Supervisor Leon L. Williams
District 4

County of San Diego

(MS-0398.039.010.014)

CHIEF ADMINISTRATIVE OFFICER
(619) 531-6226
(Location Code 730)

CHIEF ADMINISTRATIVE OFFICE

1600 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA 92101-2472

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Ans'd.....

July 9, 1992

CONFIDENTIAL

TO: Supervisor George F. Bailey, Chairman
Supervisor Brian P. Bilbray, Vice Chairman
Supervisor Susan Golding
Supervisor Leon L. Williams
Supervisor John MacDonald

FROM: David E. Janssen
Chief Administrative Officer

STATUS OF THE EVALUATION OF THE REQUEST FOR PROPOSALS FOR A DOWNTOWN COURT/OFFICE BUILDING

The purpose of this memo is to inform you of the status of the evaluation of the Downtown Court/Office developer proposals. As you are aware, ten proposals were received and have been reviewed by an Evaluation Committee. The Evaluation Committee consisted of the following individuals: Barry McComic (R. B. McComic Inc.), William Nelson (Scripps Bank), Kip Howard (Allegis Development), Tracy Reed (City of San Diego Planning Department), Rick Gittings (City Manager of San Marcos) and Pam Hamilton (Centre City Development Corporation). The Committee received input from County staff and the Courts/District Attorney.

On July 6, 1992 the Committee met to develop recommendations on which proposals should be allowed to respond to a final RFP. This final RFP would ask for a guaranteed maximum price and further design information on the project.

A summary of the Committee's recommendations are as follows:

1. <u>The proposals from Lankford Development/Hensel Phelps and Bentall Development should be allowed to respond to the Final RFP</u>. These developers have privately (non-County) owned sites near the existing Courthouse and offer the potential for development over an entire City block.

2. If either Lankford or Bentall can meet the County's initial space requirements within the County's budget then the best of the two proposals should be selected as the developer/site for this project. The Committee felt that because both of the properties offer a close proximity to the Courthouse and the potential for development on an entire City block, that the sites offer a better opportunity for future expansion and an aesthetic design.

3. If **neither** Bentall or Lankford can meet the County's space requirements within Budget, the Evaluation Committee would reexamine its position with respect to the Developers who proposed on the County site (Starboard/London Edinburgh Trust, Betawest, Lankford/Hensel Phelps, and Continental Development). The Committee felt that the County owned site had inherent problems associated with its location and size. These problems include limited expansion capability, egress congestion along First Avenue, noise problems associated with proximity to the fire station and jail and difficulty in achieving an aesthetic design due to the size of the site/proximity to the Chamber Building. There was a discussion that the County may not need a developer if the County site is used.

4. The development firms who proposed on remote sites from the Courthouse (Starboard/London Edinburgh, Catellus, Kajima, and Stein Morse Diesel) should not be allowed to respond to the final RFP. The Committee felt that these proposals did not offer unique enough incentives to offset the additional operational costs/inefficiencies associated with being distant from the Courthouse and the other proposals better met the County requirements.

Attached is a map of the sites of the development proposals and a list of their team members. It is anticipated that the developers will be notified of the Committees decision by fax today. Should your office be contacted by the developers/team members it is recommended that you refer all calls to Rene Cardinaux, Deputy Director of Architecture and Engineering in the Department of General Services (LOC 750-2065). Based upon prior input we have received, I do not believe it is appropriate for the Board to get involved in narrowing the field of proposals but rather be presented a recommendation of a final development proposal.

If you have any comments or concerns, please feel free to contact my office.

