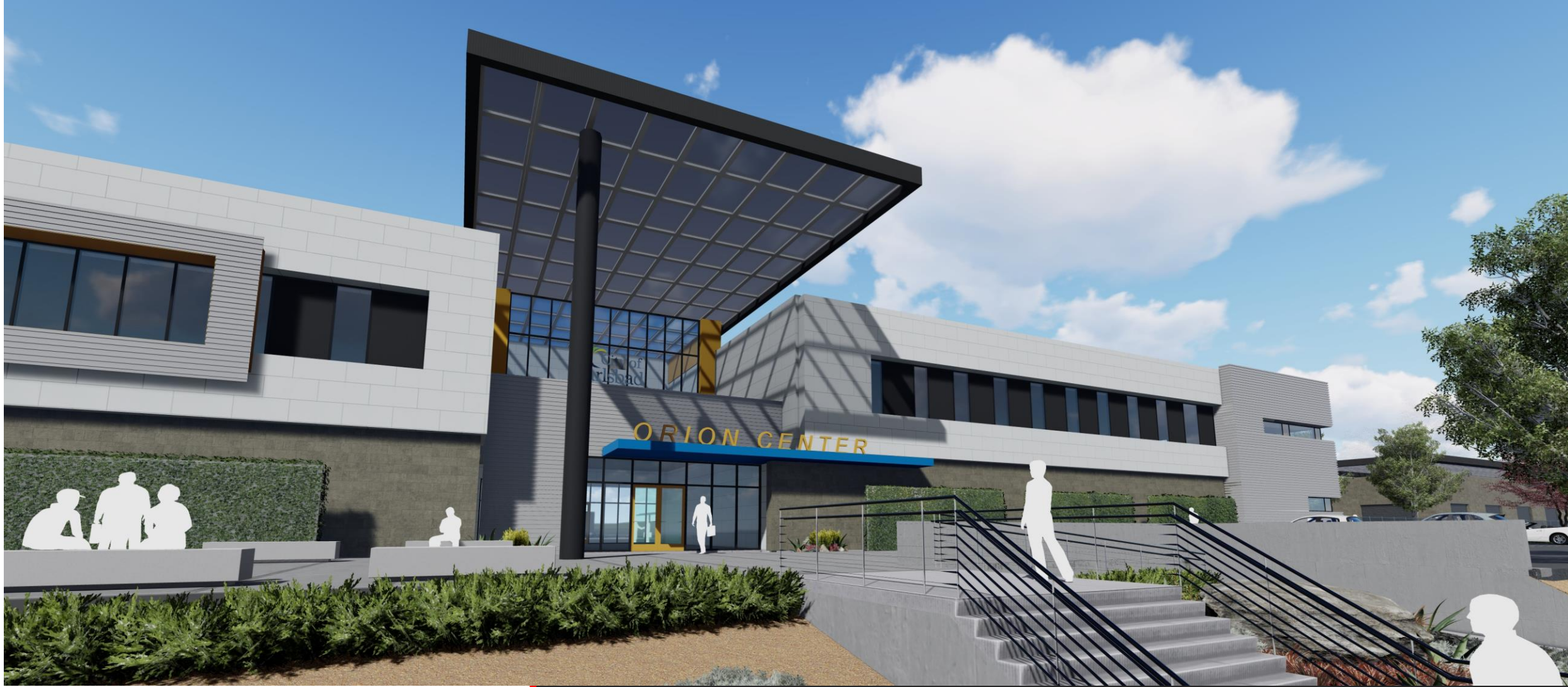




THE ORION CENTER

RFP24-2279FAC | January 11, 2024

AGENDA



THE A-TEAM

M&O Experts

Extensive Carlsbad Experience

Commitment of Team Members

Direct Principal Involvement

Extension of Your Staff

24-Hour Response



PROJECT EXPERIENCE

5 City of Carlsbad Projects

12+ M&O Facilities

50+ Civic Projects

100+ Office Buildings

2M+ sf of Office & Warehouses

20+ LEED & ZNE Projects



THE ORION CENTER

13,800 sf Office Bldg.

