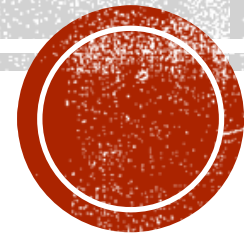


COUNTY OF SAN DIEGO: CONSTRUCTION PROGRAMS OVERVIEW

Rich Grudman, PMP, CFM, Assoc. DBIA
Deputy Director for Major Maintenance
and

Steve Schmidt, MSEE, CFM
Deputy Director for Capital Construction



DEPARTMENT OF GENERAL SERVICES

May 12, 2022

OVERVIEW

1. About the County
2. Major Maintenance Program
3. Capital Program
4. Upcoming Significant Procurements
5. A Longer View

COUNTY IS RESPONSIBLE FOR...



1. Administering State programs like social service assistance, health programs, foster care and adult protective services.
2. Regional services such as adult and youth detention facilities, criminal prosecution, elections, tax assessment and collection, air quality and beach water monitoring, and food and restaurant inspections.
3. Municipal services in non-city communities like law enforcement, libraries, parks, roads and land use zoning



ABOUT THE COUNTY: FUN FACTS

Governed by 5 Elected Officials:
Board of Supervisors
Plus 4 others (ARCC, DA, Sheriff, TTC)



Almost 19,000 Employees
50 Departments

Over 1,000 Structures - Over 10M SF



DEPARTMENTS YOU MAY KNOW



- Sheriff
- District Attorney
- Probation
- Fire Authority
- Public Defender
- Animal Services
- Medical Examiner



- Public Health
 - Public Health Centers
 - Coordinates with CDC
- Behavioral Health
 - Psychiatric Hospital
 - Edgemoor Skilled Nursing Facility
- Social Services
 - Family Resource Centers
 - Child Welfare & Adoptions
 - Housing
 - Aging and Independence



- Assessor/Recorder/Clerk
- Treasurer / Tax Collector
- Registrar of Voters
- General Services

- Parks
- Library
- Agriculture, Weights & Measures
- Public Works
- Environmental Health



GENERAL SERVICES



- Facility Operations
- Asset Management
 - Real Estate Services
 - Strategic Project Planning
- Energy and Sustainability
- Fleet Services
- Project Management
 - Capital Construction
 - Major Maintenance

MAJOR MAINTENANCE



Major Maintenance Projects...

preserve or renovate a facility for its intended use;

repair or replace building systems and components

MAJOR MAINTENANCE



- Responsible for Renovation / Repairs
- Typically 200-300 active projects at any given time worth ~\$400M
 - Projects range from \$50K - \$65M
- Typical Duration MM project is:
6 Months – 2 Years
- JOC / CMAR are the primary delivery methods
 - \$25-\$30M annually in JOC

CAPITAL



Capital Projects...

construct new facilities; may include
demolition of an existing facility; and may
include a land purchase



CAPITAL



- Current active volume (project value): ~ \$1B
- Typical duration: 3+ years (programming thru construction)
- Planning underway for ~ \$700M+

UPCOMING PROCUREMENTS

Current

- RFP for HCDS Public Housing (closes May 30)

May 2022

- RFP for Ridgehaven CMAR \$14M
- RFP for EMJDF Generator CMAR \$4M

June 2022

- RFP for East County DA DIRT System CMAR \$2-3M



UPCOMING PROCUREMENTS

September 2022

- RFP for South Region FRC CMAR \$7M

Calendar 2023

- Third Avenue Mental Health Inpatient Facility (Central Region HUB) (CMAR) – \$ TBD



A LONGER VIEW

Capital Improvement Needs Assessment (CINA) – 5 Year Planning Forecast - \$300M +

FY 22-23 - \$20M (July '22 – June '23)

- Central Region HUB (BHS) - \$20M for Programming; Design; CMAR Phase I - Total Project \$ TBD
- HSC (Rosecrans) Relocation to COC (DDA w/Lowe) - \$TBD

FY 23-24 - \$30M

- Jacumba Fire Station #3 - \$17M
- 4S Ranch Library Expansion - \$13M

FY 24-25 – \$48M

- East County Crisis Stabilization Unit (CMAR) - \$12M
- Ramona Sheriff Station - \$36M



A LONGER VIEW

CINA (cont.)

FY 25-26 - \$172M

- Ramona Fleet Garage (Refurbish) - \$11M
- Campo Library Community Room - \$2M
- El Cajon Branch Library - \$30M
- Descanso Fire Station #45 (CMAR) - \$17M
- Intermountain Fire Station #85 (CMAR) - \$18M
- I-15 & SR-76 Sheriff Station - \$48M
- East Otay Mesa Sheriff Station - \$46M

FY 26-27 - \$24M

- Santee Library - \$24M



THANKS...

Questions...

Rich Grudman, PMP, CFM, Assoc. DBIA
Deputy Director for Major Maintenance
and

Steve Schmidt, MSEE, CFM
Deputy Director for Capital Construction



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