

March 12, 2018

## **Addendum #02**

### **CMR Services**

# **San Mateo Health System Campus Upgrade Project**

## **Responses to RFP Questions**

To All Respondents,

Please carefully review the responses below and incorporate the information as directed into your proposal that is due to the San Mateo County Project Development Unit on March 26, 2018 at 2:30pm. Respondents submitting proposals that do not reflect the information provided below may be deemed non-responsive and not accepted by the County.

#### **ANSWERS TO RESPONDENTS' QUESTIONS**

**Question#01**– Does County of San Mateo have a LEED consultant that will manage the LEED and Net Zero process?

**Response –** The Design Team led by Taylor Design will manage LEED for Design and design for Zero Net Energy. CMR shall be responsible for management of the LEED for Construction.

**Question#02**– Please provide a copy of the project budget. Does the budget include escalation.

**Response –** Proposer should use the provided estimated Direct Cost of Construction (which includes General Requirements) of \$70 Million which included Escalation of 3-5% for the purpose of Proposal. Project Budget Breakdown will be shared with CMR upon Award.

**Question#03**– Confirm there is no design/build scope of work.

**Response –** For the new Administration Building and Link Building construction, design-build for specialty trades such as Fire Protection and Elevators may be considered.

**Question#04**– Confirm Siemens is a sole source for the Fire Alarm work

**Response –** Yes

**Question#05**– Confirm that the 15% self-performed work is separate from the general requirements costs of the project

**Response –** General Requirements are included in the 15% self-performed work.



**Question#06**– Confirm the scope of work for the fire alarm annunciator panel and the location of work throughout the facility. Confirm all overhead and in wall rough in work can be done during normal working hours

**Response –** 1. CMR to install per Design (to be provided later).  
2. As long as infection control measures as described in Document 01 1000 Appendix E are implemented, work can be performed during normal working hours for the Fire Alarm Annunciator Panel installation.

**Question#07**– Confirm the work in the nursing wing can be done during normal working hours and clarify what type of work constitutes after hours work

**Response –** Yes, work in the Nursing Wing ground floor can be performed during the normal business hours (7:00 AM - 6 PM). Nursing Wing floors 1 thru 3 are occupied 24/7 so any work producing excessive noise such as jack hammering, drilling, etc. shall be performed between hours of 10:00 AM - 4:00 PM and shall be coordinated with PDU and hospital management prior to start. Some types of work that impact the hospital operations might be considered after hours. These activities include, but are not limited to, following:  
- Tie-in for fire department connection  
- Tie-in to existing electrical Substation(s)  
- Installation of new breakers in existing panels serving 'non-construction' areas.  
- Domestic water tie-ins to active hot and cold water lines within the building  
- Branch tie-ins to active sanitary sewer lines

**Question#08**– Should the hourly labor rates submitted be for the 2018, 2019, 2020 and 2021?

**Response –** One (1) set of rates shall be submitted in Exhibit 15 to be used for the Project.

**Question#09**– Please provide what is the minimum staffing plan that is expected by the County of San Mateo

**Response –** Proposers should include at least the Key Personnel in the Proposed Staff Planning per Document 00 2001-3.02E and Evaluation Factors in Document 00 2001-4.03.

**Question#10**– Are we to submit separate price and/or percentages for preconstruction services, fee, general conditions and general requirements (Cost items 1-4) for each Project Group A, B and C?

**Response –** No need to breakdown the pricing into Project Components Groups A, B and C.

**Question#11**– Article 4.01, 00 5251-2: Please confirm the type of meetings and frequency the CMR is to attend during the preconstruction phase

**Response –** Schedule and type of meetings should be based on the project needs as required/appropriate. Proposers should outline meetings in the proposed Project Plan to demonstrate superior approach and strategy to deliver the Project.

**Question#12**– Confirm below ground investigation, destructive investigation and above ceiling investigation that requires infectious control is not part of the preconstruction services and would be additional costs once the scope or work it is determined

**Response –** Please refer to Document 00 7200-1 Article II 2.01. Contractor's Investigations for the details. CMR shall notify the Owner when destructive investigation is required. Destructive Investigation required by Owner will be compensated as additional cost. For the purposes of this RFP, CMR shall assume that preconstruction services fee shall not include the destructive investigation.

