

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION APPROVING THE SELECTION OF GRIFFIN/SWINERTON AS THE DEVELOPMENT TEAM TO DESIGN AND BUILD THE SALINAS PUBLIC SAFETY CENTER AND APPROVING THE PREDEVELOPMENT AGREEMENT

WHEREAS, on December 6, 2016, the City Council approved Resolution No. 21095 and on December 10, 2016, the City published the approved Request for Proposals for the purpose of identifying a uniquely qualified firm or team of firms as the best means for finding a qualified Development Team to guide the community through a comprehensive design and development process to bring this transformational development to fruition; and

WHEREAS, the City published the bid documents in The Californian and on its Planet Bid portal and sent the bid documents directly to more than 100 contractors, architects, developers and builder-exchange and plan rooms. Ultimately, 177 vendors registered on the City's portal, 76 identified themselves as prospective bidders, 69 downloaded the project files, and 48 identified themselves as "local"; and

WHEREAS, the Bid process included a pre-bid meeting held on December 16, 2016 at the project site, and 30 interested bidders attended. A second "open house" was offered at the site in January 2017 and three potential bidders attended. During the bid process, staff responded in writing to more than 30-questions about the project and posted these responses on Planet Bid up until the deadline of January 27, 2017; and

WHEREAS, five responsive bids were received by the due date of February 10, 2017, and the Bid Evaluation Team consisting of members from Public Facilities Group, McClaren Wilson Lawrie Inc, and City representation from Community Development, Police Department and Public Works, rated all five proposals, eliminating two and inviting three to interviews; and

WHEREAS, during the month of March 2017 the Bid Evaluation Team conducted interviews of the three finalists, called several references and came to the unanimous conclusion that Griffin/Swinerton and the architecture firm of LPA Inc. are clearly the most qualified, have the most experience working together, delivered the best results in numerous recent completed projects, and a demonstrated passion for work that includes police stations and other municipal and county facilities.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines that the above recitals and accompanying staff report are true and correct and have served as the basis, in part, for the actions of the City Council set forth below; and

BE IT FURTHER RESOLVED that the Salinas City Council concurs with the Bid Evaluation Team's conclusion and selects the development team of Griffin/Swinerton and LPA Inc. to design, build and deliver to the City a new Public Safety Center; and

BE IT FURTHER RESOLVED, the City Council authorizes the City Manager to execute the attached Pre-development agreement with Griffin/Swinerton and that it become effective immediately; and

BE IT FURTHER RESOLVED, that the City Council authorizes the City Manager to take such other actions and execute such other documents as are appropriate to effectuate the intent of this Resolution.

PASSED AND APPROVED this 18th day of April 2017 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Joe Gunter, Mayor

ATTEST:

Patricia M. Barajas, City Clerk

Attached: Pre-Development Agreement