



NOTICE IS HEREBY GIVEN that the County of San Mateo, State of California, is issuing this

Addendum No. 1

June 25, 2015

REQUEST FOR PROPOSALS NO. 2015 - 001:

for

County of San Mateo

Facilities Division, Department of Public Works

555 County Center

Redwood City, CA 94063

COMMISSIONING SERVICES

for Capital Projects

Proposals must be submitted to:

County of San Mateo
DEPARTMENT OF PUBLIC WORKS Attn: Doug Koenig
555 County Center 5th Floor Redwood City, CA 94063

By 4:00 P.M. PDT on


July 8, 2015

PROPOSALS WILL NOT BE ACCEPTED AFTER THIS DATE AND TIME

Complete "Request for Proposal" documentation can be found at:

<http://www.co.sanmateo.ca.us/portal/site/publicworks/>

under "Projects Out to Bid"

	ADDENDUM #01 – RFP No. 2015 - 001
	San Mateo County, 555 Government Center, Fifth Floor, Redwood City, CA 94063
	San Mateo County – Commissioning Agent – Capital Projects
	Date: June 25, 2015

Addendum #01 – The following clarifications and responses are provided based on questions received through close of business day, June 18, 2015, and must be added/considered when completing your submittal: Acknowledgement of receipt of this **ADDENDUM** is required in the proposer’s cover letter of introduction. Please clearly note the addendum date and number.

Responses to Submitted Questions:

1. Are all of the listed projects at the same pre-design phase of their respective design and construction schedules? Please provide a project schedule for each.

Response: Refer to attached revised project matrix with approximate project schedule dates for each referenced project. Specific project timelines will be developed by each respected DBE, once selection is made.

2. Does the County intend to apply for or utilize Federal funds for any of the projects? If so, which project(s)?

Response: Application for or utilization of Federal funds are not anticipated for any of the projects, at this time.

3. It is not entirely clear whether the County plans to rely on the “ordinary standard of care” for commissioning as established by the engineering and commissioning professions and their organizations, or if intends to employ a “hybrid approach” which may be compliant with the County’s project management process. Please clarify.

Response: Consultant shall exercise the reasonable professional care and skill customarily used and as established by the engineering and commissioning profession and its organization practicing in California, and will use reasonable diligence and best judgment while exercising its professional skill and expertise.

4. The RFP includes incidental mention of project low-voltage systems such as structured cabling and life-safety systems. By project, please identify the low-voltage systems that are to be included in the Cx scope of work.

Response: Specific project scope requirements will be more fully defined by project upon selection of Commissioning Agent.

5. We are assuming that the Emergency Management Center and the two Fire Station Facilities will be designated as Essential Services Facilities. However, will it be designed as such in accordance with the applicable building codes and NFPA standards?

Response: The EMC/CEDAR project is the only fully designated essential services facility. CEDAR and the Fire Station Facilities shall each be designed to applicable building codes and NFPA standards.

6. Is the planned size of the EMC/Dispatch Center/IT Facilities still approx. 35,000 SF? Will it still be designed around 20-22 workstations?

Response: Yes and yes.

7. Will either the electrical infrastructure or the included communications, dispatch and IT systems for the EMC (or both) be commissioned by the chosen CxA?

Response: Undetermined, specific scope of services will be more fully defined upon selection of Commissioning Agent by project.

8. Will the separate Mental Health Facilities be constructed using a phased schedule? If so, are 6 facilities still being planned? Will they all be commissioned?

Response: Yes, yes, and yes.

9. Is it the County's intention to commission the network and control cables which tie these facilities together and make up the communication infrastructure on the campus?

Response: Yes

10. Are the M&E systems for the Mental Health Facilities to be monitored and controlled from a central location?

Response: TBD

11. Will the mission critical security systems for the Mental Health Facility be commissioned by the chosen CxA?

Response: TBD

12. Will the Mental Health Facility include remotely controlled gate and door systems that will be commissioned?

Response: Yes.

13. Will the Mental Health Facility have a personal duress alarm system? If so, will it be commissioned as well?

Response: TBD

14. Will all or a portion of the fire alarms be commissioned or will the County rely exclusively on the CA Fire Marshal's inspection and tests?

Response: TBD

15. Do the initial concept(s) for the Mental Health Facility and grounds include perimeter security system? If so, will it be commissioned?

Response: Yes and yes.

