that minimizes the time until the EOF is operational.
- Develop a facility that balances public safety and County operational needs for the Facility with protection of the environment.
- Design a facility that is compatible with the historic Civic Center.



Solicitation Process Objective

Select a Design/Development team to deliver a new Emergency Operations Facility that best meets County's goals and objectives for,

- Design excellence
- Technical and functional performance
- Value within budgetary constraints
- Risk allocation (schedule, cost and quality)
- Partial financing of project

Solicitation process is structured to address these complex issues and select the most highly qualified interdisciplinary project team

Key Skills of Design/Development Team

Architectural Firm (s)

- Proven technical expertise with Essential Use Facilities
- Proven expertise in design excellence
- Proven track record for on time, on budget performance

“At Risk” Entity/Construction Expert

- Proven technical expertise with Essential Use Facilities
- Proven expertise in complex project management
- Financial capacity to secure a Guaranteed Maximum Price (GMP)

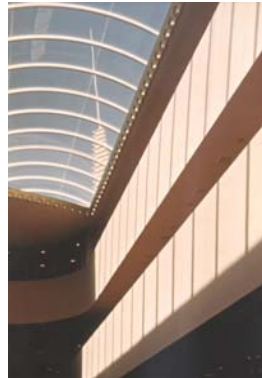
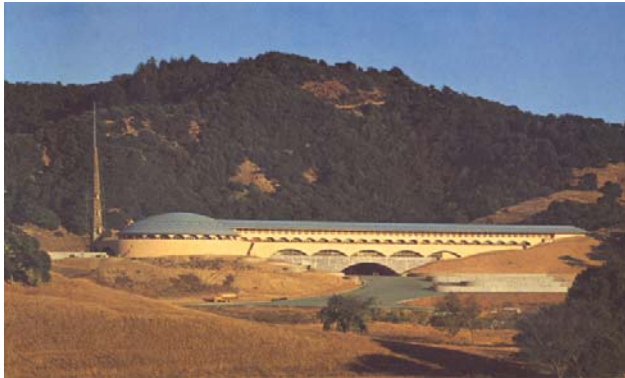
Key Skills of Design/Development Team

Structural Engineer Firm

- Proven technical expertise with Essential Use Facilities in State of California

Financing Partner

- Ability to provide partial financing of project with favorable terms for the County



Two Phased Solicitation Process

Qualifications Stage

- Request for Qualifications (RFQ)
 - 5 – 7 teams advance to next stage
- Request for Concept (RFC)
 - 3 – 4 teams advance to next stage
 - Finalists teams and their concepts presented at Community Meeting # 2

Building and Site Design Stage

- Request for Proposal (RFP)
- Design, Price and Financing submission
- Final design submissions presented at Community Meeting #3
- Acceptance of Contractual terms, including a GMP

Future Community Meetings

Opportunities for Community Involvement (as of February 2010)																				
Year	2009						2010												2011	
Quarter	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2
3RD PARTY PARTNER SELECTION																				
Community Meeting 1								★												
Community Meeting 2															★					
Community Meeting 3																			★	
Recommend 3rd Party Partner																				○
ENVIRONMENTAL REVIEW																				
Notice of Preparation (NOP)				◇																
Scoping Session								◇												
Draft EIR Public Review												◇								
Final EIR Public Review																				
Notice of Determination (NOD)																				○

Community Meetings

- Community Meeting 1 – Introduction of the Process
- Community Meeting 2 – Review of concepts and site diagrams of Finalist teams
- Community Meeting 3 – Review of final building and site designs
- Full Board of Supervisors Meeting to recommend Design / Development team

Schedule

Schedule (as of February 2010)																					
Year	8	2009				2010				2011				2012				2013			
Quarter	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Project																					
RFQ						■	■														
RFC								■	■												
RFP										■	◆										
Project Design											■	■	■	■	■						
Environmental				■	■	■	■	■	■												
Construction																	■	■	■	■	■
Move In																					◆

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- Questions or Comments