RFP for CM/GC
ZSFG Building 5 Seismic Upgrade and Renovation
RFP Informational Conference
RFP No. 1000015286
December 16, 2019
Agenda

1. Housekeeping & Introductions
2. Public Health and Safety Bond Overview
3. CM/GC General Scope
4. RFP Schedule (Section X)
5. City Requirements (Section XIV)
   - Office of Economic Workforce Development (OEWD) - Nicole Salvador
   - Office of Labor Standards Enforcement (OLSE) - Anna Liu
   - Contract Monitoring Division (CMD) - Selormey Dzikunu
6. RFP Documents
7. Project Organization
8. Project Site & Project Scopes
9. Project Schedule
10. RFP Selection Process (Section XII)
11. Questions and Answers
12. Site Walk
2016 Public Health and Safety (PHS) Bond Program Overview

- **General Obligation Bond Measure approved by voters in June 2016**
- **Scope:** *Make essential seismic and service delivery improvements to aging facilities to protect the health and safety of residents, neighbors, and businesses and to ensure uninterrupted health care and emergency services after a major earthquake*

<table>
<thead>
<tr>
<th>Bond Components</th>
<th>Bond Allocation (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZSFG Building 5 (DPH)</td>
<td>222</td>
</tr>
<tr>
<td>Community Health Centers (DPH)</td>
<td>50</td>
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<tr>
<td>Ambulance Deployment Facility (SFFD)</td>
<td>48.6</td>
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<tr>
<td>Neighborhood Fire Stations (SFFD)</td>
<td>9.4</td>
</tr>
<tr>
<td>Homeless Service Sites (HSH)</td>
<td>20</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>350</strong></td>
</tr>
</tbody>
</table>
CM/GC General Scope

- Pre-construction and Construction Services as required for each of the projects under the CM/GC Contract
- Projects to be included under the CM/GC Contract

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Est. Construction Cost</th>
</tr>
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<tbody>
<tr>
<td>1. Seismic Upgrade (OSHPD Approved)</td>
<td>$ 19M</td>
</tr>
<tr>
<td>2. Dialysis Relocation (OSHPD Approved)</td>
<td>$ 9M</td>
</tr>
<tr>
<td>3. Public Health Lab Relocation (OSHPD Approved)</td>
<td>$ 12M</td>
</tr>
<tr>
<td>4. IT Infrastructure (In OSHPD Review)</td>
<td>$ 9M</td>
</tr>
<tr>
<td>5. Family Health Center Relocation (CD Design)</td>
<td>$ 17M</td>
</tr>
<tr>
<td>6. Psychiatric Emergency Services (Programming)</td>
<td>$ 8M</td>
</tr>
<tr>
<td>7. B80/90 Specialties Services (SD Design)</td>
<td>$ 8M</td>
</tr>
<tr>
<td>8. Clinical Lab Track Replacement</td>
<td>$ 3M</td>
</tr>
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</table>

**Total Estimated Construction Cost**  $ 85M
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Issue RFP to Prequalified CM/GCs</td>
<td>Monday, 12/09/2019</td>
</tr>
<tr>
<td>2.</td>
<td><strong>Mandatory Informational Conference and Site Visit,</strong> ZSFG Campus, 1001 Potrero Avenue, San Francisco, CA 94110, Building 40, 3rd Floor, Main Conference Room.</td>
<td>Monday, 12/16/2019</td>
</tr>
<tr>
<td>3.</td>
<td><strong>Deadline to submit written questions</strong> on RFP, up to 4:00 p.m.</td>
<td>Wednesday, 1/08/2020</td>
</tr>
<tr>
<td>4.</td>
<td>City to issue responses to written questions</td>
<td>Wednesday, 1/15/2020</td>
</tr>
<tr>
<td>5.</td>
<td><strong>Deadline for submittal of RFP Package,</strong> up to 4:00 p.m., (local time deadline, the time to be determined per United States Official Pacific Time accessed at <a href="http://www.time.gov">www.time.gov</a>)</td>
<td>Wednesday, 1/22/2020</td>
</tr>
<tr>
<td>6.</td>
<td>If necessary, notify which Proposers will advance to the optional interview phase*</td>
<td>Wednesday, 1/29/2020</td>
</tr>
<tr>
<td>7.</td>
<td>Optional Interviews, if necessary*</td>
<td>Thursday, 2/06/2020</td>
</tr>
<tr>
<td>8.</td>
<td>City to announces the highest ranking Proposer</td>
<td>Tuesday 2/11/2020</td>
</tr>
<tr>
<td>9.</td>
<td>NTP for Pre-Construction Services</td>
<td>March 2020</td>
</tr>
<tr>
<td>10.</td>
<td>NTP for Construction Services</td>
<td>June 2020</td>
</tr>
</tbody>
</table>

*See Section XII. Selection Process*
City Requirements (Section XIV)

Office of Economic Workforce Development (OEWD) – Nicole Salvador

SAN FRANCISCO LOCAL HIRING POLICY FOR CONSTRUCTION FACT SHEET

OVERVIEW

- Applies to contracts for public work or improvement projects in excess of $600,000.

- The mandatory participation level is 30% of all project hours within each trade to be performed by local residents.

- At least 50% of the project work hours performed by apprentices within each trade shall be performed by local residents.

- A local resident is defined as an individual who is domiciled within the City and County of San Francisco at least 7 days prior to commencing work on the project. An individual may only have one domicile, which is their principal residence and where they intend to return when they are absent.