9,870 sf Public Works Bldg.

5,950 sf Parks & Rec. Bldg.

6,500 sf Police Evidence
Storage Bldg.

4,050 sf Evidence Vehicle
Stacked Storage Bldg.

Car Wash & Parking



SILLMAN EXPERIENCE

Local Business of 50 Years

Working w/ Carlsbad Since 2017

Multi-Stakeholder Experience

Proven Ability to Control Costs

AIA 2030 Commitment

Quality Construction Documents

Certified Small Business

THE A-TEAM

Don't Wait



Brett Tullis
Principal-in-Charge

30+ Years of Relevant Experience
7 Years of Working with Carlsbad
100+ Design-Bid-Build Projects
Direct Project Involvement for
Quality Assurance
Focus on Communication &
Collaboration

Methodical



Julio Medina
Project Manager

12+ Years of Relevant Experience
**City of Carlsbad Police & Fire HQ,
Project Manager**
City's Direct Point of Contact
Excels at Working With Multiple
User Groups
SD Metro 40 Under 40 Awardee
for Leadership

Detail Oriented



Nathan Houck
Project Architect

13+ Years of Relevant Experience
Recently Led 3 M&O Projects
Provided QA/QC for the Carlsbad
Police & Fire HQ Project
Multiple Prefabricated
Construction Projects
County of SD Award Recipient
for Excellent Leadership

Responsive



Jessica Schwartz
Job Captain

11+ Years of Relevant Experience
**City of Carlsbad EOC Renovation,
Job Captain**
Strong Background Utilizing
Technology for Client Visualization
Multi-Project Managerial
Experience

Our **LOCAL DESIGN TEAM** are proven Design Experts, most of whom have worked together for 20-30 years!



Charles Colvin
Structural
BWE



Nolan Huelsman
Civil
BWE



Darren Smith
Mechanical
IDS Group



Meng (Mike) Lee
Plumbing
IDS Group



David Rosenberger
MEP Lead
Coffman



David Phillips
Fire Protection
Coffman



Timothy Waters
Technology
NV5



Mark Webber
Acoustics
NV5



Chris Langdon
Landscape
KTUA



Deborah Elliot
Interior Design
ID Studios



Drew Shula
Sustainability
Verdical Group



Doug Whitmore
Building Envelope
Whitmore Architects



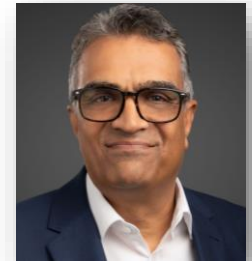
Jeffrey Kent
Geotech
Ninyo & Moore



Thomas Berger
Specifications
DTR



Abrhil Arvizu
Utility Consultant
The Dry Utility Group



Ashok Patel
Cost Estimate
Cumming



NOT OUR FIRST RODEO

Working With the City of Carlsbad Since 2017

12+ M&O Facilities

50+ Civic Projects

100+ Office Buildings

2 million+ sf of Civic Offices & Warehouses



UNIQUE RELEVANT TEAM EXPERIENCE

Carlsbad Police & Fire Headquarters

County of San Diego Administration Center

City of San Diego Metropolitan Operations Center

County of SD, Ramona Community Resource Center

Olivenhain Municipal Water District Administration HQ

Coachella Municipal Office Complex

City of Oceanside M&O

Regimental M&O Facilities Complex

City of Pomona M&O Complex

US Army Fort Sill M&O

Southwestern College M&O Complex

LA Southwest College M&O Complex

CITY OF POMONA M&O COMPLEX





COHESIVE CAMPUS DESIGN

Regimental M&O Facilities Complex
Southwestern College M&O Complex

City of Pomona M&O Complex
San Luis Rey M&O Buildings

US Army Fort Sill M&O Compound
LA Southwest M&O Complex

50+ DESIGN
AWARDS

Ultimately, our success is measured
by the **Satisfaction of Our Clients**
& their stakeholders