Respectfully,

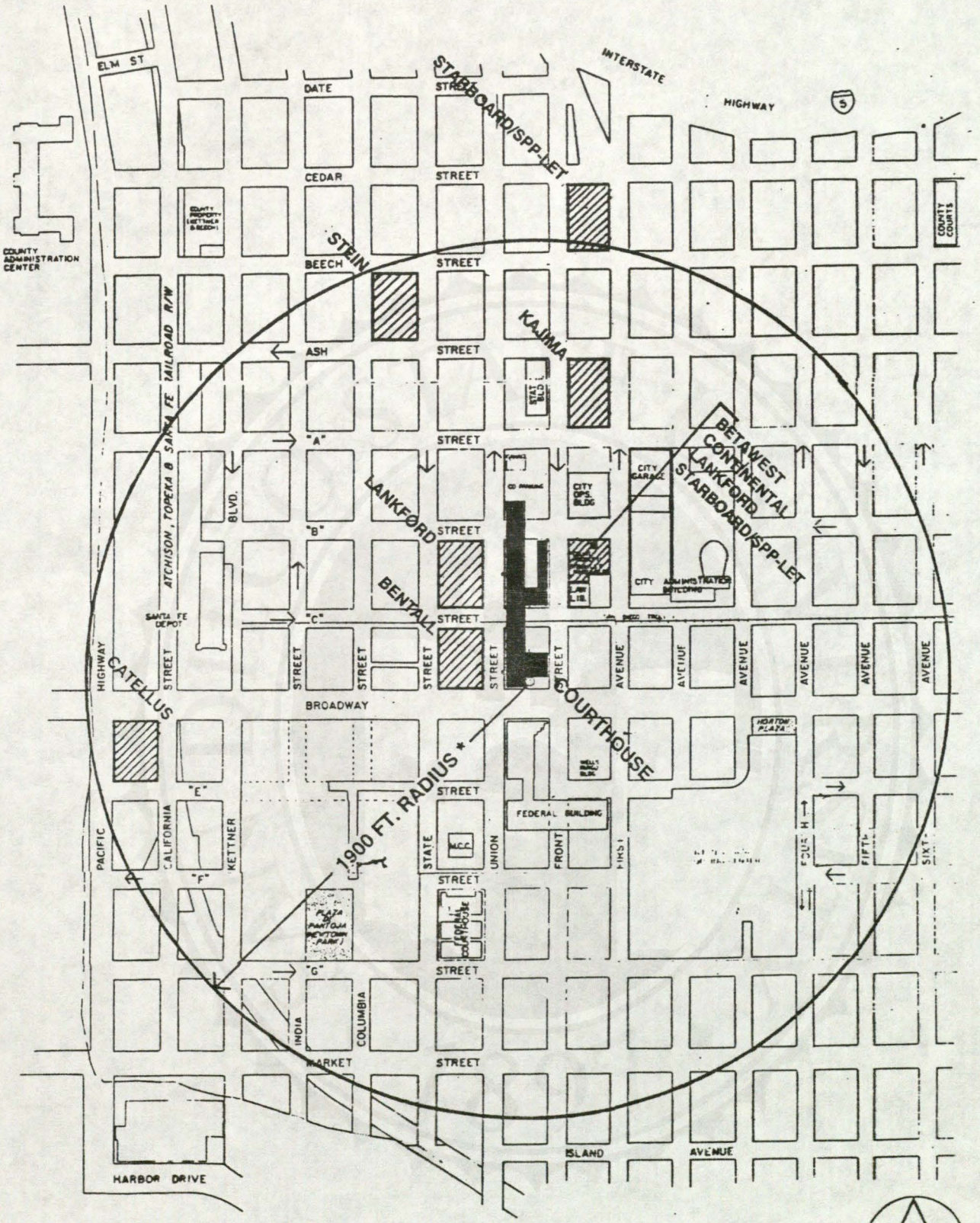
DAVID E. JANSSEN
Chief Administrative Officer

DEJ:

Attachments

(2) Sites - 300,000 sqft/budget
+ expansion

(4) - Development of County Site



* 5 BLOCK RADIUS = 5 BLOCKS X 380 FEET (1- 300 FT BLOCK + 1 - 80 FT STREET) = 1900 FEET

DOWNTOWN COURTS/OFFICE BUILDING

ATTACHMENT B

LIST OF DEVELOPMENT TEAMS-DOWNTOWN COURT/OFFICE BUILDING PROJECT AQ091K

Developer:	Bentall Development Co.
Architects:	Ellerbe Beckett/Hope
General Contractor:	Nielsen/Swinerton Wallberg

Developer:	Betawest Inc.
Architects:	DMJM
General Contractor:	SAE Continental Heller

Developer:	Catellus Development Corp.
Architect:	Kaplan, Macglaughlin, Diaz
General Contractor:	Pankow

Developer:	Continental Development Corp.
Architect:	HDR/WWB
General Contractor:	McKee

Developer:	Kajima International Inc.
Architect:	Kajima International Inc.
General Contractor:	Kajima International Inc.

Developer:	Lankford & Associates Inc.
Architect:	BSHA
General Contractor:	Hensel Phelps

Developer:	Starboard Development Corp.
Architect:	A. C. Martin/Delawie
General Contractor:	Ninteman

Developer:	Stein & Company
Architect:	Williams Tanaka/TSA
General Contractor:	Morse Diesel