



DGS Construction Overview

October 30, 2025

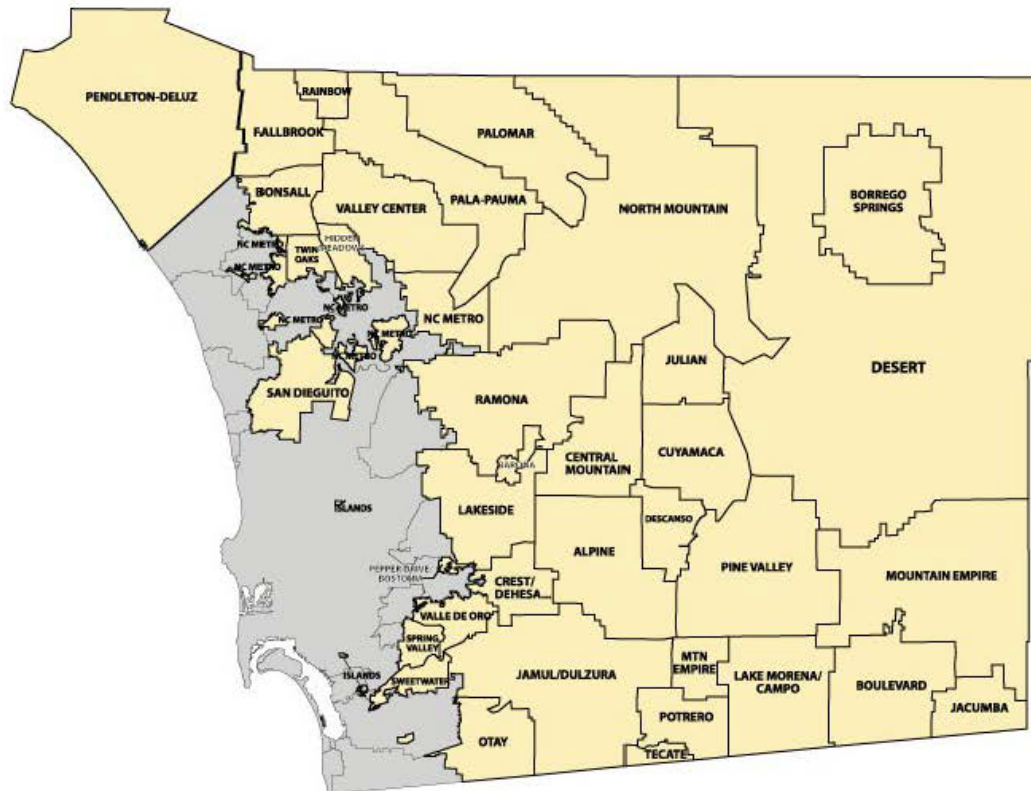
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About the County

Unincorporated San Diego County



- Not the City. A different government entity.
- County wide responsibilities (both incorporated and unincorporated areas)
 - Public health, social services, elections, tax collection, etc.
- Responsibilities Specific to Unincorporated Area
 - Public safety, fire protection, zoning, public works, animal services, etc.

Who is Responsible for Construction?

Department of General Services (DGS)

- Vertical construction throughout incorporated and unincorporated areas of the County
- Libraries, Fire Stations, Sheriff Stations, Public Health Buildings

Department of Parks & Recreation (DPR)

- Mostly horizontal construction in the unincorporated areas of the County
- County parks

Department of Public Works (DPW)

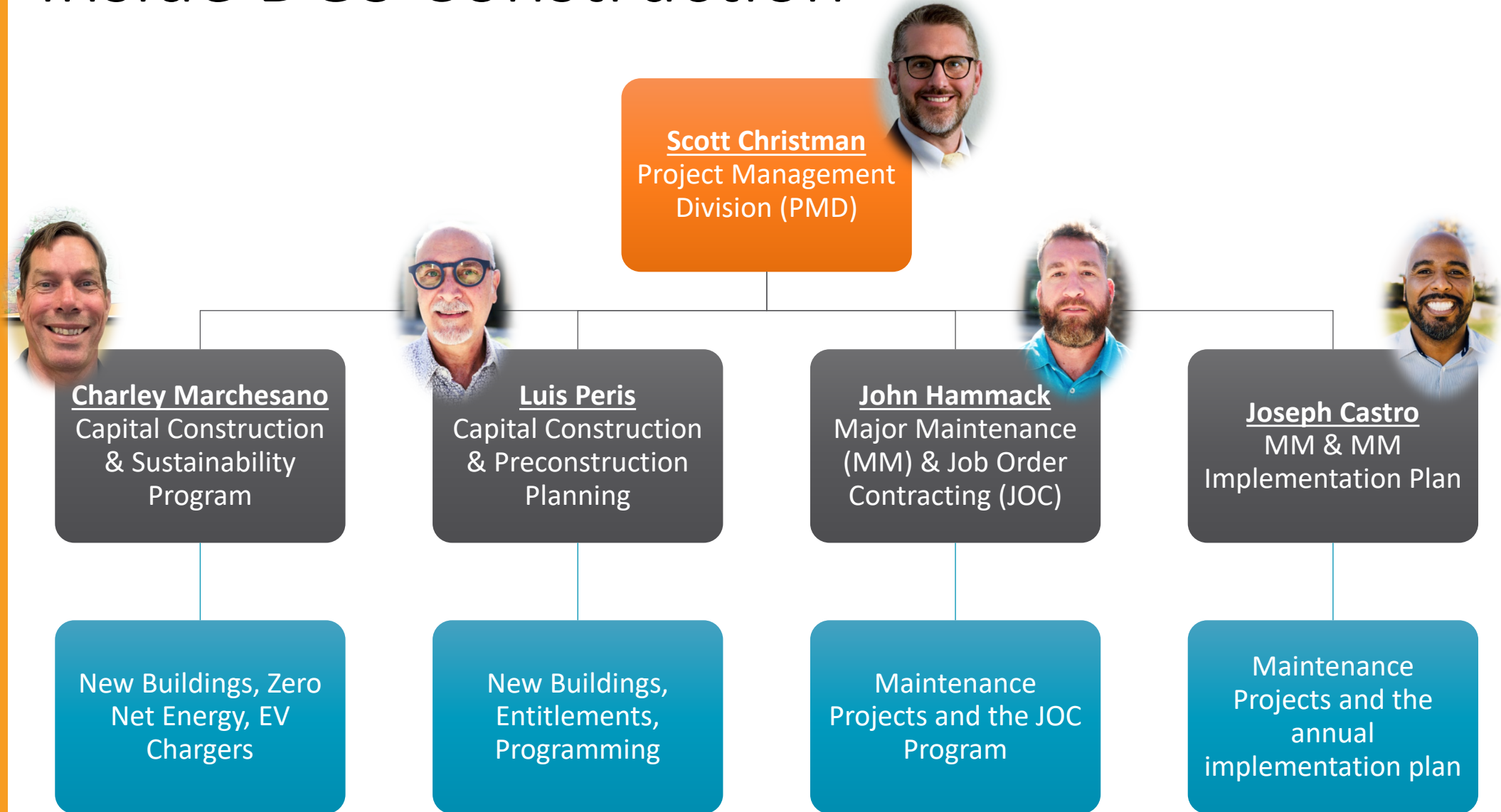
- Mostly horizontal construction in the unincorporated areas of the County
- Roads, bridges, airports



