

Issue Date: December 15, 2023

FROM: COUNTY OF ALAMEDA-GSA
1401 Lakeside Drive, Suite 800
Oakland, California 94612
Isabelle Beauchamps, Program Manager
Phone: (510) 499-4029
Email: isabelle.beauchamps@acgov.org

TO CONTRACTORS: Request for Pre-Qualification (RFQ) of General Contractors for
Santa Rita Jail Observation Workstations Confidential Interview Rooms Project,
Project No. 20262
Dublin, California

This addendum forms a part of the Request for Pre-Qualification (RFQ) package and modifies the original RFQ of General Contractors posted to the Counties Contracting Opportunities webpage on November 27, 2023. The following amendments, additions and corrections shall govern this RFP.

REVISIONS TO REQUEST FOR PRE-QUALIFICATION OF GENERAL CONTRACTORS.

1. NONE.

FOR INFORMATIONAL PURPOSES ONLY

1. **Add** RFQ Pre-Submittal Conference Presentation for MS Team Pre-Bid Conference held on December 12, 2023.
2. **Add** RFQ Pre-Submittal Conference Presentation Attendance Roster for MS Team Pre-Bid Conference held on December 12, 2023.

CLARIFICATIONS

1. NONE.

End of Addendum 01

Alameda County Santa Rita Jail
Observation Workstations
Confidential Interview Rooms Project
Project No. 20262



RFQ Pre-Submittal Conference

December 12, 2023, 10 – 11:00 AM Virtual MS
Teams

GENERAL SERVICES AGENCY

CAPITAL PROGRAMS DEPARTMENT



Agenda

- MS Teams Protocol for Today's Session
- Project Team Introductions
- Project Description/Scope of Work
- Prime Selection Process
- Contractor Technical Assistance Program (CTAP)
- Selection Process
- PS/CBA (Project Stabilization Community Benefits Agreement)
- Anticipated Procurement Schedule
- Future Opportunities at Santa Rita Jail
- Q & A



MS Teams Protocol

- This MS Team Meeting is being recorded.
- Please mute your microphones and do not unmute until you are asked by the host to speak.
- Please use the chat box to sign in & type: Name, Name of the Company, Phone number, E-mail, and Discipline/Trade and contract license type.
- We will have a Q&A at the end of the presentation to address questions.
- All questions need to be put in the chat box. If you need further clarification, please raise your hand in the “Floating Tool Bar.” The host will monitor who is next to speak.
- The attendee list including contact information and this presentation will be published on GSA’s website. Ensure you post your firm's details within the Chat.
- During Q&A: only one person can speak at a time. Please state your name and your company before speaking.
- Responses to questions during the meeting are not binding; any formal question must be submitted via e-mail to Isabelle.beauchamps@acgov.org by 5:00 PM on December 27, 2023.



Project Team Introductions

- GSA – Capital Programs Program Manager: Isabelle Beauchamps
- GSA – Office of Acquisition Policy: Julie Ackerman
- Architect: Komorous Towey Architects (KTA)
- Construction Management Team: Marie Otaya & Jeremy Bordi, Kitchell CEM
- Alameda County Sheriff's Office
- CTAP Consultant: Jennifer Elmore



Project Description/Scope of Work

- Site is located at 5325 Broder Blvd. in Dublin, CA.
- Remodel & installation of new observation workstations and confidential interview rooms in 5 housing units.