**Question#13-** Based on our OSHPD experience, our initial review of the ground floor nursing project and associated sitework is that it is a minimum of 12 to 14 months of construction. This is in part due to the time it will take to investigate and trace down all the e

**Response –** **In the schedule provided with the RFP, the County have assumed approximately 12 months of construction for the Nursing Wing Renovation. CMR should propose schedule that meets the owner timeline as specified.**

**Question#14-** Article 14.04, 00 7200 – 35: Please confirm that any delay beyond the control of the CMR for Acts of God, Archaeological find, adverse weather, force majeure, errors and omissions, unforeseen conditions, earthquakes and OSHPD are actually compensable time

**Response –** **CMR shall refer to Document 01 1000-3.08F and Document 00 7200-14.03 & 14.04.**

**Question#15-** Confirm that all CMR's project insurances costs including payment and performance bonds are to be included in Cost Item 4, excluding workman's comp and other insurance required for labor and personnel and Builders Risk that are required to be provided by

**Response –** **1. Worker's Compensation shall be included in Cost Item 3.  
2. Bonds, Builder's Risk and other insurance to be provided under CCIP shall be included under new separate Cost Item 7, see Amended Document 00 4001 Proposal Form.**

**Question#16-** Cost item 4 requires Contractor to make assumption to provide (2) 12' x 60' trailers for 24 months. The project duration is longer than 24 months. Is it safe to assume that the General requirements will be adjusted as they are further defined once the Con

**Response –** **Change the trailers duration to 42 months. General Requirements are part of the Direct Cost of Construction and will be determined during Phase 1 of the contract, see Amended Document 00 4001 Proposal Form.**

**Question#17-** Cost item 4 requires the contractor to include the costs for Infection control, Surveying, Protection of Work, Handling and Disposal Fees, and Daily and Final Cleanup which is very difficult to estimate at this point. In our opinion, it is not in the best

**Response –** **See Response #16 above.**

**Question#18-** Please confirm Facilities Engineering relocation beginning 7-02-18 ending 9- 07-18

**Response –** **Yes, facilities engineering relocation is anticipated to begin July 2018 and completed by September 2018.**

**Question#19-** 00 1001 4 . 1.04 Potential Modular trailers for Temp office facilities . lease and fitting out. Please provide location and clarify if this is for project construction team

**Response –** **This is a temporary office for the Hospital staff. Location to be coordinated with Owner and CMR.**

**Question#20-** Confirm that the insurance package has changed from the RFSOQ to CCIP as noted in the RFP.

**Response –** **Yes. CMR shall submit a letter from an insurance underwriter confirming that the insurer will provide the Proposer the required converges and amounts in accordance with Document 00**

**Question#21**– Reference 00 4001 and Exhibit 15. Exhibit 15 states that rates will be reconciled to “actual costs”. However, on the schedule of proposal prices form, it states that “these rates will be the basis for compensation of addition/extended hours requested by

**Response –** Rates shall be based on Positions as provided in Exhibit 15 Schedule of Rates. The rates include CMR’s direct costs, without overhead or profit included under Cost Item 2, for salaries and related forms of compensation and employer’s costs (including workers compensation insurance and any other insurance required by law) for labor and personnel costs, of CMR’s employees, while performing Work at the Project Site.

**Question#22**– Reference 00 5201, Article 1, 1.04, A: Contract states that “after all trade subcontractors have been procured, a Final Guaranteed Maximum Price (GMP) shall be established as provided in.....”. Reference 00 05251, Article 9, 11.01: “Following the award of

**Response –** This is a GMP contract.

Amend the 1st paragraph of Document 00 5251-6 Article XI - 11.01 to read as follow:  
"Following the award of the Trade Subcontracts, a Final Guaranteed Maximum Price (GMP) shall be established and CMR shall become a general contractor for the scope of work under the Contract, responsible for construction and quality control, as well as project management services. CMR shall issue a written notice to Owner five (5) business days prior to the start of construction for each Trade Subcontractor package. CMR shall require Trade Subcontractors to comply with all applicable provisions of the Contract Documents, and strictly enforce the prime contract terms incorporated into each Trade Subcontract, including, but not limited to, cost record terms, and claims notice and documentation terms."

