



Pre-Proposal Conference for  
Construction Manager at-Risk Services  
for the New County Office Building and Parking Structure  
at San Mateo County Government Center, Redwood City

April 4, 2018 10:00am

COUNTY OF SAN MATEO



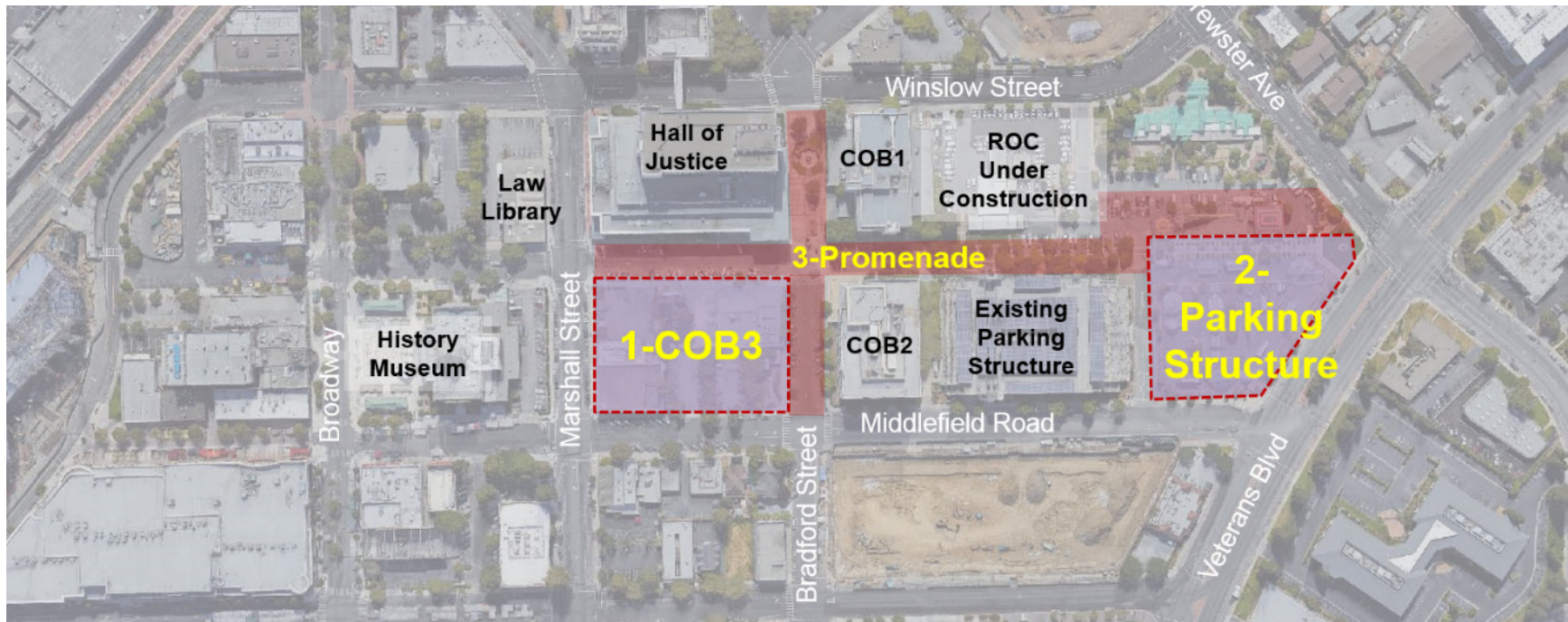
# Agenda

1. Introduction
  - i. PDU Project Team
  - ii. Design Teams
    - *COB3 – Studio Gang/KMD*
    - *Parking – Watry Design*
  - iii. Proposer Teams
2. Project Scope & Timeline
3. Submittal Requirements
4. RFP Process
5. Q&A



# Project Components

1. **“COB3”**: New County Office Building
2. **“Parking Structure”**: New Parking Structure
3. **“Promenade”**: Public Plaza & Promenade/Walkway
  - **Traffic Court** demolition under consideration (provide Deduct Alt)
  - **Site renewable resources** to achieve Zero Net Energy



