

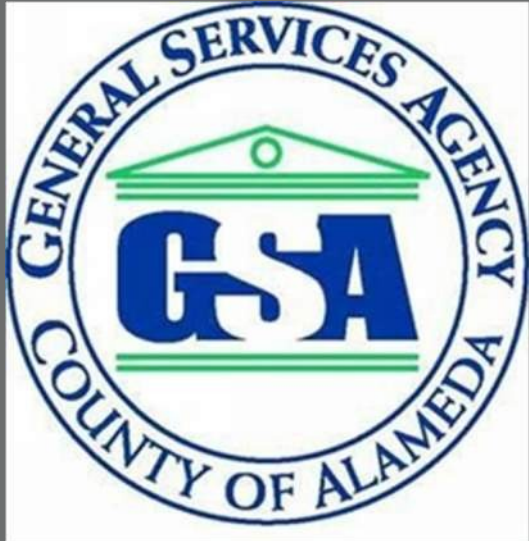
SWINERTON



December 12, 2024

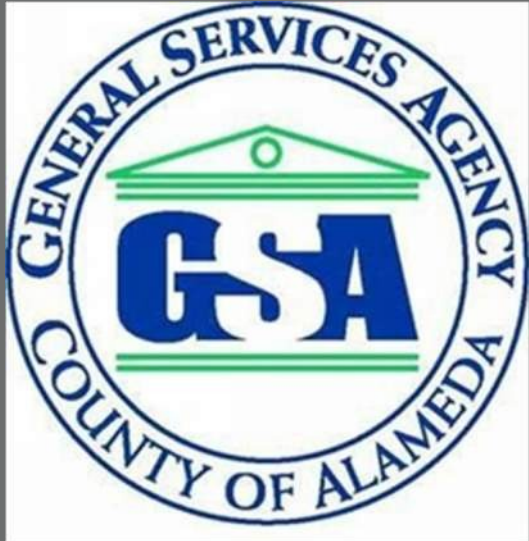


**Facilities Needs Priority 1 Program  
Design-Build Package #3 Pre-qualification Conference**



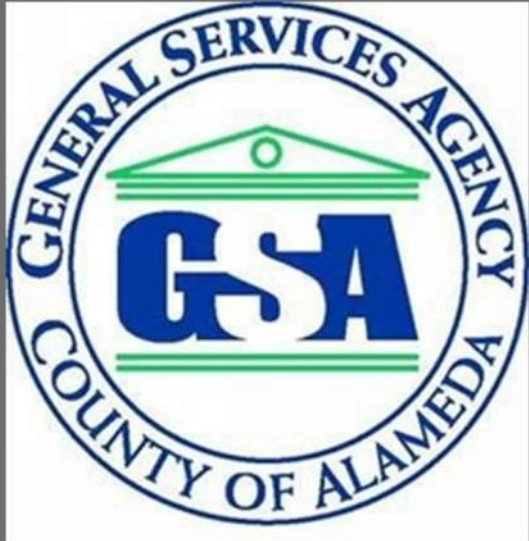
# Introductions

- Project Team
  - **Alameda County General Services Agency**
    - Alan Baxter, Chief Deputy of Operations
    - Keith Rowan, Deputy Director, Capital Programs
    - Liam Brown, Senior Project Manager
  - **Swinerton Management & Consulting**
    - John Baker, Project Executive
    - Julie Pebley, Senior Project Manager
    - Albert Wege, Senior Project Manager
    - Alely Ramos, Assistant Project Manager
  - **Shah Kawasaki Architects**
    - Youngchae Lee, Principal
- Attendee Register
  - Please Provide Attendee Contact Information in Chat



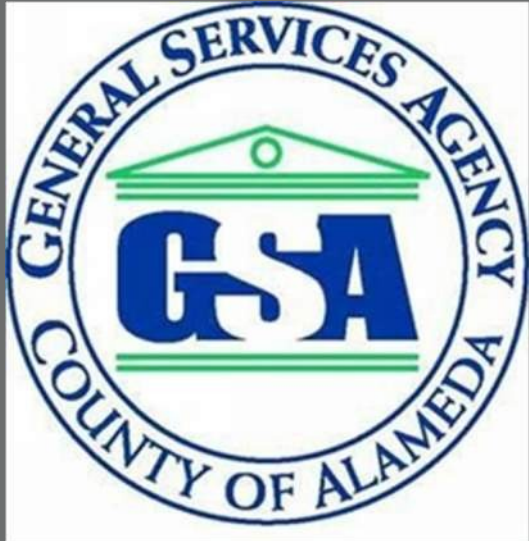
# Agenda

- **Project Overview**
- **Facilities and Scope of Work**
- **Project Schedule**
- **Pre-qualification Questionnaire**
- **Request for Proposals**
- **Non-Mandatory Site Visits**
- **Questions and Answers**