This is who is giving this presentation



Inside DGS Construction





Major Maintenance

- Typically, 250-300 active projects worth about \$450 Million
- Project values range from \$50,000 to \$50 Million.
- Typical duration 6 months to 2 Years
- Project Delivery Methods
 - Job Order Contracting (JOC), \$25M to \$30M annually
 - Progressive Design-Build (PDB)
 - Construction Manager At Risk (CMAR)





Capital Construction

- Typically, 10 to 20 active projects worth about \$450 Million
- Project values range from \$3 to \$140 Million
- Typical duration 2 to 3 Years
- Project Delivery Methods
 - Design-Build (DB)
 - Progressive Design-Build (PDB)
 - Construction Manager At Risk (CMAR)



Upcoming Construction Opportunities^{1,2,3}



Project Title	Value ⁴	Delivery Method	RFP Publication
Las Colinas Detention Facility ADA Upgrade	\$5M	CMAR	Fall 2025
East Mesa Juv. Detention Facility Softening	\$10M	CMAR	Fall 2025
East Mesa Juv. Detention Facility HVAC Project	\$5M	CMAR	Winter 2025-26
San Diego County Fire Training Tower	\$3M	CMAR	Spring 2026
Vista Detention Facility Intercom System	\$15M	CMAR	Spring 2026
SD County Psych Hospital Conversion to Subacute Care	\$93M	PDB	Summer 2026

Footnotes

1. All procurements are advertised on the County's BuyNet. <https://sdbuynet.sandiegocounty.gov>
2. Information provided is preliminary and subject to change without notice.
3. Existing County contracts are available to the public at: <https://www.sandiegocounty.gov/content/sdc/purchasing/documentum-contract-search.html>
4. Values shown are total project value, which includes design, construction, and County costs.

Upcoming As-Needed Consultant Opportunities^{1,2,3}



Discipline	Max Value Over 5 years	Number of Consultants Hired	RFP Publication Date
Architecture & Planning	\$10M	6	Fall, 2027
Civil Engineering	\$10M	3	Winter, 2025
Environmental	\$10M	2	Winter, 2025
Geotechnical	\$10M	2	Spring, 2026
Inspector of Record	\$5M	2	Winter, 2025/2026
MEP	\$10M	3	Spring, 2028
Construction Management	\$8M	6	Spring, 2026
Labor Compliance	\$5M	3	Winter, 2025/2026
Facility Condition Assessment	\$5M	1	Winter, 2025/2026
Commissioning Agent	\$5M	3	Winter, 2029
Sustainability	\$5M	2	9/22/25 – 10/20/25

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Current List of As-Needed Consultants^{1,2,3}



Discipline	Firm & Contract Number
Architecture & Planning	RNT, Davy, Platt/Whitelaw, Sillman Wright, Carrier Johnson, SVA
Civil Engineering	Geosyntec, Michael Baker International, Rick Engineering Company
Environmental	Ascent, Helix Environmental
Geotechnical	CTE (dba UES), AECOM
Inspector of Record	O'Connor, VANIR
MEP	BSE, Randall Lamb, Shadpour (SC Engineers)
Construction Management	Harris, O'Connor, PMA, RTD, Schneider CM, VANIR
Labor Compliance	Gafcon, Harris, Infrastructure Engineering (dba Ardurra)
Facility Condition Assessment	Kitchell/CEM, Inc.
Commissioning Agent	Shadpour Consulting Engineers LP, 3QC Inc, Alternative Energy Systems Consulting Inc
Sustainability	Stok, ARUP

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