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# Project Scope

1. Two (2) **Contract Phases** on separate NTP:
  - i. Phase 1: Pre-construction
    - Cost Estimate at design milestones & 80% CD
    - Bidding of Sub-trades
  - ii. Phase 2: Construction
    - Buyout of Sub-trades → Final GMP
    - Contract Amendment to adjust Contract Sum
    - NTP for Construction of all Project Components
2. Achieve **LEED** certification and Zero Net Energy (**ZNE**)

# Project Budget & Schedule

5. **Budget:** Total estimated Direct Cost of Construction\* (including interior T.I.) is approx. **\$90-100M.**

**Direct Cost of Construction:** The aggregate total cost of the work of subtrades bid open book and novated to CMR plus total cost of authorized self-performed subtrade work, including the General Requirements as defined in Document 01 1000 Summary of Work - Appendix C.

6. **Schedule:**

- i. Design started in Jan 2018
- ii. CD/Permit/Bidding Schedule:
  - Parking Structure – Nov 2018
  - COB3 + Promenade – Jul 2019
- iii. Construction completion around Q4/2020; Move-in Q1/2021



# Submittal Requirements - Highlights

1. Submittals **due on 4/30/2018 at 2:30pm PST**
2. One (1) original + Ten (10) copies + One (1) electronic file
3. Not exceed thirty (30) pages, printed single-sided, *excluding covers/tabs, certification/forms, resumes, financial/bonding information*
4. Certifications/Forms to include with Proposal:
  - i. 00 4001 Proposal Price Form
  - ii. 00 4514 Statement of Proposer's Proposed Project Plan, Staffing Plan, and Safety Plan
  - iii. 00 4516.1 Supplement to Response to Request for statement of Qualifications
  - iv. 00 4810 Non-Collusion Affidavit
  - v. 00 4820 Proposer Certifications



# Submittal Requirements - Highlights

5. Proposers interested in **Self-Performing**:
  - List the targeted Sub-trades work CMR wishes to perform
  - Total estimated % <15% of the Total Direct Cost of Construction
6. Shared **Contingency** - 40/60 Split



# 00 4001 Proposal Price Form

NO.	COST ITEM <sup>D</sup>	FEE TYPE	PERCENT <sup>C</sup>	DOLLAR AMOUNT <sup>A</sup>
1.	Pre-Construction Services	Lump Sum	_____% <i>(Calculated)</i>	\$ _____ Deduct Alt <sup>E</sup> \$ _____
2.	CMR Fee	Percent	_____%	\$ _____
3.	CMR General Conditions (GC)	Lump Sum	_____% <i>(Calculated)</i>	\$ _____
4.	CMR General Requirement <sup>B</sup> – GR 1 only (GR 2 is part of Direct Cost of Construction to be determined during Phase 1)	Not-to-Exceed	_____% <i>(Calculated)</i>	\$ _____
5.	Direct Cost of Construction	Lump Sum	TBD (not req'd in this Proposal)	Aggregate Total Cost of the Work of subtrades incl. self-performing Work to be determined at Buy-out during Phase 1
6.	Contingency	Percent	3%	To be determined based on the Final GMP at completion of Phase 1
7.	Bonds, Insurance and Taxes	Percent	_____%	\$ _____
<b>Total Proposal Price (Sum of Cost Items 1, 2, 3, 4 and 7)</b>				Total \$ _____

See 00 5251 Article II - IX

See 01 1000 Appendix A

See 00 7200 &  
01 1000 Appendix B

See 01 1000 Appendix C

See 01 4200 §1.04.42

See 00 5201 §1.05

See 01 1000 Appendix D

Total Project Proposal Price:

\_\_\_\_\_  
(Words)

COUNTY OF SAN MATEO



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1.	Pre-Construction Services	Lump Sum	_____% (Calculated)★	\$ _____ Deduct Alt <sup>E</sup> \$ _____
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7.	Bonds, Insurance and Taxes	Percent	_____%	\$ _____
<b>Total Proposal Price (Sum of Cost Items 1, 2, 3, 4 and 7)</b>				Total \$ _____

★ Provide Lump Sum/NTE Price and calculate % of \$90M

Option for excluding demo of Traffic Court

Total Project Proposal Price:

\_\_\_\_\_ (Words)