# Project Overview

- **Scope of work**
  - Remediation of deficiencies within existing facilities
  - Items identified in 2018/2019 Facility Conditions Assessment (FCA) performed by Cannon Design
  - Design, Construction Documents, Permitting, and Phased Construction
- **Permitting Agencies:**
  - Alameda County Public Works Agency (PWA)
- **Design-Build Contract Value:**
  - Approximately \$15 M Fixed Fee, established by GSA, Swinerton, and Leland Saylor Associates
  - Includes all A/E fees, Permits, and Construction
  - Allowances (ADA compliance, code upgrades, unforeseen conditions)
- **Facilities Condition Assessment (FCA):**
  - Link to the FCA describing the scope of work (page 3 of RFQ)
  - Final scope of work included in RFP will include approximately 85% of FCA items



## Project Overview

- Alameda County Health (ACH) Facilities, Behavioral Health Department Facilities (ACH-BHD) / Telecare
  - Villa Fairmont
    - Address: 15200 Foothill Blvd, San Leandro
  - Willow Rock:
    - Building A (A1, A2, A3, and A4), B, C, and D
    - Address: 2050 Fairmont Dr, San Leandro



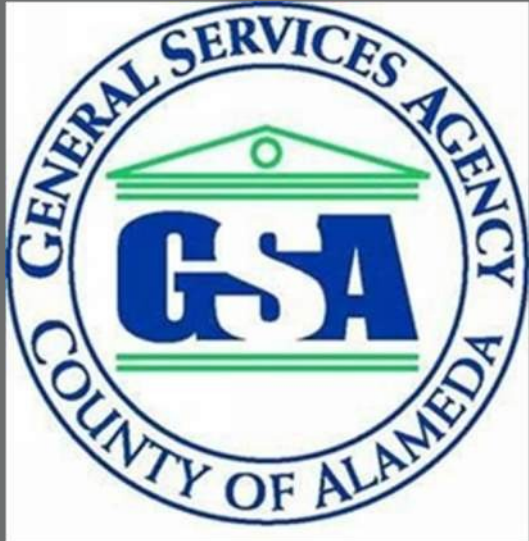
## Villa Fairmont

- Year Constructed: 1980
- Gross SF: 35,754
- Floors: 1
  
- Scope: Electrical, exterior finishes, interior finishes, roofing, flooring, interior plumbing, data/low voltage, fire alarm, HVAC, fire alarm



## Willow Rock Center

- Gross SF: 26,900
- Floors: 1
- Buildings: 4 (Buildings A1-4, B, C, D)
  
- Scope: Electrical, interior finishes, fire alarm, flooring, interior plumbing, data/low voltage/BMS, HVAC, flooring
  
- Separate exterior envelope replacement project

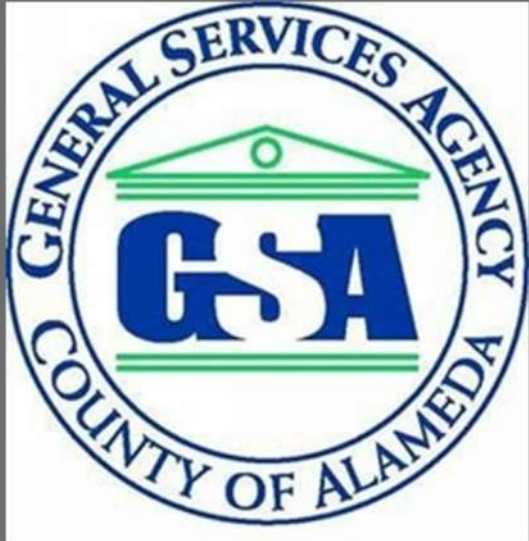


# Schedule

- Anticipated Project Schedule (all dates subject to change)

