

ALAMEDA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

The following action was taken by the Alameda County Board of Supervisors on 02/23/2021

Approved as Recommended Other

Unanimous Chan: Haubert: Miley: Valle: Carson: -

Vote Key: N=No; A=Abstain; X=Excused

Documents accompanying this matter:

Contract: C-901690,C-21101,C-21102,C-21103,C-21104,C-21105

Documents to be signed by Agency/Purchasing Agent:

File No. 30605
Item No. 28.1

Copies sent to:

Cindy Wong, QIC 26021
Auditor's Office, QIC 20111

Special Notes:



I certify that the foregoing is a correct copy of a Minute Order adopted by the Board of Supervisors, Alameda County, State of California.

ATTEST:
Clerk of the Board
Board of Supervisors

By: *Cheryl Perkins*
Deputy



February 5, 2021

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, California 94612-4305

Dear Board Members:

SUBJECT: AWARD FIVE PROFESSIONAL SERVICES AGREEMENTS FOR AS-NEEDED PROGRAM PROJECT MANAGEMENT/CONSTRUCTION MANAGEMENT SERVICES; MASTER CONTRACT NO. 901690; AMOUNT: \$10,000,000

RECOMMENDATIONS:

A. Award Professional Service Agreements (Master Contract No. 901690) to provide As-Needed Project Management/Construction Management Program services to the Alameda County General Services Agency, for the term of 2/23/21 – 2/22/24, in the amount not to exceed \$10,000,000 with the following vendors:

1. AE3 Partners Inc. (Principal: Doug Davis; Location: Oakland); Procurement Contract No. 21101; in an amount not-to-exceed \$2,000,000;
2. Construction Management West, Inc. (Principal: Lionel Recio; Location: Oakland); Procurement Contract No. 21102; in an amount not-to-exceed \$2,000,000;
3. Sixth Dimension LLC (Principal: Karl Schultz; Location: Dublin); Procurement Contract No. 21103; in an amount not-to-exceed \$2,000,000;
4. Swinerton Management & Consulting (Principal: Jeffrey S. Gee; Location: Oakland); Procurement Contract No. 21104; in an amount not to exceed \$2,000,000; and
5. Vanir Construction Management, Inc. (Principal: Daniel Ferst; Location: Oakland); Procurement Contract No. 21105; in an amount not to exceed \$2,000,000; and

B. Authorize the President of the Board to sign the Professional Service Agreements, subject to review and approval as to form by County Counsel, and submit an executed copy to the Clerk of the Board for filing.

DISCUSSION/SUMMARY:

Alameda County General Services Agency (GSA) manages and oversees the delivery of Capital and Non-Capital Projects for County-owned buildings in the County's Capital Improvement

Program. GSA's portfolio of projects includes office and administrative facilities, court buildings, community centers, fire stations, hospital, and health care facilities, jail facilities, training facilities, supportive services and transitional housing, parking facilities, and public spaces. GSA is also responsible for overseeing and monitoring compliance with all local, state, and federal funding sources, all applicable codes, regulations, and permitting requirements. GSA's Capital Project Managers are responsible for managing the entire design and construction process and client relationships for multiple GSA projects. The Project Management/Construction Management (PM/CM) on-call support services will be generally used for complex projects with construction budgets exceeding \$5 million or in circumstances where a construction related issue or services are needed on a project where timing is critical to meet schedule requirements.

The GSA has negotiated the terms and conditions for the As-Needed PM/CM contracts with the selected firms to provide services on a task order basis. The PM/CM contract values are not guaranteed amounts for the selected firms, and task orders are not awarded to these firms until all necessary approvals are in place as described below.

Task order negotiations will only be initiated with the PM/CM firms upon identified and approved funding. The Deputy Director of Capital Programs will assign task orders on a rotational basis where firms will have various task order assignments over their contract term with a not-to-exceed contract value. This approach enables GSA to respond expeditiously to agency projects and schedule requirements. Upon completion of the scope of work and fee negotiations for task orders, GSA will seek Board approval of task orders before the commencement of PM/CM services.

The range of PM/CM support services include but are not limited to:

- cost estimating and value engineering;
- budget/ cost and scheduling reviews;
- design constructability reviews;
- inspection services;
- other specialty technical subconsultants as needed;
- quality assurance and safety program monitoring assistance
- on-site construction monitoring, field verification of completed work, and contractor payment application reviews;
- change order review assistance (A/E and General Contractor); and
- project closeout services

SELECTION CRITERIA/PROCESS:

GSA-Capital Programs has determined that Alameda County does not currently have the resources to provide the As-Needed Program PM/CM services.