GUIDELINES

- Form 1: Local Hiring Plan: Must be submitted to CityBuild within 15 days from Notice of Award. Contractors are required to identify trade(s) and estimated total and local work hours to be utilized on the project.

Pursuant to Chapter 82 of the San Francisco Administrative Code, all local hire forms must be submitted PRIOR to the awarding department issuing a Notice to Proceed (NTP).

- City’s Electronic Certified Payroll System: All contractors will be required to submit certified payroll for all workers through the City’s Electronic Certified Payroll System. An account is required to access the system.

- Evaluation: Compliance of the Policy requirements will be evaluated on the actual work hours reported through the City’s Electronic Certified Payroll System.

PENALTIES

- The ordinance establishes various consequences of non-compliance with the policy, including the authority of assessment of penalties against contractors that do not meet the local hiring requirements.

- The penalty for failing to meet the local hiring requirement shall be the amount equal to the journeyman or apprentice prevailing wage rate for the primary trade used by the contractor for each hour the contractor fell short.

- Contractors may request a conditional waiver from local hiring requirements on a project-specific basis for “specialized trades,” by receiving credit for local hiring on non-covered projects, sponsoring new apprentices, or making “direct-entry” hires.
City Requirements (Section XIV)

Labor Standards Fact Sheet

Information and requirements for contractors and subcontractors bidding on public works contracts in the City and County of San Francisco:

- Pay workers the correct prevailing wage rates for each craft, classification and type of work performed. SF Administrative Code 6.22(a)(7); CA State Labor Code Section 1773 and 1774
- Submit certified payroll reports and fringe benefit statements into the City’s electronic payroll reporting system (LCPTracker). SF Administrative Code 6.22(a)(8); CA State LC Section 1775
- Maintain Office of Labor Standards Enforcement (OLSE) daily sign in sheets documenting all hours worked and the classifications of work performed. SF Administrative Code 6.22(a)(7)(C)
- Display OLSE provided posters at the jobite, informing workers of Prevailing Wage requirements. SF Administrative Code 6.22(a)(7)(D)
- Furnish employees with itemized pay stubs and retain payroll records. CA State Labor Code Section 226
- Employ apprentices registered in a state-approved apprenticeship program and make apprenticeship training fund contributions. CA State Labor Code Section 1738.5
- Register with the California Department of Industrial Relations (DIR). CA State Labor Code Section 1738.5
- Comply with local labor laws including the Minimum Compensation Ordinance, Health Care Accountability Ordinance, Health Care Security Ordinance, Fair Chance Ordinance and miscellaneous Prevailing Wage Ordinances where applicable. SF Administrative Code Ch. 14, 12P, 130, 127 and 21C
- All work is subject to compliance monitoring and enforcement by the San Francisco Office of Labor Standards Enforcement (OLSE). SF Administrative Code 6.24 and 6.22(a)(7)(4)
- OLSE Compliance Officers have the right to engage in random inspections of job sites and to have access to the employees of the contractor, employee time sheets, inspection logs, payroll records and employee paychecks. SF Administrative Code 6.22(a)(7)(B)
- Failure to comply with prevailing wage requirements shall result in a forfeiture of back wages due plus penalties of not less than $50 per day per worker, and may result in disqualification as a contractor or subcontractor on any public work or improvement for the City and County of San Francisco for a period of up to five years. SF Administrative Code 6.22(a)(5)(A); CA State Labor Code Section 1775

Office of Labor Standards Enforcement (OLSE) – Anna Liu

Labor Standards Resources

The current prevailing wage rates are available on the Internet, from OLSE or the Awarding Department. For specific information about prevailing wage requirements, you can visit the websites listed below:

OLSE Website

- Prevailing Wage News
- Public Works Requirements
- Public Works Tools and Resources for Contractors
- Links to Statutory Authority Regarding Prevailing Wage
  - SF Administrative Code, Ch. 6.22
  - SF Administrative Code, Ch. 21C
  - CA Labor Code sections pertaining to Public Works
- Link to LCPTracker

DIR Prevailing Wage Rates

(including Scope of Work, Travel, and Holiday Provisions)

http://www.dir.ca.gov/OFL/PW2/W2]

DIR Public Works Contractor Registration

https://www.dir.ca.gov/Public-Works/Contractor-Registration.html

DIR Public Works
Manual

http://www.dir.ca.gov/direct/PWManualCombined.pdf

Apprentice Wage Rates

http://www.dir.ca.gov/DAS/PWAppWage/PWAppWageStart.asp

Apprenticeship Programs, Requirements & Forms

http://www.dir.ca.gov/DAS/PublicWorksForms.htm

Contractors State License Status

https://www2.cellb.ca.gov/OnlineServices/CheckLicense/CheckLicense.aspx

Information on laws for non-trade employees performing work on City Contracts

- Minimum Compensation Ordinance (MCO)
- Health Care Accountability Ordinance (HCACO)
- Health Care Security Ordinance (HCSO)
- Paid Sick Leave Ordinance (PSLO)
- Paid Parental Leave Ordinance (PPLO)
- Fair Chance Ordinance (FCO)
City Requirements (Section XIV)
San Francisco Labor Laws for City Contractors
Effective July 1, 2019

Minimum Compensation Ordinance (MCO) – 12P
Wages and Paid Time Off (PTO)

For a company that has 5 employees or greater, anywhere in the world. Includes subcontractors.