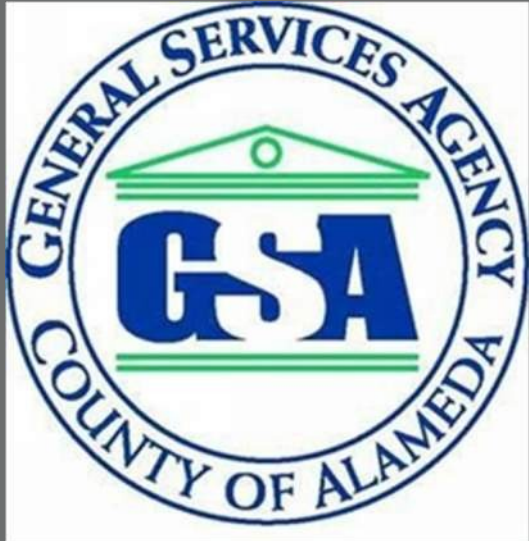
| Milestone                                           | Date                                                   |
|-----------------------------------------------------|--------------------------------------------------------|
| Issue RFQ                                           | December 6, 2024                                       |
| Non-Mandatory RFQ Conference (virtual)              | December 12, 2024. 11am – 12pm                         |
| Recommended Non-Mandatory Site Visits               | December 17, 2024. 10-11am<br>January 7, 2025. 10-11am |
| Final requests for clarifications                   | January 8, 2025. 5:00 pm                               |
| Submit Prequalification Questionnaire               | January 17th, 2025, 3:00 pm                            |
| County Evaluation of Prequalification Questionnaire | January 2025                                           |
| Notice to Shortlist                                 | January 2025                                           |
| Issue RFP to DBEs                                   | February 2025                                          |
| Confidential Meetings                               | March 2025                                             |
| DBEs Submit Proposals                               | April 2025                                             |
| County Reviews DBE Submittals                       | April 2025                                             |
| Formal Interviews                                   | April 2025                                             |
| Notice to Award                                     | May 2025                                               |
| BOS Award                                           | May 2025                                               |
| Issue NTP                                           | June 2025                                              |
| Design                                              | June 2025 - December 2025                              |
| Construction                                        | December 2025 - May 2027                               |





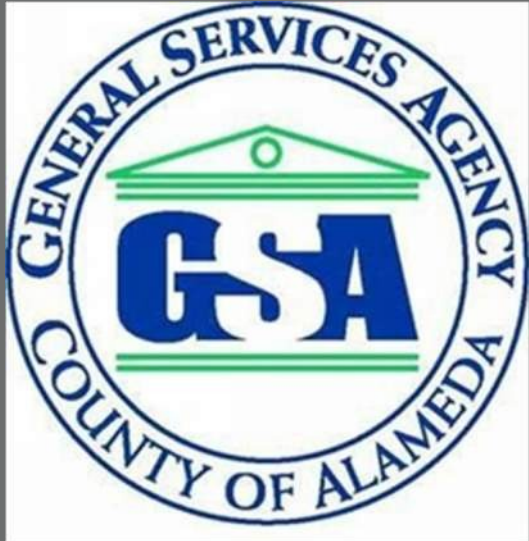
# Pre-qualification Questionnaire

- Must use the Questionnaire provided in the RFQ
- Questions and Answers must be submitted in writing to Liam Brown of GSA via e-mail: [Liam.Brown@acgov.org](mailto:Liam.Brown@acgov.org)
- Today's questions must be followed up in writing to be officially answered
- Clarification Notices and Distribution List posted to GSA website (link on page 10 of RFQ):  
<https://gsa.acgov.org/do-business-with-us/contracting-opportunities/>