GSA-Capital Programs worked with GSA-Procurement to develop a Request for Statement of Qualifications (RFSOQ) that was issued on June 17, 2020, posted on the website for 52 days, and sent to subscribers to the E-Gov Professional Services – Current Contract Opportunities mailing service. The RFSOQ was advertised in the Inter-City Express on June 20, 2020, the Montclarion on June 26, 2020, and The Piedmonter on June 26, 2020. An email was also sent to the Chambers of Commerce group. A vendor outreach was conducted on June 24, 2020, followed by one networking/bidders conference on June 30, 2020, which was attended by 56 vendors.

On August 7, 2020, 19 responses to the RFSOQ were received. All proposals were evaluated by the County Selection Committee (CSC). The CSC members interviewed the top 10 highest ranked proposers that met the qualification of the RFSOQ. A maximum total of 100 evaluation points was available for this RFSOQ. The total evaluation points include 10 preference points derived from a 5% preference for local vendors and a 5% preference for certified Small Local Emerging Business (SLEB) vendors, for a total of 10%.

The following were the five highest scoring qualified proposers and are recommended for award:

- A. AE3 Partners Inc. (Principal: Doug Davis; Location: Oakland; Certified Small: 08-91283; Expiration: 05/31/2021);*
- B. Construction Management West, Inc. (Principal: Lionel Recio; Location: Oakland; Certified Small: 02-90040; Expiration: 09/30/2021);*
- C. Sixth Dimension, LLC (Principal: Karl Schultz; Location: Dublin; Certified Small: 15-00015; Expiration: 02/28/2022);*
- D. Swinerton Management & Consulting (Principal: Jeffrey S. Gee; Location: Oakland; a local company who agreed to subcontract 20% of the contract amount with the following SLEBs):*
 - Leland Saylor Associates (Principal: Leland Saylor; Location: Oakland; Certified Small: 09-00330; Expiration: 11/30/2021); and*
 - Dabri, Inc. (Principal: Ravinder Kaur; Location: Oakland; Certified Small: 11-00057; Expiration: 02/28/2022);*
- E. Vanir Construction Management, Inc. (Principal: Daniel Ferst; Location: Oakland; a local company and agreed to subcontract 20% of the contract amount with the following SLEB's):*
 - Cornerstone Facilities Consulting, Inc. (Principal: Wayne Perry; Location: San Leandro; Certified Small: 07-91121; Expiration: 02/28/2021);*
 - Dabri, Inc. (Principal: Ravinder Kaur; Location: Oakland; Certified Small: 11-00057; Expiration: 02/28/2022);*
 - Leland Saylor Associates (Principal: Leland Saylor; Location: Oakland; Certified Small: 09-00330; Expiration: 11/30/2021);*
 - Macks Craic, Inc. dba Mack5 (Principal: Eve Nelson; Location: Emeryville; Certified Small: 03-90250; Expiration: 05/31/2021);*
 - Sensible Environmental Solutions, Inc. (Principal: Robert Sutton; Location: Oakland; Certified Small: 10-00059; Expiration: 02/28/2021); and*
 - Telamon Engineering Consulting, Inc. (Principal: Mennor Chan; Location: Oakland; Certified Small: 02-90122; Expiration: 04/30/2021).*

These five firms will be awarded contracts to provide As-Needed Program PM/CM services on a task order basis.

The following is a summary of the evaluation of the short-listed proposers:

<i>Vendor</i>	<i>Location</i>	<i>Local</i>	<i>SLEB</i>	<i>Evaluation Points</i>
<i>Sixth Dimension, LLC</i>	<i>Dublin, CA</i>	<i>Y</i>	<i>Y</i>	<i>99.00</i>
<i>Swinerton Management & Consulting Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>N</i>	<i>96.86</i>
<i>AE3 Partners Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>96.25</i>
<i>Construction Management West, Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>95.98</i>
<i>Vanir Construction Management, Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>N</i>	<i>95.29</i>
<i>Aradis USA, Inc.</i>	<i>San Francisco, CA</i>	<i>N</i>	<i>N</i>	<i>90.25</i>
<i>Jtec HCM, Inc.</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>90.20</i>
<i>Macks Craic, Inc dba mack5</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>86.63</i>
<i>O'Connor Construction Management Inc</i>	<i>Oakland, CA</i>	<i>Y</i>	<i>Y</i>	<i>83.05</i>
<i>Arup North America Ltd.</i>	<i>Emeryville, CA</i>	<i>Y</i>	<i>N</i>	<i>74.55</i>

FINANCING:

Funding for the contract will be from County Projects utilizing the services. Appropriations will be identified when a task order is assigned to a vendor and will be presented to your Board for approval. No appropriations are required, and there will be no increase in net County cost.

