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
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 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?
Thank you!

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

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