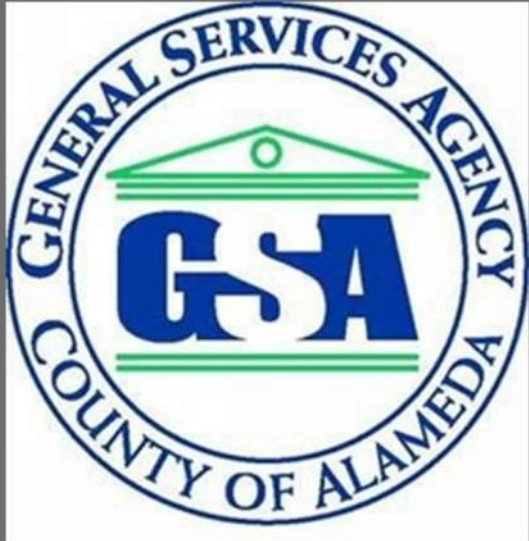
# Pre-qualification Questionnaire

- Small Local And Emerging Business (SLEB) Program
  - 20% of Design Consultant fees must be for SLEB firms
  - Link to SLEB program (page 12 of RFQ)
  - RFQ letter of Transmittal:
    - Identify proposed SLEB firms
    - Description of outreach efforts made to include SLEB firms
  - Project is subject to the PSCBA adopted by County of Alameda Board of Supervisors (applies to all construction projects of \$1 M or more)
  - Successful DBE and its partners providing work in covered trades will be signatories to PSCBA
  - Proposal Requirement (no RFQ submittal requirements)
  - Link to PSCBA (page 12 of RFQ):  
<https://acgovt-my.sharepoint.com/my?id=%2Fpersonal%2Fliam%5Fbrown%5Facgov%5Forg%2FDocuments%2FPSCBA&FolderCTID=0x012000AFACEC94D4AA2D4BA574CB4931FD80C0>



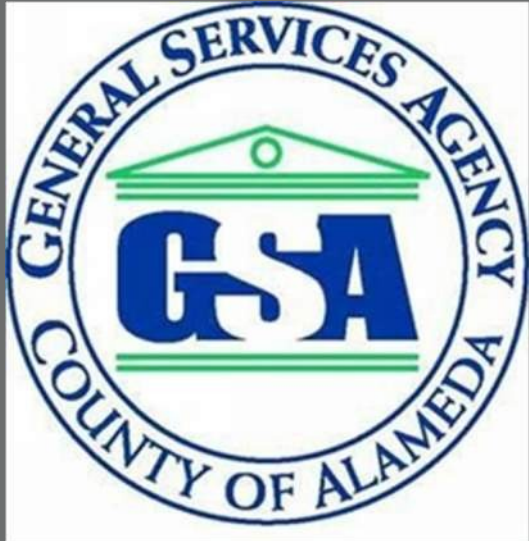
# Pre-qualification Questionnaire

- Design/Build Entity (DBE): California “A” or “B” Contractor’s License
- DBE will hold the contract with County of Alameda
- County intends to Shortlist 3 DBE’s
- Stipend to those not selected
- DBE Core Organizations:
  - **General Contractor**
  - **Architect**
  - **Mechanical/Plumbing Engineer**
  - **Electrical Engineer**
  - **Civil Engineer**
  - **Fire/Life Safety Engineer**
- Mechanical, Electrical, and Fire/Life Safety Engineers can be same firms
- If more than one firm (e.g. HVAC and Plumbing), submit for each
- Design-Build subcontractors can be submitted as licensed Engineers



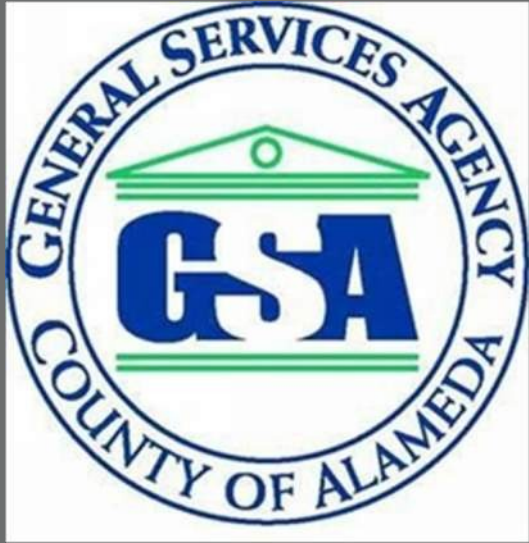
# Pre-qualification Questionnaire

- Precluded Firms:
  - Swinerton
  - Shah Kawasaki Architects
  - BKF, Civil Engineer
  - Interface Engineers, Electrical Engineer
  - ECS Limited, Engineering Envelope Consulting
  - Sandis Engineers
  - Leland Saylor Associates
  - Terracon
  - Cannon Design