2023 DBIA WPR Project of the Year Award

CARLSBAD + SILLMAN

Familiar Team

Working Together Since 2017

Understanding of City Design Standards

Aligned Design Philosophies (CAP)

Multiple Successful Projects

- Carlsbad Police & Fire Headquarters
- Emergency Operations Center Renovation
- Fire Administration Building
- Carlsbad Fire Station #1
- Carlsbad Fire Station #5



ORION CENTER

Office Building

- Single Story
- 13,800 sf

Two Warehouse Buildings

- Butler-type
- Mezzanine
- Public Works 9,870 sf
- Parks & Recreation 5,950 sf

Police Evidence Storage Building

- 6,500 sf
- Climate Controlled

Evidence Vehicle Stacked Storage Structure

- 4,050 sf

Additional Storage Building

- 20,000 sf

Uncovered Storage

Parking

- 200 Staff / 44 Operational Vehicle Stalls

Car Wash

- 640 sf

OPPORTUNITIES

Future Expansion

Optimize Site Layout

Diverse User Groups

Durable & Low Maintenance

Flexibility

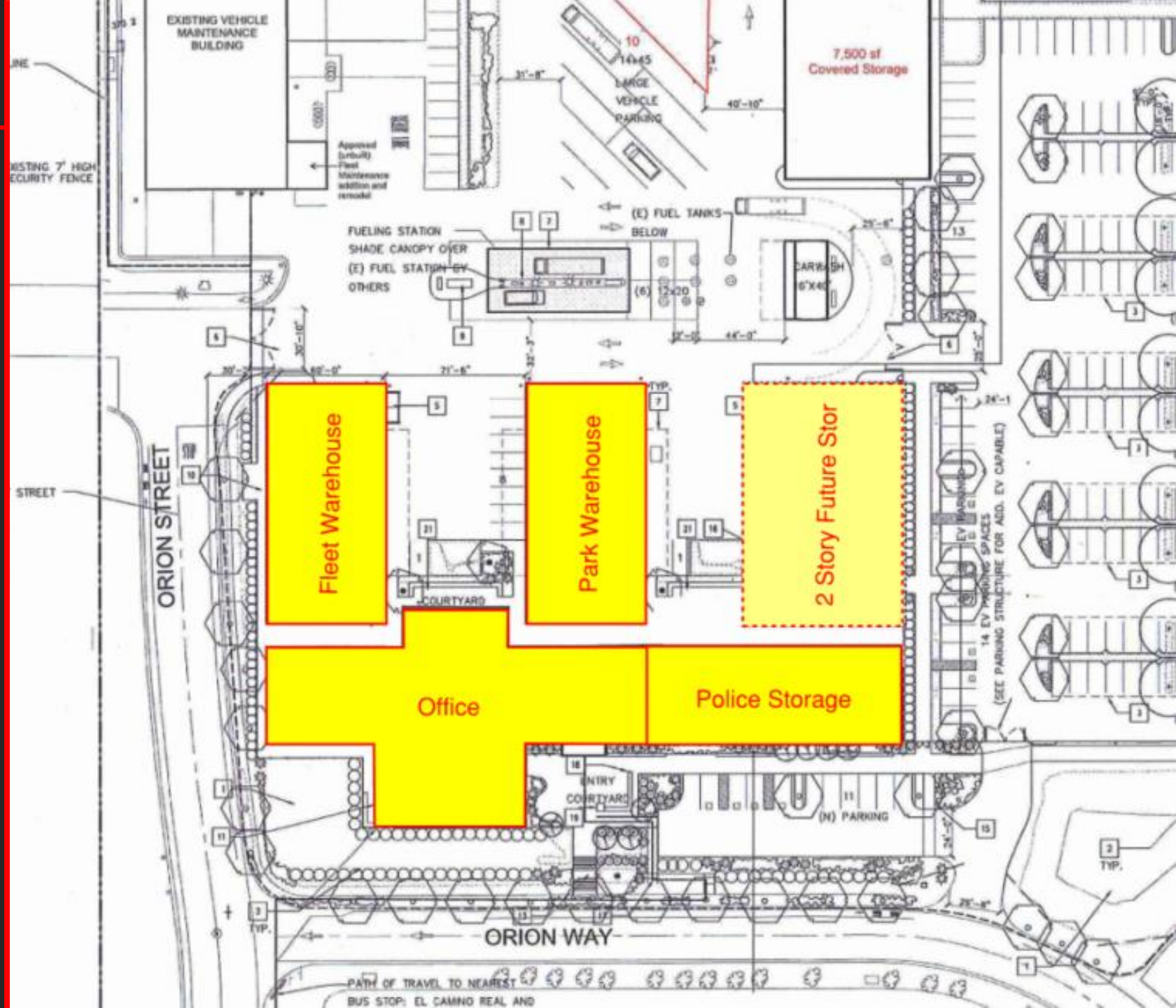
Indoor / Outdoor Connection

Campus Integration &
Connectivity

Sustainable

Crime Prevention Through
Environmental Design

Great Looking Design!



