



March 17, 2026

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

SUBJECT: APPROVE AN INCREASE TO THE SUPPLEMENTAL WORK ALLOWANCE WITH DESIGN-BUILD TEAM OVERAA/SHAH KAWASAKI ARCHITECTS FOR ADDITIONAL DESIGN-BUILD CONSTRUCTION SERVICES FOR THE ALAMEDA COUNTY FIRE TRAINING CENTER PROJECT LOCATED AT 5053 GLEASON DRIVE, DUBLIN; AMOUNT \$120,000; AUTHORIZE AN INCREASE TO THE DESIGN-BUILD CONSTRUCTION CONTRACT; AMOUNT: \$895,392.53; AUTHORIZE CHANGE ORDER NO. 14; AMOUNT: \$895,392.53; PROCUREMENT CONTRACT NO. 25625

Dear Board Members:

RECOMMENDATIONS:

- A. Approve an increase to the Supplemental Work Allowance for the Design-Build Construction Contract (Procurement Contract No. 25625) with Overaa/Shah Kawasaki Architects (Principal: Carl Overaa; Location: Richmond), for additional design and construction services for the Alameda County Fire Training Center Project at 5053 Gleason Drive, Dublin, Project No. CAP21-ACFD-CNTR, from \$2,400,000 to \$2,520,000 (\$120,000 increase), and authorize the Director of the General Services Agency to execute Change Orders as necessary (up to \$210,000 each) in accordance with Public Contract Code 20142;
- B. Authorize an increase to the Design-Build Construction Contract (Procurement Contract No. 25625) with Overaa/Shah Kawasaki Architects (Principal: Carl Overaa; Location: Richmond), for additional design and construction services for the Alameda County Fire Training Center Project, from \$25,330,868.49 to \$26,226,261.02 (\$895,392.53 increase);
- C. Authorize the Director of the General Services Agency, or her designee, to execute Change Order No. 14 with Overaa/Shah Kawasaki Architects (Procurement Contract No. 25625) (Principal: Carl Overaa; Location: Richmond), for \$895,392.53 for the procurement of major equipment and specialty components and to complete field installation, trenching, piping, structural concrete, and related construction required by an Authority Having Jurisdiction for the revised wastewater capture and diversion system on a time-and-materials basis in accordance with Public Contract Code Section 20142; and
- D. Authorize the Director of the General Services Agency to prepare and execute the proper contract documents.

DISCUSSION/SUMMARY:

The General Services Agency (GSA), in partnership with the Alameda County Fire Department (ACFD), is delivering the new Alameda County Fire Training Center on County-owned property at 5053 Gleason Drive, Dublin. The Alameda County Fire Training Center Project (the Project) will provide a modern training facility to support a wide range of fire service instruction and emergency response training activities, including classroom-based learning and hands-on training, in a dedicated multi-story training tower.

On March 31, 2020, your Board approved (Item No. 3.4) the following: 1) amending the 2019-2024 Capital Improvement Plan (CIP) to add the Project to Category IV - Pending Projects Studies Underway; 2) approving the use of East County Development/Infrastructure Improvement Funds in an amount not to exceed \$20,000,000 to support the Project, contingent upon receipt of \$10,000,000 from ACFD; and 3) authorizing the Director of GSA and the ACFD Fire Chief to enter into a lease or license agreement for ACFD's use of the facility.

On March 31, 2020, your Board, sitting as the ACFD Board, approved (Item No. 8.1) authorizing ACFD to contribute up to \$10,000,000 for the Alameda County Fire District's Regional Training Facility Project, subject to a lease or license agreement between the District and the County.

On July 28, 2020, your Board approved (File No. 30497, Item No. 74) amending the CIP to transfer the Project to Category I – Projects Approved and Underway, and the transfer of the proposed budget of \$2,287,500 for design phase services to the Project fund including bridging documents for Design/Build (D/B) project delivery, California Environmental Quality Act requirements, real estate due diligence, and GSA project management fees, contingent upon your Board's approval of contracts for architectural and engineering (A/E) services.

On June 6, 2023, your Board approved (File No. 31037, Item No. 70) amending the Fiscal Year 2024 - 2028 CIP to increase the Project budget from \$30,056,880 to \$35,056,880 (\$5,000,000 increase).

On November 28, 2023, your Board approved (File No. 31110, Item No. 27) the water use agreement with the Dublin San Ramon Service District (DSRSD) to provide water services for the Project.

On April 2, 2024, your Board approved (File No. 31207, Item No. 17) awarding the D/B contract for the Project to Overaa/Shah Kawasaki Architects, in an amount not-to-exceed \$24,000,000 with a Supplemental Work Allowance of \$2,400,000.

The Director of GSA has approved 13 change orders for a total of \$1,330,868.49, resulting in a revised contract amount of \$25,330,868.49, with no changes to the contract terms. Separately, a Construction Change Directive (CCD) for a not-to-exceed amount of \$25,000 has been issued. These change orders and CCD were necessary to address a range of early construction needs, owner-requested refinements, regulatory-driven design updates, and unforeseen site conditions necessary to maintain project progress and compliance. Collectively, this work has included early site security, building and programmatic refinements requested by ACFD, public art infrastructure, utility and electrical upgrades, resolution of unanticipated underground conditions, and procurement of long-lead wastewater and stormwater system components required for the Training Tower's revised civil design.