16. In accordance with the master plan, will any of the buildings include a distributed cell phone antenna system (DAS)? If so, will it be commissioned?

Response: TBD

17. Do you plan to include a video entertainment system and/or nurse call system in the Mental Health Facility? If so, will it be included in the Cx scope of services?

Response: TBD

18. Does the County plan to maintain the normal responsibility barrier between the services of the designers-of-record and the Cx Authority based on the fact that Cx Authorities do not create new designs or correct unworkable designs?

Response: Yes, correct.

19. Does the County plan to require the design-builder to appoint a full-time commissioning manager for the larger projects? How does the County plan to either incentivize or penalize the design-builder for either supporting or failing to support the Cx process?

Response: Yes. Incentives and/or penalties will determined by project.

20. The County has requested that proposers provide a NTE (Not to Exceed) fee for each proposed project. Ordinarily, a NTE proposal requires a full set of drawings and specifications for an accurate pricing proposal to be developed. Due to the unavailability of this information in the RFP, the most appropriate response for Design/Build projects would be a +/- 30% Rough Order of Magnitude (ROM) Cost Estimate based on a minimum estimate of each building's total square footage, a brief description and/ or narrative of the major systems to be commissioned, and the level of commissioning to be

required, i.e.: LEED level, Title 24, etc., and approximate construction schedule. Will the County make this information available for each of the (7) projects by the June 27 RFI response date?

Response: Clarification is made that each proposer submit a standard fee/hourly rate schedule. The fee/rate schedule will be used to subsequently negotiate specific scope, not-to-exceed fee, and contract term, by project.

21. Which, if any, of the projects will be designated Essential Service?

Response: Reference response to question 5 above.

22. Will the projects designated as Essential Service have low voltage, security, CCTV, and other such special systems that require commissioning?

Response: Yes and will be determined by project specific scope.

23. How will the County and/or the Design Builder support the Cx process? Will a Cx Authority be appointed by the County for each project?

Response: Yes.

24. Are the Owner's Project Requirements (OPR) and/or Basis of Design (BOD) available for any of the included projects?

Response: Reference updated project matrix for status of each project. Where Bridging Documents are available these will be made available to the successful Cx for final scoping, fee, and contract term.

25. Several projects (e.g. County Office Building 3) do not indicate square footages. Are approximate square footages, or any additional project-specific details relevant to commissioning, known for the included projects?

Response: Refer to updated project matrix.

26. Will the County desire/require renewable energy systems (e.g. photovoltaic, solar hot water, etc.) and/or on-site energy generation systems (e.g. microturbine generator) to be included in project scopes?

Response: By project.

27. If a proposer wishes to submit proposals for more than one of the included projects, does the County prefer a single proposal (with costs itemized by project) or a separate proposal for each individual project?

Response: Must be separate submittal for each project.

28. Per the RFP, an organization chart shall be included in the “Firm Qualifications and Experience” section. Does the County prefer the organization chart to be limited to the proposed project team(s)? Or, does the County prefer an organization chart for the firm?

Response: By project team for each project submitted on.

County of San Mateo Multiple Capital Projects
RFP Commissioning Agent – Addendum No. 1

County's Capital Projects Table – Updated June 25, 2015

	Project	Description	Anticipated Delivery Method	Construction Budget	Current Phase	Construction Target Date	Projected Construction Duration
1	Emergency Management Center (CEDAR)	37,000 sq. ft. - Multi-functional facility including dispatch, emergency ops, & IT	Design-Build	\$25 mil	RFP issued to short-listed DBE	Fall 2015	18 mos
2	Animal Shelter	30,000 sq ft replacement shelter including animal medical clinic	Design-Build	\$16 mil	Development of Bridging Documents	Spring 2016	18 mos
3	Cordilleras Mental Health	Multi-building live-in facility campus providing mental health services	Design-Build	\$55 mil	Development of Bridging Documents	Spring 2016	42 mos
4	Fire Station 58	Two company replacement fire station	Design-Build	\$6.4 mil	RFQ issued to interested DBEs	Spring 2016	12 mos
5	Fire Station 59	One company replacement fire station	Design-Build	\$6 mil	Obtaining Community Input	TBD	TBD
6	Parking Structure	Multi-story approximate 800 stall parking garage	Design-Build	TBD	Feasibility Study Underway	TBD	TBD
7	County Office Building 3	Multi-story office building with underground parking	Design-Build	TBD	Future Project Identified in County Master Plan	TBD	TBD