Any employee who works on a City contract for services:
- For-profit rate is $17.66/hour as of 7/1/19
- Non-profit rate is $16.50/hour as of 7/1/19
- Public Entities rate is $16.00/hour as of 7/1/19; Effective 7/1/19 - $16.50/hour
- 0.04615 hours of Paid Time Off (PTO) per hour worked (can be used as vacation or sick leave, and is vested and cashed out at termination)
- 0.0384 hours of Unpaid Time Off per hour worked – allowed without consequence
- Employee must sign a “Know Your Rights” form
- Posting Requirement

Health Care Accountability Ordinance (HCAO) – 12Q

For a company that has > 20 workers (for profit) > 50 workers (nonprofit), anywhere in the world – Includes subcontractors

Any employee who works at least 20 hours a week on a City contract for services:
- Either:
  A) Offer a compliant health plan with no premium charge to the employee. See Minimum Standards OR
  B) Pay $5.40** per hour to SF General Hospital (not Healthy San Francisco and not a benefit to employees) OR
  C) Pay $5.40** per hour to covered employee. N/A to SFO and San Bruno Jail locations. Employee must live outside of SF and work on a City contract outside of SF. See HCAO for more details.
- Employee must sign a “Know Your Rights” form
- Posting Requirement

Video
https://youtu.be/JyS0PzRqJyM

** Rate changes every July 1

Office of Labor Standards Enforcement (OLSE) – Anna Liu

Health Care Security Ordinance (HCSO)

Any employee who works an average of 8 hours a week in the City of San Francisco (whether or not on a City contract) and is not covered by the HCAO:
- Spend $1.89 or $2.93 (depending on your size) per hour on their health care (e.g. health insurance, or a contribution to Healthy San Francisco)
- Employee can only waive their rights:
  o By signing an official HCSO voluntary waiver, and
  o If they show they have insurance through another employer
- Posting Requirement

Fair Chance Ordinance (FCO) – 12T

Hiring Process
- You may not ask about criminal background in a job application or at the start of the hiring process
- Job announcements must include language specified by the law
- You may inquire into criminal background after an interview or once a conditional offer has been made
- If you intend to consider criminal background in your hiring decision, you must give the applicant the opportunity to provide evidence of rehabilitation or mitigating circumstances
- Posting Requirement

Beverly Popek, Compliance Officer
Office of Labor Standards and Enforcement (OLSE)
City Hall Room, 430
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
(415) 554-6238
beverly.popek@sfgov.org
City Requirements (Section XIV)

Office of Labor Standards Enforcement (OLSE) – Anna Liu

2020 OLSE/LCPtracker Training Schedule

No fees or registration required

Payroll Reporting Training
Includes an overview of prevailing wage
(2nd Tuesday of the Month)

<table>
<thead>
<tr>
<th>Date</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday, January 14, 2019</td>
<td>Tuesday, July 14, 2019</td>
</tr>
<tr>
<td>Tuesday, February 11, 2019</td>
<td>Tuesday, August 11, 2019</td>
</tr>
<tr>
<td>Tuesday, March 10, 2019</td>
<td>Tuesday, September 8, 2019</td>
</tr>
<tr>
<td>Tuesday, April 14, 2019</td>
<td>Tuesday, October 13, 2019</td>
</tr>
<tr>
<td>Tuesday, May 12, 2019</td>
<td>Tuesday, November 10, 2019</td>
</tr>
<tr>
<td>Tuesday, June 9, 2019</td>
<td>No Training in December 2020</td>
</tr>
</tbody>
</table>

**Time:**
9:30 am - 10:30 am - Staff
10:30 am - 12:00 pm - City Contractors & Subcontractors

**Location:**
City Hall, Room 421
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4695

For certified payroll reporting training questions, please contact Jimmy Hewitt at (415) 554-6311, james.hewitt@sfo.org

Visit https://sfo.org/olse/educational-presentations-materials
City Requirements (Section XIV)

Contract Monitoring Division (CMD) – Selormey Dzikunu

- https://sfgov.org/cmd/important-forms
City Requirements (Section XIV)

Contract Monitoring Division (CMD) – Selormey Dzikunu

- Must be filled out and submitted with Written Submittal Proposal
- Filled out by every company on the CM/GC Team (including each JV-Partner)
## City Requirements (Section XIV)

### Contract Monitoring Division (CMD) – Selormey Dzikunu

**Form 2A/TP/IP: CMD Contract Participation Form/Trade Package**

This Form implements the listing requirements of Administrative Code § 54B.19 for LBE subcontractors who will perform trade package work.

Trade package bidders shall complete and submit this Form 2A/TP/IP with its bid. In the event the trade package low bidder fails to meet the stated requirement, the bidder shall be allowed to make up the requirement within two weeks of bid opening, provided the bidder does not violate the California Subcontracting Fair Practices Act (Public Contract Code Section 4000 et seq.). Failure by the bidder to achieve the requirement within the two week period, or within some other time allowed by the Director in writing, shall deemed the bidder ineligible for award of the trade package subcontract. In such an instance, the Director and the Prime Contractor shall evaluate the second lowest bidder in the same manner for potential contract award.