**Question#23**– Please list any design scopes of work that will be required to be performed by the CMR (Construction Manager at Risk).

**Response –** See Response to #3 above.

**Question#24**– Will the SWPPP permit be procured by the design team?

**Response –** No, this is the responsibility of the CMR. Refer to Division 01 specs (01 1000-3.03 B / 01 5700).

**Question#25**– Can the cost of work estimate breakdown prepared by SMHS be shared?

**Response –** See Response to #2 above.

**Question#26**– What escalation factors are included in the SMHS cost estimate?

**Response –** See Response to #2 above.

**Question#27**– Is the \$70,000,000 budget for the SMHS campus upgrade inclusive of construction hard cost only—i.e. excludes GCs, GRs, Fee, Bond and Insurance?

**Response –** Approx. \$70 Million is the estimated Direct Cost of Work which includes General Requirements. See also Response to #2 above.

**Question#28**– Can further detail be provided in how the price component of the proposal will be evaluated (00 2001-5 item 4.03.A)?

**Response –** The Contractor whose Proposal Price is the lowest among the Proposals shall receive twenty-five (25) points under this factor. The other Contractors whose Proposal Price higher than the lowest shall receive pro-rated points calculated as a percentage of the lowest Proposal Price.

**Question#29**– If appendices referenced in Document 00 4820, #7 and #8 are included, will those appendixes count against the 30 page limit?

**Response – Appendices to Document 00 4820 will not be counted in the 30-page limit**

**Question#30**– Since structural shoring will likely be required for the underground utility work in the nursing wing phase, will this be designed and approved by OSHPD in the current permit cycle?

**Response – No, this is the CMR’s responsibility as part of their Means & Methods. It is not included in the design documents. See Division 01 Specs (00 7200-15.09 / 01 1000-1.20). Shoring must be designed and submitted to OSHPD for approval prior to receiving a permit and/or starting construction.**

**Question#31**– Please verify that Hazardous material abatement is to be included by the contractor.

**Response – Yes, hazardous material abatement is to be performed by the CMR.**

**Question#32**– Is a BIM model available? Will a BIM model be provided by the design team for the contractor's use after award?

**Response – Yes, BIM design model is available and can be made available after award.**

**Question#33**– Drawings indicate a deferred approval for signage. Prebid meeting indicated that there were no DA's. Please verify that signage is not a DA.

**Response – For Nursing Wing and Central Plant renovation, deferred approval includes distribution systems seismic bracing, and extension of Fire Department Connection. Signage deferred approval for the Nursing Wing & Central Plant renovation projects is planned to be submitted to OSHPD in April 2018 by Owner (note that the minimum code-required signage was included in the architectural sheets).**

**Question#34**– Please confirm that each phase of the project will be turned over as a whole and not sub-phased.

**Response – Yes, each project component will be turned over as a whole except the Central Plant loading dock, see Document 01 1000.**

**Question#35**– Will space be provided inside the existing facility for a construction office? Providing space will cut down on site congestion.

**Response – No space is available inside the existing facility. PDU will work with CMR to identify the trailer locations.**

**Question#36**– Has an ACM survey been completed within the last 90 days for the areas impacted by construction?

**Response – Hazardous Materials Testing survey for Nursing Wing and Central was completed in July 18, 2017. No construction/renovation work have been done after the survey. See Exhibit 17 for the Hazardous Materials Testing report.**

**Question#37**– What is the approach to achieve Net Zero by the design team?

**Response – CMR to build per Design.**

**Question#38**– Does the 15% limit of self performed work include general conditions/general requirements?

**Response – General Conditions are not included in the 15%. See also Response #5 above.**

**Question#39**– Should off site parking and or shuttle expenses be included in our General Requirements?

**Response – Yes, off-site parking and shuttle service will be included in General Requirements if required and approved by Owner.**

**Question#40-** Because of the location and nature of the project will a 24 hour fire watch be required?

**Response –** For the fire watch requirements, refer to the OSHPD Pin 14 (Link provided below): <https://www.oshpd.ca.gov/FDD/Regulations/PINs/Pin-14.pdf> and Exhibit 13 - San Mateo Medical Center Interim Life Safety Measure policies.

**Question#41-** The drawings do not currently indicate an interim life safety plan for occupied space outside of the construction area. Will one be provided?

