Project Development Unit (PDU)

San Mateo Health System Campus Upgrade Project

Pre-Proposal Conference
for
CMR Services
February 26, 2018
Agenda

• Introduction
  – PDU Project Team
  – A/E Team
  – Health System Team
  – Proposer Teams
• Project Scope & Timeline
• RFP Process
• Proposer Submittal Requirements
• Q&A
• Site Walk
## Project Scope

### Project Scope includes 9 Project Components:

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Component/Location**</th>
<th>Scope**</th>
<th>Lead AHJ**</th>
<th>Approx. Area (GSF)**</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Nursing Wing Ground Floor</td>
<td>Renovation</td>
<td>OSHPD 1</td>
<td>27,000</td>
</tr>
<tr>
<td>2</td>
<td>Facilities Engineering Office and Shop Relocation</td>
<td>Renovation</td>
<td>County of San Mateo Planning and Building Dept.</td>
<td>3,000</td>
</tr>
<tr>
<td>3</td>
<td>Central Plant</td>
<td>Renovation</td>
<td>OSHPD 1</td>
<td>6,000</td>
</tr>
<tr>
<td>4</td>
<td>Fire Alarm Annunciator Panel</td>
<td>New Installation</td>
<td>OSHPD 1</td>
<td>-</td>
</tr>
<tr>
<td>5</td>
<td>MRI Trailer and Dental Van</td>
<td>Relocation</td>
<td>County of San Mateo Planning and Building Dept. (OSHPD 3)</td>
<td>-</td>
</tr>
<tr>
<td>6</td>
<td>Administration Office Building</td>
<td>New Construction</td>
<td>County of San Mateo Planning and Building Dept.</td>
<td>50,000</td>
</tr>
<tr>
<td>7</td>
<td>North Addition Rehab Department</td>
<td>Renovation</td>
<td>OSHPD 1</td>
<td>5,000</td>
</tr>
<tr>
<td>8</td>
<td>1954 Building</td>
<td>Demolition</td>
<td>OSHPD 1</td>
<td>109,000</td>
</tr>
<tr>
<td>9</td>
<td>Link Building</td>
<td>New Construction</td>
<td>County of San Mateo Planning and Building Dept.</td>
<td>20,000</td>
</tr>
<tr>
<td></td>
<td>Health Services Building</td>
<td>Demolition</td>
<td>County of San Mateo Planning and Building Dept.</td>
<td>70,000</td>
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<tr>
<td></td>
<td>Site Work</td>
<td>New Construction</td>
<td>County of San Mateo Planning and Building Dept.</td>
<td>200,000 (4.5 acres)</td>
</tr>
</tbody>
</table>
**PROJECT COMPONENTS**

**GROUP A:**
1. Nursing Wing Renovation
2. Facilities Engineering Office and Shop Relocation
3. Central Plant Renovation
4. Fire Alarm Annunciator Panel
5. MRI Trailer and Dental Van Relocation

**PROJECT COMPONENTS**

**GROUP B:**
6. New Administration Office Building
7. North Addition Rehab Department Renovation

**PROJECT COMPONENTS**

**GROUP C:**
8. 1954 Building Demolition
9. New Link Bldg., Health Services Bldg. Demolition & Site Work
Conceptual Final Site Plan
Building Massing
Building Massing - Phased

48,000 SF
Administrative Office Building

22,000 SF
Link Building
Project Scope

• Two (2) Contract Phases on separate NTP:
  – Pre-construction
    • Two Parts
  – Construction
    • Contract amendment after subs-buyout for each Project Components Group
    • Separate NTP issued for each Project Components Group
    • GMP established after subs-buyout for Project Component Group C

• Achieve LEED certification and Zero Net Energy (ZNE)
• Budget: total estimated construction cost is approx. $70 M
Project Timeline

• Targeted Project Completion – December 2021.