CONTEXT



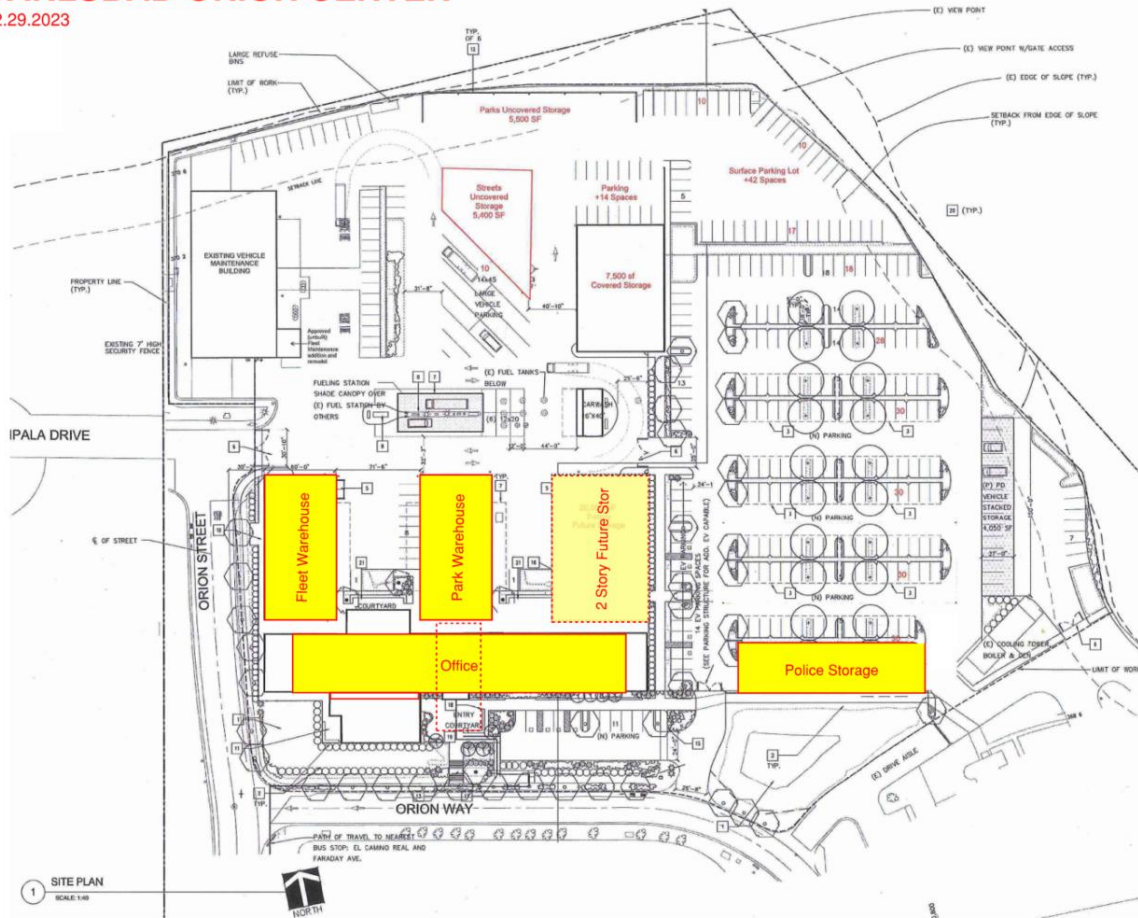
 City of
Carlsbad



OPPORTUNITIES

CARLSBAD ORION CENTER