**Response –** See Division 01 Specs (01 1000-1.28) and Exhibit 13, Interim Life Safety Measures Policy.

**Question#42-** Nursing Wing: Do the AHU's serving this area also serve spaces on other floors?

**Response –** Yes

**Question#43-** Nursing Wing: Is the area's supply and exhaust systems currently operating per the manufacturers recommendation?

**Response –** See Exhibit 18 for airflow survey.

**Question#44-** Nursing Wing: Are the existing systems scheduled to remain code compliant?

**Response –** The existing systems need to maintain existing airflow to the other floors, and new airflows given for the ground floor spaces. Balancing will be required at existing equipment (fans and air handlers) to meet the airflow requirements.

**Question#45-** Nursing Wing: Is it the expectation of the owner to upgrade any existing conditions that do not meet current code requirements into compliance?

**Response –** No, any conditions that do not fall under the designated area of work will not be upgraded.

**Question#46-** Will temporary access and egress be required for the facility during construction?

**Response –** Yes, See Division 01 Specs (01 1000-1.28) and Exhibit 13, Interim Life Safety Measures Policy.

**Question#47-** Do we know what the acceptable hours of operation will be during construction?

**Response –** Monday to Friday - 7:00 AM - 6:00 PM Saturdays - 9:00 AM - 5:00 PM in accordance with the County of San Mateo Ordinance Code

**Question#48-** Will weekend work be allowed during construction?

**Response –** Only Saturdays - 9:00 AM - 5:00 PM in accordance with the County of San Mateo Ordinance Code

**Question#49-** Pre-Proposal Conference indicated that cost proposals should be separated into Project Components. Will the Proposal price form be modified to show this break out?

**Response –** See Response #10 above.

**Attached the Amended Document 00 4001 Proposal Form to this Addendum. Other Amended Project Manual documents will be published later this week.**

**San Mateo County – Project Development Unit  
San Mateo Health System Campus Upgrade Project**

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**DOCUMENT 00 4001**

**PROPOSAL PRICE FORM  
TO THE COUNTY OF SAN MATEO PROJECT DEVELOPMENT UNIT**

THIS PROPOSAL IS SUBMITTED BY:

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**(Firm/Company Name)**

**Re: NEW COUNTY OFFICE BUILDING AND PARKING STRUCTURE PROJECT**

1. The undersigned Proposer proposes and agrees, if this Proposal is accepted, to enter into an agreement with SAN MATEO COUNTY (Owner) in the form included in the Contract Documents, including Document 00 5201 (Agreement), to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Sum and within the Contract Time indicated in this Proposal and in accordance with all other terms and conditions of the Contract Documents.
2. Proposer accepts all of the terms and conditions of the Contract Documents, Document 00 1001 (Notice Inviting Proposals), and Document 00 2001 (Instructions for Proposals). This Proposal will remain subject to acceptance for Ninety (90) Days after Proposal opening.
3. In submitting this Proposal, Proposer represents that Proposer has examined all of the Contract Documents, performed all required Pre-Proposal Review, received the Pre-Proposal conference minutes (if any), and received the following Addenda:

<b>Addendum Number</b>	<b>Addendum Date</b>	<b>Signature of Proposer</b>

4. Based on the foregoing, Proposer proposes and agrees to fully perform the Work within the time stated and in strict accordance with the Contract Documents for the following sums of money listed in the following Schedule of Proposal Prices:

**San Mateo County – Project Development Unit  
San Mateo Health System Campus Upgrade Project**

**SCHEDULE OF PROPOSAL PRICES**

All Cost items, including lump sums and unit prices, must be filled in completely. Cost items are described or referenced in Document 01 1000 (Summary of Work) or Document 00 2001 (Instructions for Proposals). Quote in figures only, unless words are specifically requested.