VISION 2026 GOAL:

The services to provide As-Needed Program PM/CM meet the 10X goal pathway of **Employment for all** in support of our shared vision of a **Prosperous and Vibrant Economy**.

Respectfully submitted,

DocuSigned by:

Willie A. Hopkins, Jr.

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Willie A. Hopkins, Jr.

Director, General Services Agency

Attachment

cc: County Administrator
Auditor-Controller
County Counsel

PROGRAM-PROJECT MANAGEMENT/CONSTRUCTION MANAGEMENT SERVICES

Master Contract No. 901690
February 23, 2021 – February 22, 2024

<i>Vendor</i>	<i>Location</i>	<i>Estimated Dollar Value of Contract Award</i>	<i>Local/SLEB Participation</i>
			<i>Percentage</i>
<i>AE3 Partners Inc. Certified: Small Certification # 08-91283 Expiration: 05/31/2021</i>	<i>11 Embarcadero West, Suite 205, Oakland, CA 94607</i>	<i>\$2,000,000</i>	<i>100%</i>
<i>Construction Management West, Inc. Certified: Small Certification # 02-90040 Expiration: 09/30/2021</i>	<i>337 17th Street, Suite 205 Oakland, CA 94612</i>	<i>\$2,000,000</i>	<i>100%</i>
<i>Sixth Dimension LLC Certified: Small Certification No. 15-00015 Expiration: 02/28/2022</i>	<i>7600 Dublin Blvd., Suite 280, Dublin, CA 94568</i>	<i>\$2,000,000</i>	<i>100%</i>
<i>Swinerton Management and Consulting, Inc.</i>	<i>10 Clay Street, Suite 275 Oakland, CA 94607</i>	<i>\$2,000,000</i>	<i>20%</i>
<i>Vanir Construction Management, Inc.</i>	<i>505 14th Street, Suite 914, Oakland, CA 94612</i>	<i>\$2,000,000</i>	<i>20%</i>

SLEB Subcontracting Information for Swinerton Management & Consulting

		<i>SLEB Participation</i>
<i>Leland Saylor Associates Leland Saylor Certified Small, Certification No. 09-00330 Expiration: 11/30/2020</i>	<i>1629 Telegraph Ave, Mezz B, Oakland, CA 94612</i>	20%
<i>Dabri, Inc. Ravinder Kaur Certified Small Certification No. 11-00057 Expiration: 02/28/2022</i>	<i>1212 Preservation Parkway, Ste 300 Oakland, CA 94612</i>	

SLEB Subcontracting Information for Vanir Construction Management, Inc.

		SLEB Participation
<p align="center"><i>Cornerstone Facilities Consulting, Inc.</i> Wayne Perry Certified Small, Certification No. 07-91121 Expiration: 02/28/2021</p>	<p align="center">3055 Alvarado St., Suite 105 San Leandro, CA 94577</p>	20%
<p align="center"><i>Dabri, Inc.</i> Ravinder Kaur Certified Small Certification No. 11-00057 Expiration: 02/28/2022</p>	<p align="center">1212 Preservation Parkway, Ste 300 Oakland, CA 94612</p>	
<p align="center"><i>Leland Saylor Associates</i> Leland Saylor Certified Small, Certification No. 09-00330 Expiration: 11/30/2020</p>	<p align="center">1629 Telegraph Ave, Mezz B, Oakland, CA 94612</p>	
<p align="center"><i>Macks Craic, Inc. dba Mack5</i> Eve Nelson Certified Small, Certification No. 03-90250 Expiration: 05/31/2021</p>	<p align="center">1900 Powell Street, Suite 470 Emeryville, CA 94608</p>	
<p align="center"><i>Sensible Environmental Solutions, Inc.</i> Robert Sutton Certified: Small Certification No. 10-00059 Expiration: 02/28/2021</p>	<p align="center">155 Filbert Street, Suite 101 Oakland, CA 94607</p>	
<p align="center"><i>Telamon Engineering Consulting, Inc</i> Mennor Chan Certified: Small Certification No. 02-90122 Expiration: 04/30/2021.</p>	<p align="center">1330 Broadway Suite 436 Oakland, CA 94612</p>	