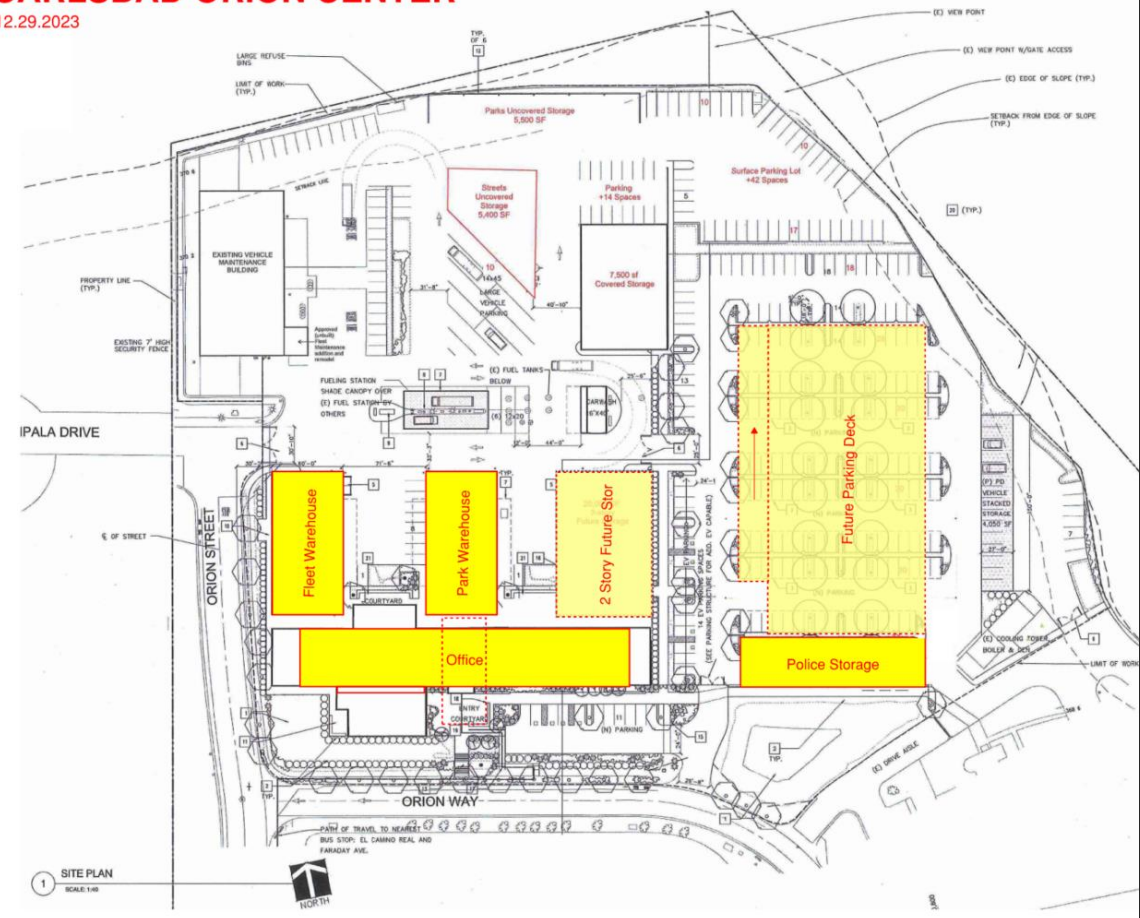
12.29.2023



SITE PLAN - OPTION "A"

CARLSBAD ORION CENTER

12.29.2023



SITE PLAN - OPTION "A-1"