<b>NO.</b>	<b><u>COST ITEM</u></b>	<b><u>TYPE</u></b>	<b><u>PERCENT</u><sup>B</sup></b>	<b><u>DOLLAR AMOUNT</u><sup>A</sup></b>
1.	Pre-Construction Services	Lump Sum	_____ %	\$ _____
2.	CMR Fee	Percent	_____ %	\$ _____
3.	CMR General Conditions (GC)	Lump Sum	_____ %	Total \$ _____
4.	CMR General Requirements (GR)	Percent	TBD (not req'd in this Proposal)	GR is part of Direct Cost of Construction to be determined during Phase 1
5.	Direct Cost of Construction	Lump Sum	TBD (not req'd in this Proposal)	Aggregate Total Cost of the Work of Trades 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.	Bond, Insurance and Taxes	Percent	_____ %	\$ _____
<b>Total Proposal Price (Sum of Cost Items 1, 2, 3 and 7)</b>				<b>\$ _____</b>

Total Project Proposal Price:

(Words)

**Notes:**

- A. Hourly rates for all services necessary to complete Cost Items 1 (Pre-Construction Services), 3 (CMR General Conditions), and 4 (CMR General Requirements) shall be submitted with the Proposal (see Exhibit 15). The reasonableness of these hourly rates will be considered in assessing the Price. These rates will be the basis for compensation of additional/extended hours requested by the Owner for these specific services during the course of this Contract.
  - B. For Proposing purposes for Cost Items 1 and 3, percentage shall be *calculated* based on the entered Lump Sum price against the estimated Direct Cost of Construction of approximately \$70 million. The reasonableness of the CMR Fee and CMR General Requirements percentages will be considered in assessing the Price. The percentage for Cost Item 2 shall be used for determining the actual total CMR Fee and CMR General Requirements after bids for all trades are received.
  - C. Proposals should be made with the presumption that CMR will not be authorized to self-perform subtrade work. See Document 00 7301 Supplementary General Conditions.
5. The undersigned Proposer acknowledges that the estimated Direct Cost of Construction provided herein is for Proposing purposes only, that Owner does not warrant the final accuracy of the estimate, and that the undersigned Proposer must make its own independent verification of estimated costs.



**San Mateo County – Project Development Unit  
San Mateo Health System Campus Upgrade Project**

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6. The undersigned acknowledges that the Best Value Proposer will be determined as provided in Document 00 2001 (Instruction for Proposals).
7. The undersigned Proposer understands that Owner reserves the right to reject this Proposal, or all Proposals, in its sole discretion without compensation to Proposer.
8. If written notice of the acceptance of this Proposal, hereinafter referred to as Notice of Award, is mailed or delivered to the undersigned Proposer within the time described in Paragraph 2 of this Document 00 4001 or at any other time thereafter before it is withdrawn, the undersigned Proposer will execute and deliver the documents required by Document 00 2001 (Instructions for Proposals) within the time specified therein.
9. Notice of Award or request for additional information may be addressed to the undersigned Proposer at the address set forth below.
10. The undersigned Proposer agrees to commence Work under the Contract Documents on the date(s) established in Document 00 7200 (General Conditions) and to complete all Work within the time(s) specified in Document 00 5201 (Agreement).
11. The undersigned Proposer agrees that, in accordance with Document 00 7200 (General Conditions), liquidated damages for failure to complete Work in the Contract (or portions thereof) within the time(s) specified in Document 00 5201 (Agreement) shall be as set forth in Document 00 5201.
12. The names of all persons interested in the foregoing Proposal as principals are:

**IMPORTANT NOTICE:**

If Proposer or other interested person is a corporation, give the legal name of corporation, state where incorporated, and names of president and secretary thereof; if a partnership, give name of the firm and names of all individual co-partners composing the firm; if Proposer or other interested person is an individual, give first and last names in full.

**NAME OF PROPOSER:**

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licensed in accordance with an act for the registration of Contractors, and with California license number: \_\_\_\_\_ Expiration: \_\_\_\_\_.

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(Place of Incorporation, if Applicable) (Principal)

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(Principal)

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(Principal)

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

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(Signature of Proposer)

**NOTE:** If Proposer is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If Proposer is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

**San Mateo County – Project Development Unit  
San Mateo Health System Campus Upgrade Project**

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Business Address:

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Contractor's Representative(s):

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(Name/Title)

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(Name/Title)

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(Name/Title)

Officers Authorized to Sign Contracts

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(Name/Title)

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(Name/Title)

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(Name/Title)

Telephone Number(s):

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(Area Code)                      (Number)

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(Area Code)                      (Number)

Fax Number(s):

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(Area Code)                      (Number)

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(Area Code)                      (Number)

Date of Proposal:

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