# 00 4001 Proposal Price Form

## Appendix B – GR 1

### APPENDIX B\*

#### GENERAL REQUIREMENTS 1 (Not-to-Exceed Amount)

	General Requirements 1 Job Site Temp Facilities, Utilities & Cleaning	GR1	Unit	Quantity	Unit Cost	Total
1	Office Trailers (Including Inspectors / Owners)	X				
2	Storage Trailer & Tool Shed	X				
3	Office Furniture and Equip	X				
4	Reproductions/Copy Machine	X				
5	Postage/UPS/FedEx	X				
6	Project Photographs	X				
7	Temporary Toilets	X				
8	Project Sign	X				
9	Telephone Installation	X				
10	Telephone Monthly Charges / Allowance	X				
11	Electric Power Installation	X				
12	Electric Power Monthly Charges / Allowance	X				
13	Water Service – Installation	X				
14	Water Service – Monthly Costs / Allowance	X				
15	Project Management Software	X				
16	Trailer Maintenance	X				
17	Daily Job Site Clean-Up	X				
18	Final Clean	X				
19	Dump Permits and Fees	X				
20	Trash Removal and Hauling	X		-	-	-
21	Dust Control	X				
22	SWPP Installation & Maintenance	X		-	-	-
23	SWPP Inspection	X		-	-	-
24	Drinking Water/Cooler/Cup	X				
25	Safety/First Aid Supplies	X				
26	Fire Equipment (Office Trailers and Site)	X				
27	Site Security	X				
	<b>GENERAL REQUIREMENTS 1 - NOT TO EXCEED SUBTOTAL</b>					



# 00 4001 Proposal Price Form

## Appendix B – GR 2


### GENERAL REQUIREMENTS 2

(Shall be determined and solicited for bidding during subcontractors buy-out in Phase 1)

	General Requirements 2 Temporary Utilities, Cleaning & Hoisting	GR2	Unit	Quantity	Unit Cost	Total
1	Flagman and Traffic Control	TBD				
2	Temporary Road Construction	TBD				
3	Scaffolding	TBD				
4	Temporary Fencing and Enclosures	TBD				
5	Covered Walkways	TBD				
6	Barricades	TBD				
7	Temporary Stairs	TBD				
8	Opening Protection	TBD				
9	Safety Railing & Nets	TBD				
10	Temporary Road Maintenance	TBD				
11	Trash Chute & Hopper	TBD				
12	Trash Removal and Hauling	TBD				
13	SWPP Installation & Maintenance	TBD				
14	SWPP Inspection	TBD				
	Hoisting	GR2	Unit	Quantity	Unit Cost	Total
1	Hoist & Tower Rental	TBD				
2	Hoist Landing & Fronts	TBD				
3	Hoist Operator	TBD				
4	Hoist Material Skips/ Hoppers	TBD				
5	Erect & Dismantle Cranes and Hoists	TBD				
6	Crane Rental	TBD				
7	Crane Operators	TBD				
8	Crane Raising/ Jumping Costs	TBD				
9	Temporary Elevator Rental	TBD				
10	Elevator Operation Costs	TBD				
11	Cage Rider at Elevator	TBD				
12	Forklift Rental	TBD				
13	Forklift Operator	TBD				
14	Safety Inspections	TBD				
15	Fuel, Repairs, Maintenance, Service	TBD				



# RFP Schedule

Project Development Unit Issues RFP	03/20/18
<b>Questions via email due: 5:00 pm</b>	04/02/18
Pre-Proposal Conference (Mandatory) 	<b>04/04/18</b>
Responses to Questions Posted to Webpage	04/11/18
<b>Proposal due: 2:30 pm</b>	<b>04/30/18</b>
Interviews	05/07/18
Notice of Intent to Award Posted	05/08/18
Board Approval	05/22/18

# Questions?

COUNTY OF SAN MATEO





# Thank you!

**Proposals due April 30, 2018 at 2:30pm PST**

**Project Contact:**

Sam Lin, Manager

County of San Mateo Project Development Unit

1402 Maple Street

Redwood City, CA 94063

Email: [slin@smcgov.org](mailto:slin@smcgov.org)

Project Website: <http://cmo.smcgov.org/cob3-documents>

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