# Pre-qualification Questionnaire

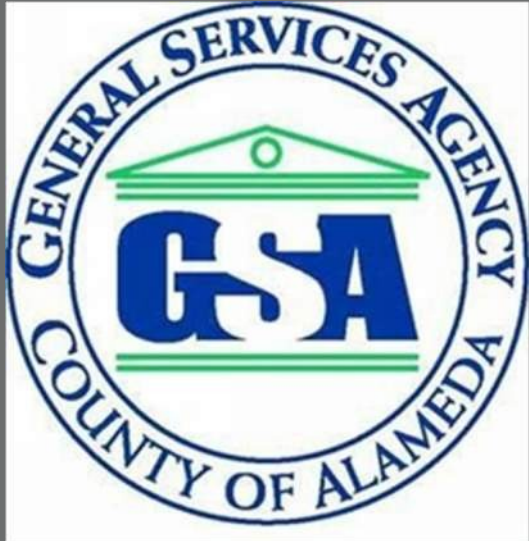
- **Part I: Information About the DBE, its Members, and Core Organizations**
- **Part II: Essential Requirements for the DBE as a Whole**
- **Part III: Scored Questions for Members of the DBE Entity and Core Organizations**
- **Part IV: Recent Construction Projects Completed**
- **Part V: Key Personnel**
- **Part VI: Certification**
- **Reference Interview Questions**
- **Scoring Worksheets**



# Pre-qualification Questionnaire

## Scoring Framework

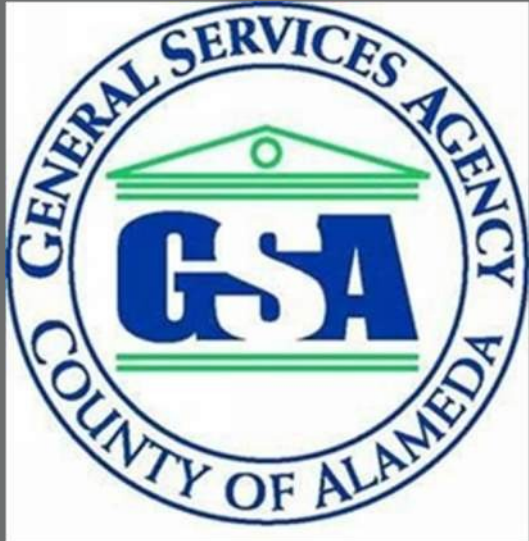
- Part I:       **Info Only**       Information About the DBE, its Members, and Core Organizations
  - Part II:       **Pass/Fail**       Essential Requirements for the DBE as a Whole
  - Part III:       Scored Questions for Members of DBE Entity & Core Organizations:
    - 90 pts**       General Contractor
    - 40 pts**       Architect
    - 15 pts x 4**    Each for 4 Sub-consultants
  - Part IV:       Recent Construction Projects Completed
    - 20 pts**       General Contractor
    - 20 pts**       Architect
  - Part V:       **30 pts**       Key Personnel
  - Reference Interview Questions
    - 20 pts**       General Contractor
    - 20 pts**       Architect
- 
- 300 Total Points**



# Request for Proposals

## DESIGN CRITERIA

- Based on Facility Condition Assessment (FCA)
- Basis of Design
- Performance Specifications
- Sitework Diagrams (ADA path of travel)
- Operational and Construction Phasing Requirements
- Reference Documents:
  - Hazardous Materials reports
  - Existing building drawings

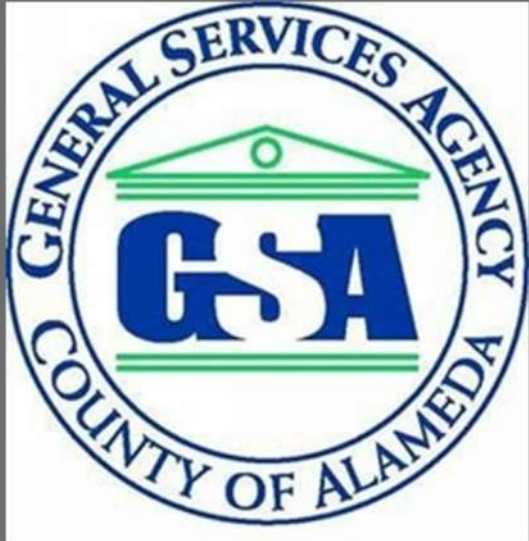


# Request for Proposals

## CONTRACT REQUIREMENTS

- **Division 0 & 1 Documents, including:**
  - Agreement and General Conditions (drafts to be issued in Clarification Notice #1)
  - General Requirements
  - Design Services and Deliverables
- **Allowances**
  - ADA Compliance
  - Code Upgrades
  - Unforeseen Conditions
- **Payment Bond and Performance Bond**
  - Surety bonds issued by a corporation licensed in the State of California
  - Sureties must be California State registered Class "A" Securities
- **Prevailing Wage Requirements (California Labor Code)**
- **PSCBA and SLEB Compliance**