Bidders’ Form 2A/TP/IP submitted with its Bid shall identify each LBE subgroup of subcontractors for whom bidder seeks credit toward the LBE participation requirement set for the trade package. At a minimum, each bidder must provide the following information with its bid for each LBE: (i) type of firm (Box 1); (ii) firm name (Box 2); (iii) location of the place of business (Box 3); (iv) portion of the work that will be performed by the LBE (Box 4); and (v) amount of subcontract work (Box 10). Failure by trade package bidder to include the minimum identifying information specified above may make it impossible for CMD to determine whether or not bidder has met the LBE trade package participation requirement and, therefore, may result in a determination that the bid is nonresponsive. A bidder must satisfy the LBE trade package participation requirement by using CMD certified Small and Minority-LBEs, unless the bid documents or request for proposals specifically authorize the use of SPPC-LBEs and/or SBE-LBEs to meet the LBE subcontracting participation requirement. A Small or Minority-LBE trade package bidder may count its own participation toward meeting the LBE trade package participation requirement for the trade package.

Refer to Subsection 1.02(b)(2)(a) of CMD Attachment 7 for additional information regarding the use of this Form and application of the grace period authorized by Administrative Code § 54B.19.

<table>
<thead>
<tr>
<th>1. <strong>TYPE OF</strong></th>
<th>2. <strong>SUBCONTRACTOR NAME</strong></th>
<th>3. <strong>ADDRESS</strong></th>
<th>4. <strong>PID TRADEPORTION OF WORK</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:**

- MBE=Minority Business Enterprise, WBW=Womens Business Enterprise, OBE=Other Business Enterprise.
City Requirements (Section XIV)

Contract Monitoring Division (CMD) – Selormey Dzikunu
ANNOUNCEMENT

I. INTRODUCTION
II. NATURE AND SCOPE OF THE PROJECT
III. CONTRACTING PROCEDURES
IV. CM/GC TEAM PRE-QUALIFICATION PHASE
V. CM/GC TEAM PROCUREMENT (RFP PHASE)
VI. INFORMATION PACKAGE
VII. SCOPE OF SERVICES AND MINIMUM QUALIFICATIONS
VIII. TRADE CONTRACTORS AND VALUE ENGINEERING
IX. PERFORMANCE INCENTIVES
X. TENTATIVE RFP SCHEDULE
XI. SUBMITTAL REQUIREMENTS
XII. SELECTION CRITERIA
XIII. CITY RIGHTS AND OPTIONS
XIV. CITY TERMS AND CONDITIONS
XV. FINANCIAL RESPONSIBILITY
XVI. INTERPRETATION AND ADDENDA
XVII. ERRORS AND OMISSIONS IN RFP, INTERPRETATION, AND ADDENDA
XVIII. PROTEST PROCEDURES

APPENDICES

A. BID FORM (SECTION 00 41 00) & PACKAGE 1 SUBMITTAL FORMS
   (SECTION 00 43 20, 00 45 60, 00 45 65, 00 45 70, 00 45 78, 00 45 80, 00 45 82, FSHA FOR PRE-CONSTRUCTION, HCAO, and MCO)
B. PROPOSAL SUBMITTAL COMPLETENESS FORM
C. DRAFT AGREEMENT FORM (SECTION 00 52 00)
D. COST CLASSIFICATION RESPONSIBILITY MATRIX (SECTION 00 52 00/A1)
E. PROJECT MILESTONE SUMMARY SCHEDULE
F. SUPPLEMENTAL PRE-CONSTRUCTION SERVICES TASKS
G. SUPPLEMENTAL GENERAL CONDITIONS
H. NOT USED
I. CMD LBE COMMITMENT CERTIFICATION FORM AND ATTACHMENT 7
J. DIVISION 00 AND DIVISION 01 SPECIFICATIONS
K. PROJECT #1 – BUILDING 5 VOLUNTARY SEISMIC UPGRADE RELATED DOCUMENTS
L. PROJECT #2 – DIALYSIS RELOCATION RELATED DOCUMENTS
M. PROJECT #3 – PUBLIC HEALTH LABORATORY RELOCATION RELATED DOCUMENTS
N. PROJECT #4 – INFORMATION TECHNOLOGY (IT) INFRASTRUCTURE RELATED DOCUMENTS
O. PROJECT #5 – FAMILY HEALTH CENTER RELOCATION RELATED DOCUMENTS
P. PROJECT #6 – PSYCHIATRIC EMERGENCY SERVICES (PES) EXPANSION RELATED DOCUMENTS
Q. PROJECT #7 – BUILDING 80 / 90 SPECIALTIES SERVICES RELATED DOCUMENTS
R. PROJECT #8 – CLINICAL LABORATORY AUTOMATED TRACK REPLACEMENT RELATED DOCUMENTS
S. BUILDING 5 RECORD DRAWINGS
T. BUILDING 5 GEOTECHNICAL REPORTS AND MEMORANDA
RFP Documents

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S. BUILDING 5 RECORD DRAWINGS
T. BUILDING 5 GEOTECHNICAL REPORTS AND MEMORANDA
Appendix A – Bid Form

Proposer shall complete:

- **Table AA (CM/GC Pre-Construction Services) (AA)**, and **Table AB (Add’l Pre-Construction Services)**
- Estimated Pre-Construction Reimbursable Expenses (D1),
- **Table BB (CM/GC Construction Services) (BB)**,
- Estimated Construction Reimbursable Expenses (D2),
- **Table CC (Performance and Payment bond premium) (CC)**,
- Partnering Requirements Allowance (Stipulated by the CITY), and
- **Table EE (Total Bid) (EE)**.