• Project Components - Group A
  – CMR Services – Document 00 5251
    • Phase 1 (Preconstruction)- Bid Only
    • Phase 2 (Construction)
  – Design Phase Completion – April 2018
  – Anticipated Construction Starts – October 2018
  – Construction Completion – September 2019
Project Timeline

• Project Components - Group B
  – CMR Services - Document 00 5251
    • Phase 1 (Preconstruction)
    • Phase 2 (Construction)
  – Design Phase Completion – October 2018
  – Anticipated Construction Starts – January 2019
  – Completion – April 2020
Project Timeline

- Project Components - Group C
  - CMR Services - Document 00 5251
    - Phase 1 (Preconstruction)
    - Phase 2 (Construction)
  - Design Phase completion – January 2019
  - Anticipated Construction Starts – June 2020
  - Construction Completion – December 2021
## RFP Process

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Project Development Unit Issues RFP</td>
<td>02/14/18</td>
</tr>
<tr>
<td>Pre-Proposal Conference (Mandatory)</td>
<td>02/26/18</td>
</tr>
<tr>
<td>Questions via email due: 5:00 pm</td>
<td>03/02/18</td>
</tr>
<tr>
<td>Responses to Questions Posted to Webpage</td>
<td>03/12/18</td>
</tr>
<tr>
<td>Proposal due: 2:30 pm</td>
<td>03/26/18</td>
</tr>
<tr>
<td>Interviews</td>
<td>04/02/18-04/03/18</td>
</tr>
<tr>
<td>Notice of Intent to Award Posted</td>
<td>04/05/18</td>
</tr>
<tr>
<td>Board Approval</td>
<td>04/24/18</td>
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</table>
Proposers Submittal Requirements

1. One (1) original signed Proposal + Ten (10) copies + One (1) electronic copy on a flash drive
2. Not exceed Thirty (30) pages, printed single-sided
3. Price Proposal Form – Document 00 4001 (Exhibit 15)

<table>
<thead>
<tr>
<th>NO.</th>
<th>COST ITEM</th>
<th>TYPE</th>
<th>PERCENT (%)</th>
<th>DOLLAR AMOUNT</th>
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<tbody>
<tr>
<td>1</td>
<td>Pre-Construction Services</td>
<td>Lump Sum</td>
<td>______%</td>
<td>$</td>
</tr>
<tr>
<td>2</td>
<td>CMR Fee</td>
<td>Percent</td>
<td>______%</td>
<td>$</td>
</tr>
<tr>
<td>3</td>
<td>CMR General Conditions</td>
<td>Lump Sum</td>
<td>______%</td>
<td>Total $ _______</td>
</tr>
<tr>
<td>4</td>
<td>CMR General Requirements</td>
<td>Percent</td>
<td>______%</td>
<td>$</td>
</tr>
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</table>

Total Proposal Price (Sum of Cost Items 1, 2, 3 and 4) $__________

Total Project Proposal Price: ____________________ (Words)
Proposers Submittal Requirements

4. Project Plan, Staffing Plan and Safety Plan – Document 00 4514
5. Supplement to Response to the RFSOQ – Document 00 4516.1
6. Evaluation Factors

<table>
<thead>
<tr>
<th>FACTORS</th>
<th>MAXIMUM POINTS</th>
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<tbody>
<tr>
<td>1. Experience and Qualifications (Other)</td>
<td>40</td>
</tr>
<tr>
<td>2. Price</td>
<td>25</td>
</tr>
<tr>
<td>3. Project Plan</td>
<td>25</td>
</tr>
<tr>
<td>4. Safety Record and Safety Plan</td>
<td>5</td>
</tr>
<tr>
<td>5. Financial Strength</td>
<td>5</td>
</tr>
<tr>
<td><strong>TOTAL (Maximum Points)</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>
Proposers Submittal Requirements

7. Proposers interested in Self Performing:
   - Total subtrade work does not exceed 15% of the total project hard construction budget
   - CMR listed the subtrade work it wished to perform in the Proposal.

8. Shared Contingency
   - 40/60 Spilt
Questions?