



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

December 7, 2017 1:30pm

COUNTY OF SAN MATEO



# Agenda

1. Introduction
  - i. PDU Project Team
  - ii. A/E Proposer Teams
2. Project Background & Vision
3. Project Scope
4. Submittal Requirements/RFP Process
5. Q&A



# Project Background & Vision

County's vision for a long term plan:

- **Strong public identity** for County Seat
- **Improve access** for employees & public
- **Right-size** the buildings to bring the **best long-term value**
- **Consolidate** functions for **better operational efficiency** and **financial benefits**
- **Flexible state-of-the-art workplace** for the **next 50+ years**

# Project Scope

1. Three (3) **Project Components of New Construction:**
  - i. County Office Building (COB3)
  - ii. Parking Structure
  - iii. Public Plaza & Promenade/Walkway (Traffic Court demolition under consideration)
2. Two (2) **Contract Phases** on separate NTP:
  - i. Pre-construction to establish GMP
  - ii. Construction
3. **Budget:** total estimated construction cost (including interior T.I.) is approx. \$90-100M
4. **Schedule:**
  - i. Design phase starts – January 2018
  - ii. Construction completion around – Q4/2020

# Project Scope

5. Achieve LEED certification and Zero Net Energy (ZNE)
6. Provide BIM services to support design and construction
7. Establish GMP at 80% CD
8. Can self-perform trade (via competitive bidding)
9. Provide Contractor Controlled Insurance Program (CCIP)





# Project Site



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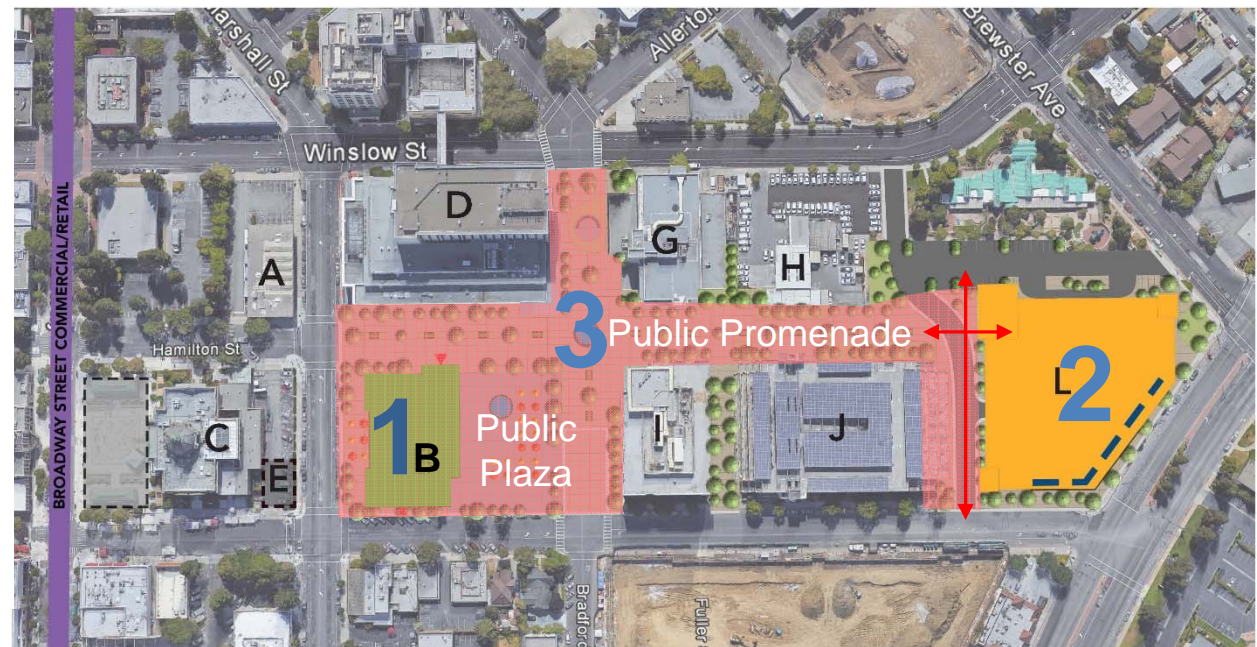
# Project Components

## 3 Project Components of New Construction:

1. **New County Office Building** – 121,000 to 156,000 GSF
2. **New Parking Structure** – 850 to 1,200 stalls
3. **Public Plaza & Promenade Walkway**
  - **Traffic Court** demolition under consideration
  - **Site renewable resources** to achieve Zero Net Energy


### Legend

- A Law Library
- B **Proposed New COB3**
- C History Museum
- D Hall of Justice
- E Lathrop House
- G COB1
- H Future ROC  
(Under Construction)
- I COB2
- J Existing Parking
- L **Proposed New Parking**



# Conceptual Project Phasing

## Legend

- A Law Library
- B Credit Union **Demolish**
- C History Museum
- D Hall of Justice
- E Lathrop House **Relocate**
- F Traffic Court **TBD**
- G COB1
- H Future ROC  
(Under Construction)
- I COB2
- J Existing Parking
-  Existing public walkway



Site Plan – Existing Condition



# Submittal Requirements - Highlights

1. Submittals **due on 1/4/2018 at 2:30pm PST**
2. One (1) original + Ten (10) copies + One (1) electronic file
3. Not exceed fifty (50) pages, printed single-sided
4. Page One shall include:
  - i. Company and contact info
  - ii. Original signed by owner, officer, or authorized agent
  - iii. Declaration statement that all info true & correct
  - iv. Acknowledge receipt of all published addenda
5. Complete Questionnaire Attachment A-1
6. Project Approach
  - i. GMP/budget & schedule control
  - ii. Decision tracking & documentation
  - iii. Trade outreach & bidding strategy



# Submittal Requirements - Clarifications

## 1. Project Experience

- Minimum 5 projects - civic buildings, office buildings, parking structures similar in scope, scale and complexity to this Project
- Construction budget >\$50M for Civic/Office | >\$20M for Parking
- Scope included Pre-construction **and/or** Construction
- At least **2** CM at-Risk projects **completed** within past 10 years
- Preferably at least 2 completed in highly dense urban environment

## 2. Staff Qualifications

- Minimum 5 projects - civic buildings, office buildings, parking structures similar in scope, scale and complexity to this Project
- Scope included Pre-construction **and/or** Construction
- Preferably **2** CM at-Risk projects **completed** within past 10 years
- PM & Superintendent had substantial responsibility on listed projects



# RFP Process

1. RFSOQ Submittals due 1/4/2018
2. Evaluation Criteria
  - i. Experience & Qualification – company, key personnel
  - ii. Past Performance – portfolio, CM@R, LEED, ZNE, BIM
  - iii. Project Approach – technical, management, cost control
  - iv. Stability & Capacity – availability, financial, claims, safety
3. Select a minimum of three (3) Proposers for RFP – 1/11/2018
4. RFP to prequalified Proposers – 1/12/2018
5. Interview of shortlisted Proposers – 2/21/2018
6. Board of Supervisors Approval – 3/13/2018



# Questions?

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# Thank you!

**RFSOQ Submittals due January 4, 2018 at 2:30pm PST**

Project Contact:

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