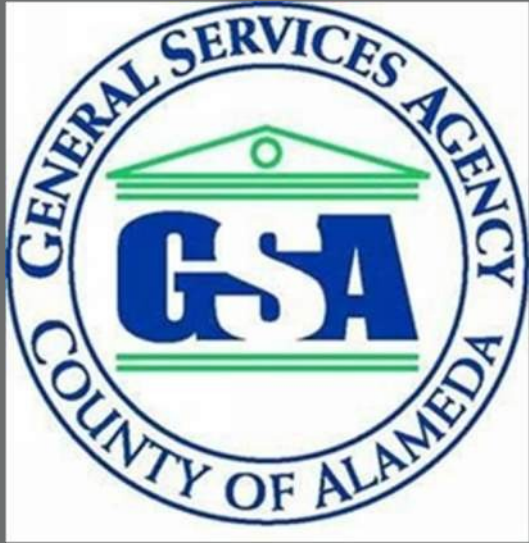
# Request for Proposals

## PROCESS:

- Not a Design Competition
- Confidential Meetings (including Facility Operators)
- Stipend (TBD)

## SUBMITTAL REQUIREMENTS:

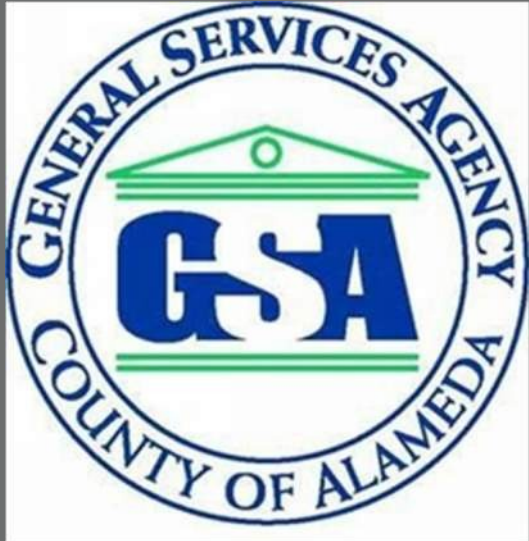
- **Designated Subcontractors**
- **County Minimum Requirements**
  - Building Systems, Sustainable Design/Life-Cycle Costing
  - Skilled Labor Availability, Safety Record
- **Design & Construction Qualifications**
  - Project, Client and AHJ Experience
  - Project Team, Schedule, Construction Phasing Plan
- **Best Value Enhancements**
- **Interview**



# Request for Proposals

## SELECTION PROCESS

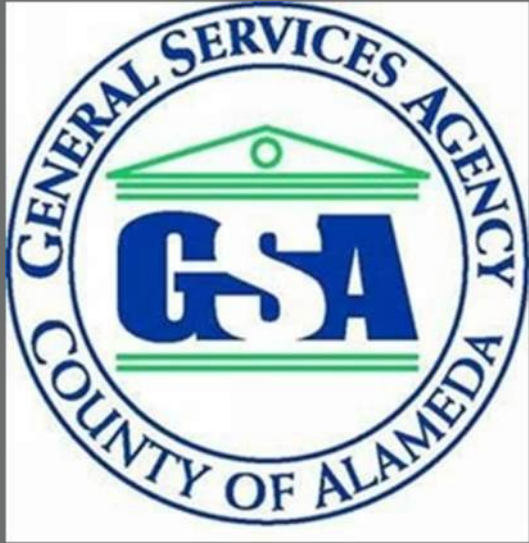
- “Best Value” as defined in California Public Contract Code (PCC) sections 22160, 22161, 22164, and 22166
- Point Accumulation Process:
  - Designated Subcontractors
  - County Minimum Requirements
  - Design & Construction Qualifications
  - Best Value Enhancements
  - Interview



## Non-Mandatory Site Visits

- Recommended Non-mandatory site visits:
  - December 17, 2024. 10-11am
  - January 7, 2025. 10-11am
- Visits will include an exterior walking tour of all the facilities at the Fairmont Campus.
- Meet at **2054 Fairmont Drive, San Leandro**. Front entrance of the BMD office.
- Parking pass will be provided, please refer to the sharefolder.





Q & A