

# COUNTY OF SAN MATEO





Pre-Qualification Conference for  
Construction Manager at Risk Services  
for the Cordilleras Health System Replacement Project,  
Redwood City

December 21, 2017 10:00 am

COUNTY OF SAN MATEO



# Agenda

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



# Project Vision

## *County's Vision for Cordilleras:*

- Transform the Cordilleras Mental Health Center, one of the County's most important resources in the continuum of care for its most vulnerable mentally ill residents, into a campus comprised of multiple programs and facilities for consumer wellness, rehabilitation and recovery.
- Capitalize on the beautiful serene natural setting to complement the process of rehabilitation and recovery and will incorporate progressive sustainable design strategies, efficient building systems.
- Construction be as low impact as possible and cause the least damage to the biological and physical environment.
- New buildings to be better operational efficiency and financial benefits.

# Project Scope

1. Three (3) **Project Components of New Construction:**
  - i. Earthwork, Retaining Walls and Sitework
  - ii. Campus Center Building
  - iii. 5 Individual MHRC Units
2. Two (2) **Contract Phases** on separate NTP:
  - i. Pre-construction to establish GMP
  - ii. Construction
3. **Budget:** total estimated construction cost is approx. \$75M
4. **Schedule:**
  - i. Design phase starts – January 2018
  - ii. Construction completion around – February/2022

# Project Scope

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



# Current Conceptual Design



COUNTY OF SAN MATEO



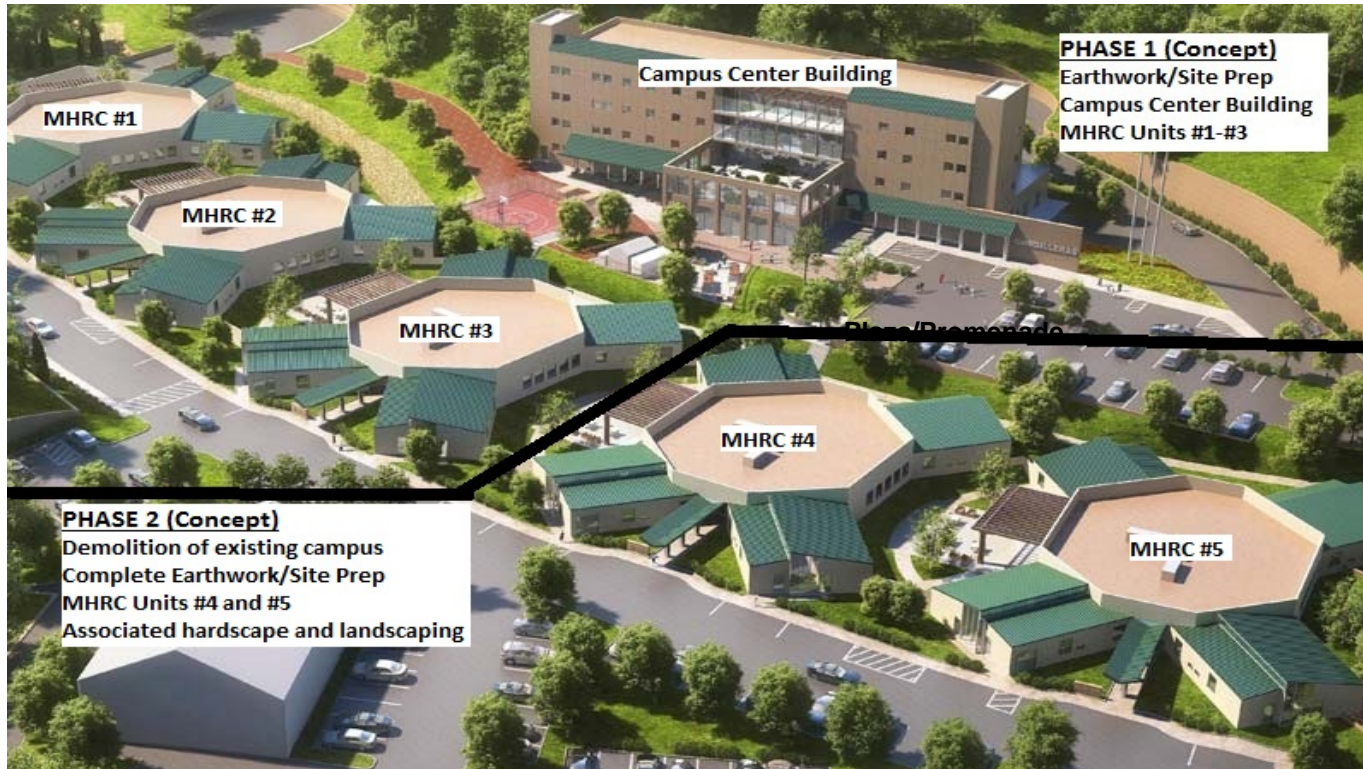
# Project Components

## Project Considerations for the New Construction:

- **Sitework** – to include major earthwork, site restructuring and retaining walls and potential mitigation with a stream.
- **Campus Center Building** – multiple story, +/- 35,000 sq ft.
- **Five (5) Individual MHRC Buildings** – single story, +/- 10,400 sq ft each with specific design parameters that are required to followed to secure future funding.
- **Abatement and Demolition** of existing facility and grounds.
- **Two Phases of Construction** are anticipated.
- **Patient services** to remain fully operational during all phases of construction.
- **Sound walls, secured construction areas and other logistical needs** will be a continual challenge throughout the project.



# Conceptual Project Phasing



# Submittal Requirements - Highlights

1. Submittals **due on 1/26/2018 at 2:30pm PST**
2. Questions for RFSOQ are due on 1/5/2018 (before 5pm PST)
3. One (1) original + Ten (10) copies + One (1) electronic file
4. Not to exceed fifty (50) pages, printed single-sided, no smaller than 10 point font.
5. 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
6. Complete Questionnaire Attachment A-1
7. Project Approach
  - i. GMP/budget & schedule control
  - ii. Decision tracking & documentation
  - iii. Trade outreach & bidding strategy



# Submittal Requirements - Clarifications

## 1. Project Experience

- Minimum 3 projects - healthcare related new construction buildings with extensive sitework or facilities similar to this Project in scope
- Construction budget >\$50M
- Scope included Pre-construction **and/or** Construction with LEED Certification
- At least **2** CM at-Risk projects **completed** within past 10 years
- Preferably at least 2 completed in highly ecologically challenged environment.

## ➤ Staff Qualifications

- Key Personnel - must have individual experience on a minimum of three (3) newly constructed healthcare buildings or project(s) substantially similar to this Project in scope, scale and complexity completed within the prior ten (10) years. Such project must have involved preconstruction services, separate from construction services, of a similar nature to those contemplated for this Project.
- Construction budget >\$50M

# RFP Process

- RFSOQ Submittals due 1/26/2018
- Evaluation Criteria
  - ✓ Experience & Qualification – company, key personnel
  - ✓ Past Performance – portfolio, CM@R, LEED, ZNE, BIM
  - ✓ Project Approach – technical, management, cost control
  - ✓ Stability & Capacity – availability, financial, claims, safety
- Select a minimum of three (3) Proposers for RFP – 2/5/2018
- RFP to prequalified Proposers – 2/6/2018
- Request for Proposals due – 3/2/2018 (NLT 2:30 PM PST)
- Interview of shortlisted Proposers – 3/16/2018
- County announces selected CM at-Risk – 3/20/2018



Questions?



# Thank you!

**RFSOQ Submittals due January 26, 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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