

The Result

Conceptual Rendering



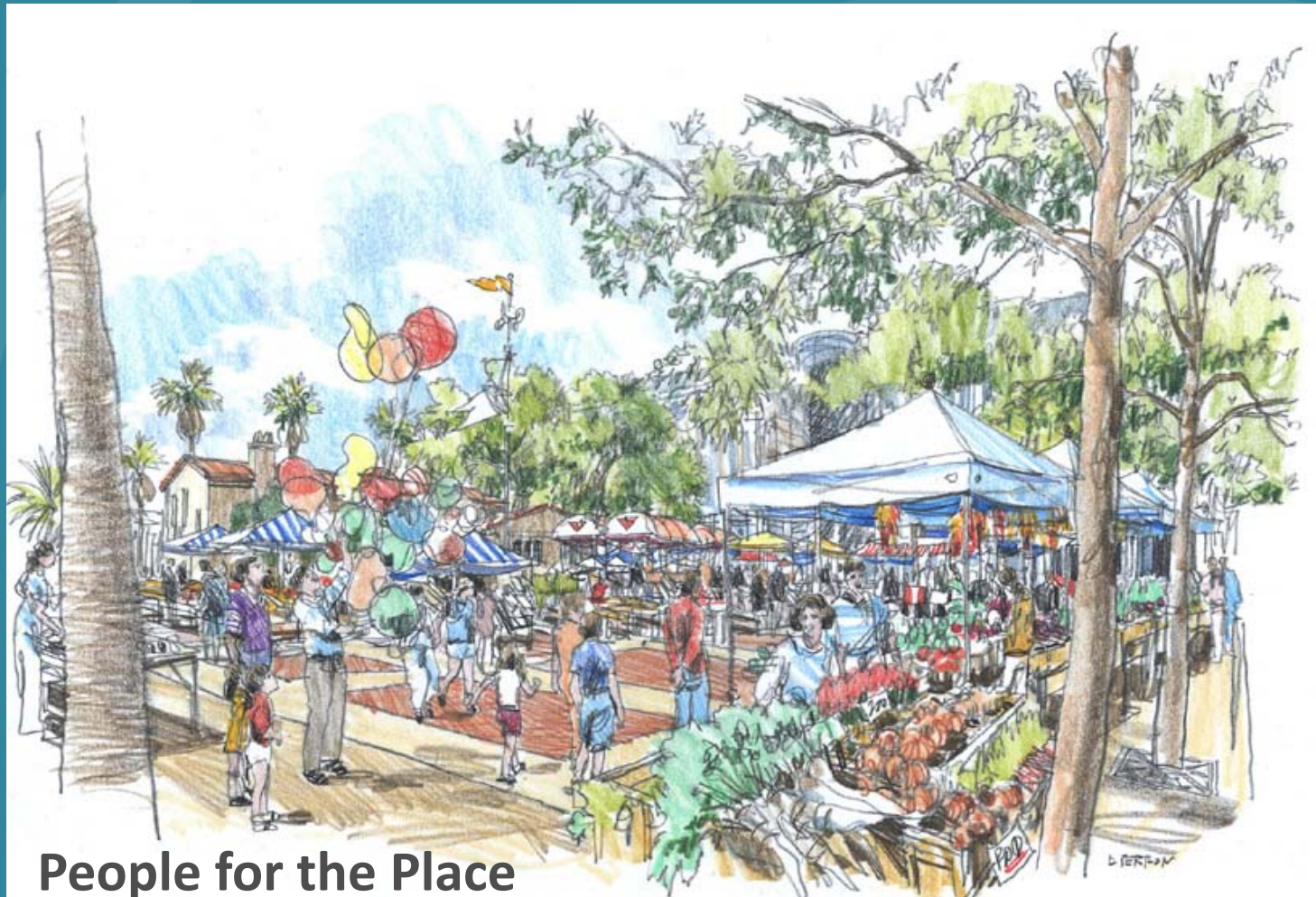
The Result

Constructed Project



The Result

Conceptual Rendering of Public Plaza



People for the Place

The Result

Completed Public Plaza



The Result

Project Components

County Administration Center
is a 300,000 Square Foot Building,
6 Stories, 103 Feet High



Parking Structure is 5-levels with over
1,000 Parking Stalls, 46.5 Feet High

The Result

Project Components

Probation Building is a
43,000 Square Foot Building,
2 Stories, 36 Feet High



Cogeneration Plant Expansion Produces
Twice as Much Power
(1.44 MW to 3 MW)

Pedestrian Plaza
and Courtyard



Awards

Recognizing the Team

- 2006 National Association of Counties
 - Center for Sustainable Communities Award
- 2005 Design-Build Institute of America (DBIA)
 - National Design-Build Awards - Merit Award
- 2005 League of California Cities
 - Helen Putnam Award for Excellence
- 2005 Construction Management Association of America (CMAA)
 - Project of the Year Award
- United States Green Building Council
 - Leadership in Energy and Environmental Design (LEED) Certification
- 2005 California Integrated Waste Management
 - Waste Reduction Award Program (WRAP) Winner
- Federal Environmental Protection Agency (EPA)
 - Green Power Leadership Award



Achieving Success

Topping It Out

- Shared Resources/Facilities
 - Interim Parking Lots During Construction
 - Use and Maintenance of Public Plaza
 - Parking Structure Security After Hours
 - Fiscal and In-Kind Contributions
 - Avoided Cost Duplication
 - Future Parking for City's Mixed Use Development
 - County Purchase of Existing Property for Future Use by Fleet Management
 - Old Library/Girl Scout House

Achieving Success

Topping It Out

- Employ Tenacious Diplomacy
- Contractual Agreements
 - Operating Agreement
 - Purchase & Sale Agreements
- Creative Ideas
 - Team Owns the “Good” Ones
 - No One Owns the “Bad” Ones
- Leverage Process to Stimulate New Process
 - Economic Development
 - Jobs

Lessons Learned

Removing Rocks in the Road

- Laser Focus on Common Goals
 - Establish Early in Process Through Common Forum
- Trust in Partnerships
 - Bury the Past for Future Foundation
- First Solution Can Be Improved
- Capture Collateral Benefits Along the Way
- Turn Unknowns Into Knowns/Manage Into Flow
- Monitor Vital Signs of Team
- Enjoy the Process
 - Build Healthy Relationships as You Build the Community



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Questions?