THE GAME PLAN

Validation Process: Review RFP
with the City & Stakeholders

Confirm Undocumented Issues

Identify Critical Path

Identify Long Lead Items

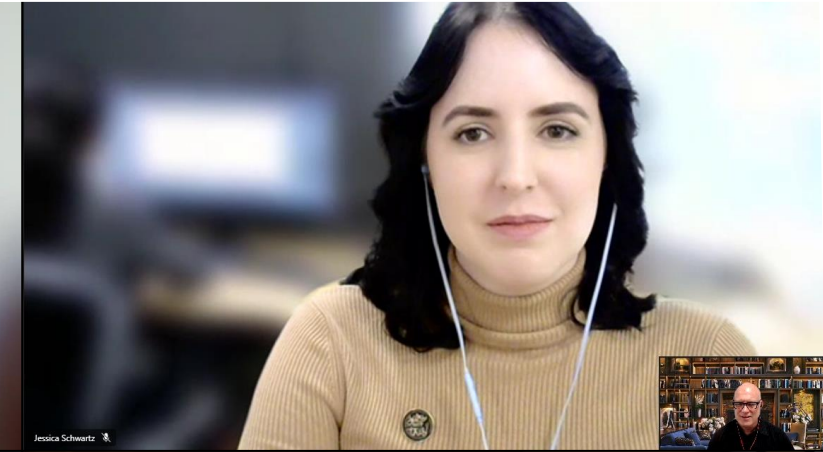
Early Utility Coordination Meetings

Early Permitting Meetings

Avoid Scope Creep

On Schedule & On Budget

- Cost Estimator
- Reviews at Major Milestones
- Granular Project Schedule



BUILDING AN ALLIANCE BY LEADING TOGETHER

Direct Principal Involvement

- Ensures Responsiveness
- Accountability & Client Satisfaction
- Project Guidance
- Collaboration is Key to Our Success

Identify Clear Goals

- Establish Wants vs. Needs
- Set Stakeholder Expectations
- Every Voice Matters
- Documentation & Buy-In

Partnering Sessions

- Planned Joint Site Walks

Ongoing Schedule Updates

- Track Design Changes

Consultant Coordination





TIME IS OF THE ESSENCE

Meet October 2024 Deadline

Dedicated & Seasoned Team

Local, Responsive, & Available 24/7

Early AHJ Coordination

Long Lead Time Procurement

Eliminate Unknowns

Identify Clear Project Goals

Cloud Based Documents

- Accelerated Review Time

Two Team Approach

- Site Team
- Building Team

TENTATIVE PROJECT SCHEDULE

Milestone	Days
Review Site Conditions / Design Charette	30
60% Construction Documents	60
90% Construction Documents	90
100% Construction Documents	60
DESIGN TOTAL	240 DAYS