The Total Bid shall equal the sum of the Pre-Construction Services Fee, Estimated Pre-Construction Reimbursable Expenses, the Construction Services Fee, Estimated Construction Reimbursable Expenses, Bond Premium cost, and Partnering Allowance (See Section 01 31 33 Partnering Requirements).

(AA + D1 + BB + D2 + CC + Partnering Allowance = EE).
## Appendix A – Bid Form

### TABLE AA - Pre-Construction Services

<table>
<thead>
<tr>
<th>Projects</th>
<th>Pricing Type</th>
<th>Bid Item</th>
<th>Bid Item Description</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEISMIC UPGRADE (PHASE 2)</td>
<td>Lump Sum</td>
<td>A1</td>
<td>Preconstruction Services Fee</td>
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<tr>
<td>DIALYSIS RELOCATION</td>
<td>Lump Sum</td>
<td>A2</td>
<td>Preconstruction Services Fee</td>
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<tr>
<td>PUBLIC HEALTH LABORATORY RELOCATION (PHL)</td>
<td>Lump Sum</td>
<td>A3</td>
<td>Preconstruction Services Fee</td>
<td></td>
</tr>
<tr>
<td>IT INFRASTRUCTURE</td>
<td>Lump Sum</td>
<td>A4</td>
<td>Preconstruction Services Fee</td>
<td></td>
</tr>
<tr>
<td>FAMILY HEALTH CENTER (FHC) RELOCATION</td>
<td>Lump Sum</td>
<td>A5</td>
<td>Preconstruction Services Fee</td>
<td></td>
</tr>
<tr>
<td>PSYCHIATRIC EMERGENCY SERVICES (PES) EXPANSION</td>
<td>Lump Sum</td>
<td>A6</td>
<td>Preconstruction Services Fee</td>
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</tr>
<tr>
<td>BUILDING 80/90 SPECIALTY SERVICES</td>
<td>Lump Sum</td>
<td>A7</td>
<td>Preconstruction Services Fee</td>
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<tr>
<td>CLINICAL LABORATORY AUTOMATED TRACK REPLACEMENT</td>
<td>Lump Sum</td>
<td>A8</td>
<td>Preconstruction Services Fee</td>
<td></td>
</tr>
</tbody>
</table>

Total Pre-Construction Services Fee \((A1+A2+A3+A4+A5+A6+A7+A8)=(AA)\)
### TABLE AB - Additional Pre-Construction Services

<table>
<thead>
<tr>
<th>Projects</th>
<th>Pricing Type</th>
<th>Bid Item</th>
<th>Bid Item Description</th>
<th>$/ hr</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 SEISMIC UPGRADE (PHASE 2)</td>
<td>Blended Hourly Rate</td>
<td>AB1</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
<td>$ ____________/hr</td>
</tr>
<tr>
<td>2 DIALYSIS RELOCATION</td>
<td>Blended Hourly Rate</td>
<td>AB2</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
<td>$ ____________/hr</td>
</tr>
<tr>
<td>3 PUBLIC HEALTH LABORATORY RELOCATION (PHL)</td>
<td>Blended Hourly Rate</td>
<td>AB3</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
<td>$ ____________/hr</td>
</tr>
<tr>
<td>4 IT INFRASTRUCTURE</td>
<td>Blended Hourly Rate</td>
<td>AB4</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
<td>$ ____________/hr</td>
</tr>
<tr>
<td>5 FAMILY HEALTH CENTER (FHC) RELOCATION</td>
<td>Blended Hourly Rate</td>
<td>AB5</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
<td>$ ____________/hr</td>
</tr>
<tr>
<td>6 PSYCHIATRIC EMERGENCY SERVICES (PES) EXPANSION</td>
<td>Blended Hourly Rate</td>
<td>AB6</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
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</tr>
<tr>
<td>7 BUILDING 80/90 SPECIALTY SERVICES</td>
<td>Blended Hourly Rate</td>
<td>AB7</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
<td>$ ____________/hr</td>
</tr>
<tr>
<td>8 CLINICAL LABORATORY AUTOMATED TRACK REPLACEMENT</td>
<td>Blended Hourly Rate</td>
<td>AB8</td>
<td>CM/GC Team Pre-Construction Services Additional Services</td>
<td>$ ____________/hr</td>
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</tbody>
</table>
### TABLE BB - Construction Services

<table>
<thead>
<tr>
<th>Projects</th>
<th>Bid Item</th>
<th>Bid Item Description</th>
<th>Proposed Unit Pricing</th>
<th>Multiply</th>
<th>Estimated Direct Cost ($1 Million)</th>
<th>Project Duration (months)</th>
<th>Equals</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>B1</td>
<td>CM/GC Fees</td>
<td>%</td>
<td>(X)</td>
<td>$15,000,000.00</td>
<td></td>
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<tr>
<td>2</td>
<td>B2</td>
<td>CM/GC Fees</td>
<td>%</td>
<td>(X)</td>
<td>$7,000,000.00</td>
<td></td>
<td></td>
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<tr>
<td>3</td>
<td>B3</td>
<td>CM/GC Fees</td>
<td>%</td>
<td>(X)</td>
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<td></td>
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<tr>
<td>4</td>
<td>B4</td>
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<td>%</td>
<td>(X)</td>
<td>$7,000,000.00</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>5</td>
<td>B5</td>
<td>CM/GC Fees</td>
<td>%</td>
<td>(X)</td>
<td>$14,000,000.00</td>
<td></td>
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</tr>
<tr>
<td>6</td>
<td>B6</td>
<td>CM/GC Fees</td>
<td>%</td>
<td>(X)</td>
<td>$7,000,000.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>B7</td>
<td>CM/GC Fees</td>
<td>%</td>
<td>(X)</td>
<td>$7,000,000.00</td>
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</tr>
<tr>
<td>8</td>
<td>B8</td>
<td>CM/GC Fees</td>
<td>%</td>
<td>(X)</td>
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<td>B5.1</td>
<td>General Conditions</td>
<td>$/month</td>
<td>(X)</td>
<td>45</td>
<td></td>
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<td></td>
<td>B6.2</td>
<td>General Conditions</td>
<td>$/month</td>
<td>(X)</td>
<td>2</td>
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</tbody>
</table>