A significant and unanticipated cost impact has arisen due to the mandatory redesign of the training tower wastewater capture, treatment, and discharge system required by the Authorities having Jurisdiction (AHJ's) - DSRSD and the City of Dublin. Although the original design anticipated direct discharge to the sanitary sewer, the agencies required a more complex system that captures, treats, stores, and manages

wastewater prior to release, along with associated site and utility modifications. These regulatory-driven changes represent a substantial departure from the original design intent and have resulted in additional scope and cost. As these requirements exceed the originally anticipated level of regulatory risk, they will require an increase to the Supplemental Work Allowance to adequately address the expanded scope and cost exposure, and a Change Order to address the revised wastewater system required by the AHJ's.

As a result of these regulatory requirements and unforeseen site conditions, GSA is requesting approval to increase the Supplemental Work Allowance and increase the D/B Construction Contract amount, which is reaching its authorized limit, to provide sufficient contract authority to address additional construction costs associated with the revised Training Tower wastewater system and related utility modifications. In addition, GSA is seeking approval of Change Order No. 14 for field installation, trenching, piping, structural concrete, and related construction associated with the revised wastewater capture and diversion system and for procurement of major equipment and specialty components related to the AHJ redesign requirements.

SELECTION CRITERIA AND PROCESS:

Request for Qualifications (RFQ) Process Phase I:

In accordance with the requirements of Public Contract Code Section 22164, on June 29, 2023, an RFQ was issued to pre-qualify bidders to be eligible to submit proposals based on the Best Value of the Project. The RFQ was emailed to known architectural and general contractors, including those in the Local Vendor Database, advertised in local publications, local trade organizations, and the GSA Current Contracting Opportunities and Calendar of Events websites. One pre-qualification conference was held to apprise interested entities of this opportunity, including Small Local Emerging Business (SLEB) Program requirements and the County's Contractor Technical Assistance Program (CTAP).

On July 28, 2023, GSA received responses from two D/B entities: Overaa / Shah Kawasaki Architects (SKA) and CORE/PBK/AE3 Partners (AE3).

On August 28, 2023, GSA issued the Notice of Phase-I results. GSA assembled a Selection Panel of qualified individuals to review and rank both firms. The two firms that participated in the pre-qualification process met or exceeded the request for qualification requirements.

Request for Proposals (RFP) Process Phase II:

GSA released the RFP to the two prequalified D/B entities on October 16, 2023. Proposals were received from both D/B firms on January 30, 2024. The County of Alameda's Technical Evaluation and Interview Presentation Panels evaluated and scored the submissions.

GSA used a "best value" selection method to procure this contract. GSA's technical evaluation team and County Selection Committee members reviewed, interviewed, and scored the two pre-qualified proposers, ranking them from highest to lowest.

The evaluation criteria consisted of the following factors: County minimum requirements, conformance to bridging documents, design and construction qualifications, schedule, Mechanical, Electrical, and Plumbing/Sustainability, best value enhancements, conformance with SLEB and subcontractor outreach efforts, design and construction expertise, and interview presentation.

Of a possible maximum of 100 points, the summary scores are as follows:

<i>Design-Builder</i>	<i>Total Score</i>
<i>Overaa/SKA</i>	<i>87.2</i>
<i>CORE/PBK/AE3</i>	<i>71.5</i>

SLEB Program:

For the design services portion of this contract, to be awarded the contract for this Project, a Bidder's design lead must either be a SLEB or subcontract with one or more County-certified SLEBs for at least 20% of the Bidder's proposal price for design services. The RFQ required the D/B teams to accept that if deemed qualified and invited to submit a proposal, they would meet SLEB requirements, related to the A/E portion of the Project.

Subcontractor Outreach Program:

The RFQ required the D/B teams to accept that, if deemed qualified and invited to submit a proposal, they would meet GSA's local goals for SLEBs and subcontractor opportunities.

Overaa/SKA's proposal included a comprehensive subcontractor procurement plan that endeavors to meet the SLEB and subcontractor goals and requirements.

Project Stabilization Community Benefits Agreement (PS/CBA):

The Project is subject to the PS/CBA, a project labor agreement that targets disadvantaged worker populations and expands access to construction jobs and works in conjunction with CTAP and SLEB programs that focus on increasing business enterprise opportunities.

Overaa/SKA's proposal achieved the highest score by meeting the stipulated sum of \$24,000,000, which included best value enhancement, inclusive of schedule acceleration of approximately two months. Overaa/SKA's proposal offered the best value to the public and was recommended for award.

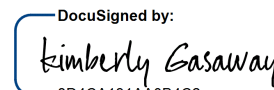
FINANCING:

Appropriations for the requested increase to the D/B Construction Contract, Supplemental Work Allowance, and execution of Change Order No. 14 are available in the Capital Projects Fund Fiscal Year 2025-26 budget for the Project. No additional appropriations are required, and there will be no increase in net County cost.

VISION 2036 GOAL:

The Project meets the 10X goal pathway of **Accessible & Integrated Infrastructure** in support of our shared vision for a **Prosperous & Vibrant Economy**.

Respectfully submitted,

DocuSigned by:

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Kimberly Gasaway, Director
General Services Agency

cc: County Administrator
Auditor-Controller
County Counsel
ACFD Fire Chief