MAINTAIN THE BUDGET

\$35-\$38 Million

Accurate Cost Estimates

Clear Goals

Wants vs. Needs

Life Cycle Cost

Value Engineering

Project Milestone Updates

Alternates

Quality Documents

Quals Based Contractor Selection





BETTER DOCS = BETTER PRICE

Dedicated Project QA/QC Staff

QA/QC Checklists at Each Milestone

Ensure Quality of Product & Deliverables

60%, 90% & 100% Submittals

Monthly Progress Reports

3D Modeling/BIM Clash Detection

Ongoing Budget & Schedule Reviews

Regular Consultant Coordination Meetings

DIGITAL AGE

Regular Virtual Meetings

Keep Everyone Informed

Bluebeam Sessions

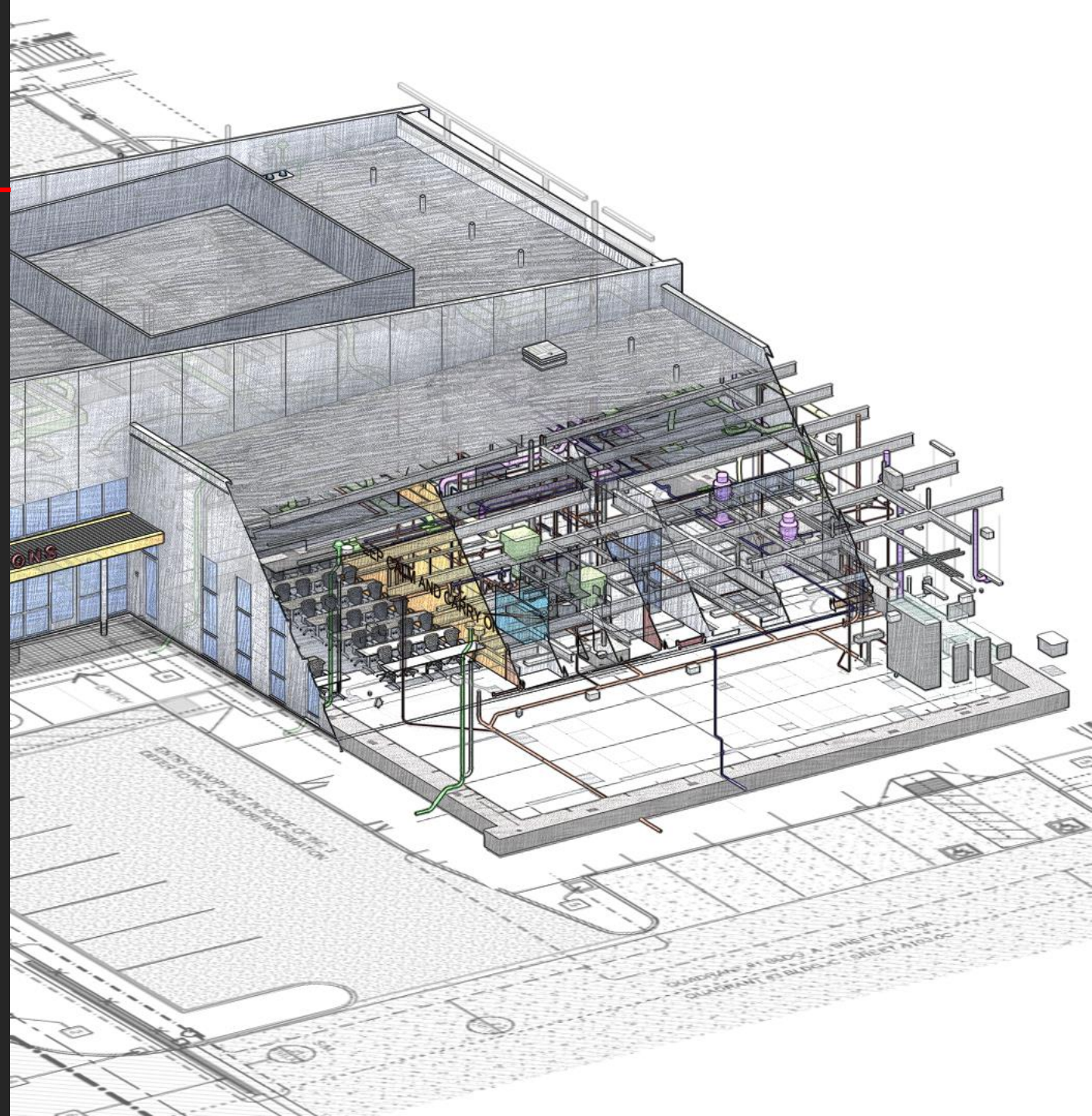
- Real-time File Sharing / Commenting

Cloud-Based Modeling / BIM 360

- Accessible 24/7
- Centralized Document Management
- Mobile Access for Site Walks
- Task Management

Lumion Modeling

- Project Visualization
- Streamline Decision Making Process





SUSTAINABILITY - BE BOLD!