Total Construction Services Fees = Summation of all Bid Items = \(B1+B2+B3+B4+B5+B6+B7+B8\) = \(88\)

---

**Public Works**

---

20
# Appendix A – Bid Form

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Proposed CM/GC Team Pre-Construction Services Fee Lump Sum (= AA):</td>
<td>$</td>
</tr>
<tr>
<td>Estimated Pre-Construction Reimbursable Expenses (=D1)</td>
<td>$10,000+</td>
</tr>
<tr>
<td>Proposed CM/GC Fee and General Conditions Fee for Construction Services (=BB):</td>
<td>$</td>
</tr>
<tr>
<td>Estimated Construction Reimbursable Expenses (=D2)</td>
<td>$50,000+</td>
</tr>
<tr>
<td>Performance and Payment Bond Premium (= CC):</td>
<td>$</td>
</tr>
<tr>
<td>Partnering Requirements Allowance (See Section 01 31 33 “Partnering Requirements”)</td>
<td>$120,000=</td>
</tr>
<tr>
<td><strong>TOTAL BID (=EE)</strong></td>
<td>$</td>
</tr>
</tbody>
</table>
Appendix J + G – General Conditions

Appendix J – Divisions 00 and 01 Specifications
Spec Section 00 72 00 – General Conditions
Spec Section 00 73 00 – Supplementary Conditions

Appendix G – Supplemental General Conditions
Project Scopes

Construction Projects
- PHS Projects included under CM/GC
- PHS Projects outside of CM/GC Contract
- Other Funded Projects
- Current Program / Proposed Moves

Ground Level

Seismic Upgrade (Various)
IT Infrastructure (Various) (Bond 2016)

Building 5
Space Allocation

PUBLIC HEALTH & SAFETY BOND
First Floor

Construction Projects
- PHS Projects included under CM/GC
- PHS Projects outside of CM/GC Contract
- Other Funded Projects
- Current Program / Proposed Moves

Seismic Upgrade (Various)
IT Infrastructure (Various) (Bond 2016)

Building 5
Space Allocation

Outpatient Radiology

Urgent Care (Bond 2016, General Fund)

Eligibility

Lobby (QI)

Security Operation Center

OMFS (Oral surgery)

PHP & Gender Health (pending 5A fit study) (Bond 2016)

Outpatient Pharmacy

FNA & Phlebotomy Wound & OASIS

PUBLIC HEALTH & SAFETY BOND
Construction Projects

PHS Projects included under CM/GC
PHS Projects outside of CM/GC Contract
Other Funded Projects

Current Program / Proposed Moves

Seismic Upgrade (Various)
IT Infrastructure (Various)
(Bond 2016)

PUBLIC HEALTH & SAFETY BOND

Building 5
Space Allocation

Second Floor

Clinical Laboratory
(General Fund - CPC)

Dietary
Poison Control
(Bond 2016)

Wellness Center
Chapel

Kitchen
(Capital Planning Committee)

Medical Records/Pathology

Administration Offices

Cafeteria/Kitchen
(SF Foundation QI)
Fourth Floor

**Construction Projects**
- PHS Projects included under CM/GC
- PHS Projects outside of CM/GC Contract
- Other Funded Projects
- Current Program / Proposed Moves

**Seismic Upgrade** (Various)  
**IT Infrastructure** (Various)  
(Bond 2016)

**Building 5**  
**Space Allocation**

**Specialties**  
**Dermato-Rheum & Neurological Diseases Institute**  
Dermatology  
Rheumatology  
Neurology  
EEG/EMG  
Neurological Surgery  
(Bond 2016)

**Specialties**  
**Cardiopulmonary & Metabolism Center**  
Cardiology  
Pulmonary  
Cardiothoracic Surgery  
Endocrine  
Diabetes  
Anticoagulation  
(Bond 2016)

**Comprehensive Cancer Center**  
Infusion Center  
Oncology  
Hematology  
Palliative Care  
Breast Surgery  
Genetic Counselors  
Cancer Navigators  
(Bond 2016)

**Offices**  
(Bond 2016)

**Skilled Nursing Facility**

**Pain Pre-operative**

**Registration**

**Pharmacy**

**4M**  
**Eye, Ear and Nose Institute**  
Ophthalmology  
Optometry  
Otolaryngology (ENT)  
Audiology

**4A**  
**4B**  
**4C**  
**4D**  
**4E**
Construction Projects
- PHS Projects included under CM/GC
- PHS Projects outside of CM/GC Contract