20+ Zero Net Energy & LEED Projects

AIA 2030 Commitment + Carlsbad Climate Action Plan

Save City Money on Maintenance & Operations

Low-Maintenance

- Durable Materials
- Graffiti Resistant
- Abuse Resistant

Reduce Energy Costs - Improve Energy Efficiency

- Efficient Building Systems
- High Performance Envelope
- Photo Voltaic (PV) System

Reduce Water Consumption - Resource Conservation

- Drought Tolerant Native Plants
- High Efficiency Irrigation System
- Storm Water Re-Use

THE SILLMAN EXPERIENCE

Proven Collaborators With City of Carlsbad

Local, Responsive, & Committed

Same Team From Start To Finish

Leading as an Extension of Your Staff

Extensive Multi-Stakeholder Experience

Direct Principal Involvement

Mid-Size Firm

One Main Point of Contact

Communication Experts

Collaborative Culture

Zero Ego





“ SILLMAN exceeded my expectations, and the overall design was what made SILLMAN shine.

- Chris Diggs, Director of Water Resources, City of Pomona

NOT-TO-EXCEED FEE PROPOSAL

DISCIPLINE	SITE CONDITIONS & DESIGN CHARETTES	60% CD	90% CD	100% CD	PERMITTING	BIDDING	CONSTRUCTION ADMINISTRATION	PROJECT CLOSEOUT	TOTAL
Architectural	\$90,000	\$360,000	\$360,000	\$225,000	\$75,000	\$75,000	\$300,000	\$15,000	\$1,500,000
Structural	\$3,000	\$75,000	\$90,000	\$45,000	\$15,000	\$6,000	\$60,000	\$6,000	\$300,000
Civil	\$60,000	\$67,500	\$73,000	\$65,500	\$67,500	\$7,500	\$40,000	\$7,500	\$388,500
Mechanical	\$11,400	\$28,500	\$22,800	\$15,960	\$4,560	\$4,560	\$22,800	\$3,420	\$114,000
Plumbing	\$7,600	\$19,000	\$15,200	\$10,640	\$3,040	\$3,040	\$15,200	\$2,280	\$76,000
Electrical / PV / BESS	\$22,250	\$31,150	\$38,400	\$45,690	\$5,490	\$5,485	\$32,890	\$3,655	\$185,010
Technology / Security	\$20,300	\$33,600	\$37,300	\$8,300	\$0	\$2,600	\$21,500	\$1,400	\$125,000
Landscape	\$14,700	\$29,500	\$23,500	\$18,500	\$5,300	\$4,000	\$20,000	\$4,200	\$119,700
Fire Protection	\$10,000	\$26,000	\$0	\$0	\$0	\$3,000	\$0	\$0	\$39,000
Interiors	\$14,850	\$20,000	\$15,000	\$10,000	\$3,400	\$3,000	\$14,800	\$500	\$81,550
Cost Estimate	\$30,800	\$48,000	\$33,000	\$12,800	\$0	\$0	\$0	\$0	\$124,600
SUBTOTAL	\$284,900	\$738,250	\$708,200	\$457,390	\$179,290	\$114,185	\$527,190	\$43,955	\$3,053,360

ESTIMATE OF HOURS

DISCIPLINE	SITE CONDITIONS & DESIGN CHARETTES	60% CD	90% CD	100% CD	PERMITTING	BIDDING	CONSTRUCTION ADMINISTRATION	PROJECT CLOSEOUT	TOTAL
Architectural	549	2,195	2,195	1,372	457	457	1,829	91	9,145
Structural	18	460	552	276	92	37	368	37	1,840
Civil	368	414	448	402	414	46	245	46	2,383
Mechanical	59	148	118	83	24	24	118	18	592
Plumbing	39	98	79	55	16	16	79	12	394
Electrical / PV / BESS	112	157	194	231	28	28	166	18	934
Technology / Security	128	211	235	52	0	16	135	9	786
Landscape	100	201	160	126	36	27	136	29	815
Fire Protection	46	120	0	0	0	14	0	0	180
Interiors	80	108	81	54	18	16	80	3	440
Cost Estimate	149	232	159	62	0	0	0	0	602
SUBTOTAL	1,648	4,344	4,221	2,713	1,085	681	3,156	263	18,111