Other Funded Projects
- Current Program / Proposed Moves
  - Seismic Upgrade (Various)
  - IT Infrastructure (Various)
    (Bond 2016)

Building 5
Space Allocation

PUBLIC HEALTH & SAFETY BOND
ZUCKERBERG SAN FRANCISCO GENERAL Hospital and Trauma Center
**Seventh Floor**

- **Construction Projects**
  - PHS Projects included under CM/GC
  - PHS Projects outside of CM/GC Contract
  - Other Funded Projects

**Current Program / Proposed Moves**

- Seismic Upgrade (Various)
- IT Infrastructure (Various) (Bond 2016)

**Building 5 Space Allocation**

**Offices**

- 7A
- 7B
- 7C
- 7D
Seismic Upgrade
Areas of Work

Seismic Upgrade – Project Areas
Phase 2 Key Plan

Project Areas:

P2-1: Seismic Separation
P2-2: Bldg 5, West Façade, L1-L2
P2-3: M-Wing, West Façade
P2-4: M-Wing, North Façade
P2-5: Bldg 5, North Façade, L2
P2-6: M-Wing, South Façade
P2-7: Bldg 5, West Wings
P2-8: Bldg 5, East Wings
P2-9: Bldg 5, GN, Interior columns
P2-10: Bldg 5, L1, Interior columns
P2-11: Bldg 5 & M-Wing Roof
Types of Work – Voluntary Seismic Improvements

1. Saw Cutting – de-couples exterior spandrel beams from columns
2. Removal of Sunshades – avoids damage in a future seismic event
3. Column Strengthening – adds concrete to strengthen column
4. Fiber Reinforced Polymer Wrap (FRP)
   • applies a wrap to strengthen column
   • FRP strips to floor slab and exterior wall
5. Seismic Separation – increases gap to reduce potential butting
6. Reinforced Concrete (RC) Framing
7. Roof Strengthening w/ Steel Bar and FRP Wrap

8. Architectural Upgrades
   1. Restrooms – L1, L3, L6
Types of Work - GN

- R/C COLUMN
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work – L1

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work – L2

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work – L3

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work – L4

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work – L5

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work – L6

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work – L7

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Types of Work - RF

- R/C COLUMN/BEAM
- SAWCUT
- FRP + WINDOWS
- SEISMIC JOINT
- FRP SLAB/WALL
- STEEL REINF.
Seismic Upgrade
Areas of Work – Phase 1

Seismic Upgrade – Project Areas
Phase 1 Key Plan

Project Areas:

P1-1: 3B Sawcuts (Vacant Unit)
P1-2: Southside L3-L6 Sawcuts
   FPR L4
   (Vacant Units 4D, 5C&D, 6C)
P1-3: PES Sawcut/FRP
P1-4: GN, L1 Interior R/C column
   strengthening
## Project Schedule

<table>
<thead>
<tr>
<th>Projects</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
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<tbody>
<tr>
<td></td>
<td>1Q</td>
<td>2Q</td>
<td>3Q</td>
<td>4Q</td>
<td>1Q</td>
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<td>SEISMIC UPGRADE (PHASES 1 &amp; 2)</td>
<td>CN Phase 1 (By Others)</td>
<td>PCN</td>
<td>Construction Phase 2 (CN)</td>
<td>PCN</td>
<td>Construction (CN)</td>
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<tr>
<td>DIALYSIS RELOCATION</td>
<td>PCN</td>
<td>Construction (CN)</td>
<td>PCN</td>
<td>Construction (CN)</td>
<td>PCN</td>
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<td>PUBLIC HEALTH LABORATORY RELOCATION (PHL)</td>
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<td>Construction (CN)</td>
<td>PCN</td>
<td>Construction (CN)</td>
<td>PCN</td>
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<td>IT INFRASTRUCTURE</td>
<td>Permitting (P)</td>
<td>PCN</td>
<td>Construction (CN)</td>
<td>PCN</td>
<td>Construction (CN)</td>
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<td>CLINICAL LABORATORY AUTOMATED TRACK REPLACEMENT</td>
<td>Design Phase (DP)</td>
<td>Permitting (P)</td>
<td>Construction (CN)</td>
<td>PCN</td>
<td>Construction (CN)</td>
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</table>

### CM/GC Procurement
- RFQ Phase: RFQ
- RFP Phase: RFP

### CM/GC Contracting
- Notice-to-Proceed: NTP
- Pre-Construction Services: Pre-construction (PCN)
- Construction Services: Construction (CN)
RFP Selection Process (Section XII)

Step (1): Request for Qualifications (RFQ)
  • Selection Panel will review all written proposals and establish a short-list of no fewer than three of the highest ranked Qualified Respondents.

Step (2): Request for Proposal (RFP)
  • Non-Cost Criteria
  • Cost Criteria
RFP Selection Process (Section XII)

Step (2): Request for Proposal (RFP)

- Non-Cost Criteria: 55%

  Short-listed Qualified Respondents will participate in Written Submittal and Oral Interview/Presentation* and will be reviewed and scored by a Selection Panel.

* If the total weighted score of any Proposer is within 5% (5 points) of the highest ranked Proposer, an Oral Interview will be required for all Proposers.

<table>
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<tr>
<th>Non-Cost Criteria Components</th>
<th>Weighted Max Raw Points</th>
<th>Percent Weight by Overall Criteria</th>
<th>Maximum Weighted Points</th>
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<tr>
<td>2.1 RFQ Score</td>
<td>100</td>
<td>20%</td>
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<tr>
<td>2.2 Written Submittal</td>
<td>100</td>
<td>80%</td>
<td>80</td>
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<tr>
<td>Total Scores</td>
<td></td>
<td>100%</td>
<td>100</td>
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</tbody>
</table>
Step (2): Request for Proposal (RFP)

- **Cost Criteria:** 45%

  Cost proposal will include fees for pre-construction services, general conditions, and general requirement, performance and payment bonds, partnering allowances, and reimbursable expenses.

  The Proposer with the lowest Total Bid will receive 100% of the 82 points.

  Each remaining Proposer will receive a proportion of that total points based on the relative difference between the lowest Total Bid price (“Lowest”) and another Proposer’s Total Bid price (“Other”) in accordance with this formula:

  \[
  \text{(Lowest/Other)} \times \text{(Total Points)} = \text{Relative Points}
  \]

<table>
<thead>
<tr>
<th>RFP Evaluation Components</th>
<th>Percent Allocation</th>
<th>Maximum Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Cost Criteria Component</td>
<td>45%</td>
<td>82</td>
</tr>
<tr>
<td>2  Non-Cost Criteria Components</td>
<td>55%</td>
<td>100</td>
</tr>
<tr>
<td>2.1 RFQ Score</td>
<td>20%</td>
<td>20</td>
</tr>
<tr>
<td>2.2 Written Submittal</td>
<td>80%</td>
<td>80</td>
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<tr>
<td><strong>Total Score</strong></td>
<td><strong>100%</strong></td>
<td><strong>182</strong></td>
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<table>
<thead>
<tr>
<th>RFP Evaluation Components</th>
<th>Percent Allocation</th>
<th>Maximum Points</th>
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</thead>
<tbody>
<tr>
<td>1  Cost Criteria Component</td>
<td>45%</td>
<td>82</td>
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<tr>
<td>2  Non-Cost Criteria Components</td>
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<td>100</td>
</tr>
<tr>
<td>2.1 RFQ Score</td>
<td>20%</td>
<td>20</td>
</tr>
<tr>
<td>2.2 Written Submittal</td>
<td>55%</td>
<td>55</td>
</tr>
<tr>
<td>2.3 Oral Interview</td>
<td>25%</td>
<td>25</td>
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<tr>
<td><strong>Total Score</strong></td>
<td><strong>100%</strong></td>
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</table>
# RFP Schedule (Section X)

<table>
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<tr>
<th></th>
<th>Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>1</td>
<td>Issue RFP to Prequalified CM/GCs</td>
<td>Monday, 12/09/2019</td>
</tr>
<tr>
<td>2</td>
<td><strong>Mandatory Informational Conference and Site Visit,</strong> ZSFG Campus, 1001 Potrero Avenue, San Francisco, CA 94110, Building 40, 3rd Floor, Main Conference Room.</td>
<td>Monday, 12/16/2019</td>
</tr>
<tr>
<td>3</td>
<td><strong>Deadline to submit written questions</strong> on RFP, up to 4:00 p.m.</td>
<td>Wednesday, 1/08/2020</td>
</tr>
<tr>
<td>4</td>
<td>City to issue responses to written questions</td>
<td>Wednesday, 1/15/2020</td>
</tr>
<tr>
<td>5</td>
<td><strong>Deadline for submittal of RFP Package, up to 4:00 p.m.,</strong> (local time deadline, the time to be determined per United States Official Pacific Time accessed at <a href="http://www.time.gov">www.time.gov</a>)</td>
<td>Wednesday, 1/22/2020</td>
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<tr>
<td>6</td>
<td>If necessary, notify which Proposers will advance to the optional interview phase*</td>
<td>Wednesday, 1/29/2020</td>
</tr>
<tr>
<td>7</td>
<td>Optional Interviews, if necessary*</td>
<td>Thursday, 2/06/2020</td>
</tr>
<tr>
<td>8</td>
<td>City to announces the highest ranking Proposer</td>
<td>Tuesday 2/11/2020</td>
</tr>
<tr>
<td>9</td>
<td>NTP for Pre-Construction Services</td>
<td>March 2020</td>
</tr>
<tr>
<td>10</td>
<td>NTP for Construction Services</td>
<td>June 2020</td>
</tr>
</tbody>
</table>

*See Section XII. Selection Process*
Questions on RFO

• Refer to Pages 29-30

2. Clarifications and Questions

Prior to the submittal of proposals, written questions or requests for clarification shall be in writing and submitted via email to Lindsay Hu at lindsay.hu@sfdpw.org no later than the time and date indicated on the Tentative RFP Schedule shown in Section X, Line 3. All written questions submitted via email shall include the following heading in the email subject line: "ZSFG BUILDING 5 CMGC RFI – [Topic]" to ensure that the email does not accidently get filtered into a spam folder.

Any questions or requests for clarification that are not received by the deadline indicated will be rejected. Please provide the company name, responsible party, and an email address where the party can be reached. If a response to a written question or a request for clarification is necessary, and the information is not already contained in this RFP, the City will issue the response in writing as an addendum to the RFP. Verbal responses, explanations or interpretations do not govern over the RFP. Written addenda will be issued by Public Works no later than three (3) business days before the proposals are due.
Questions and Answers