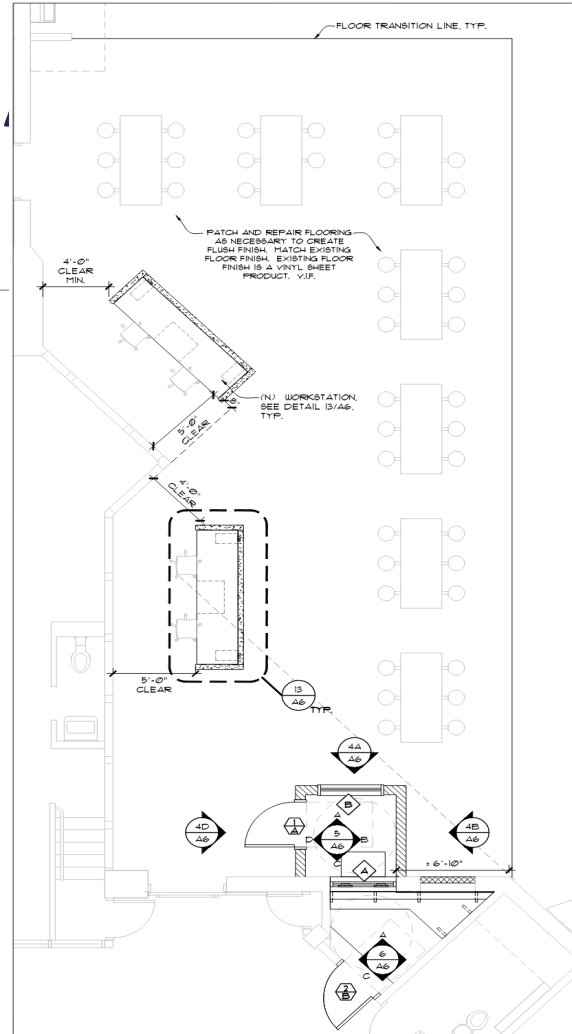


Project Description/Scope of Work

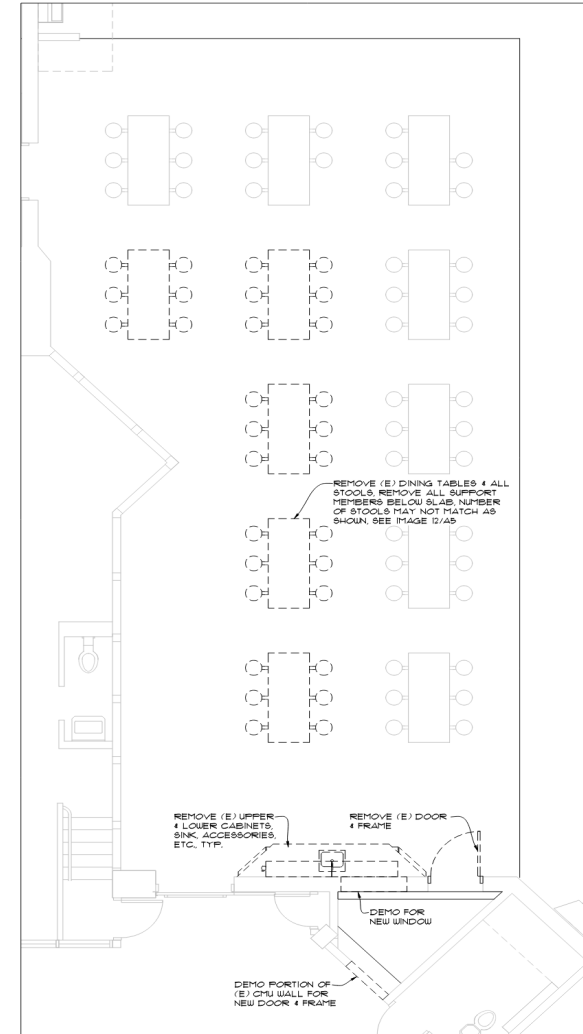
1. Two new interview rooms in five Housing Units, for a total of ten interview rooms.
2. The addition of new workstations in the dining areas in five Housing Units.
3. Remodel of a former Safety Cell into a non-contact visitation space inside one of the Housing Units.
4. All associated work such as safe-off, demolition, mechanical, electrical, plumbing (safe-off), fire sprinklers, patching of existing finishes, doors/frames/hardware, glass & glazing, CMU walls, partition walls and ceilings, structural work, metals and any concrete saw-cutting & patching.

Project Description, Scope of Work

Typical Interview / Workstation



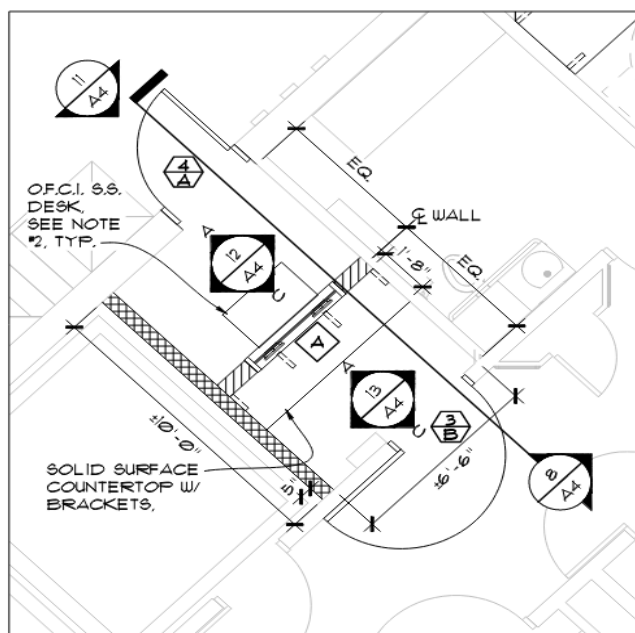
NOTE: 1. SEE T/A4 FOR TYPICAL NOTES + DIMENSIONS
2. SEE 13/A5 FOR TYPICAL REFLECTED CEILING PLAN





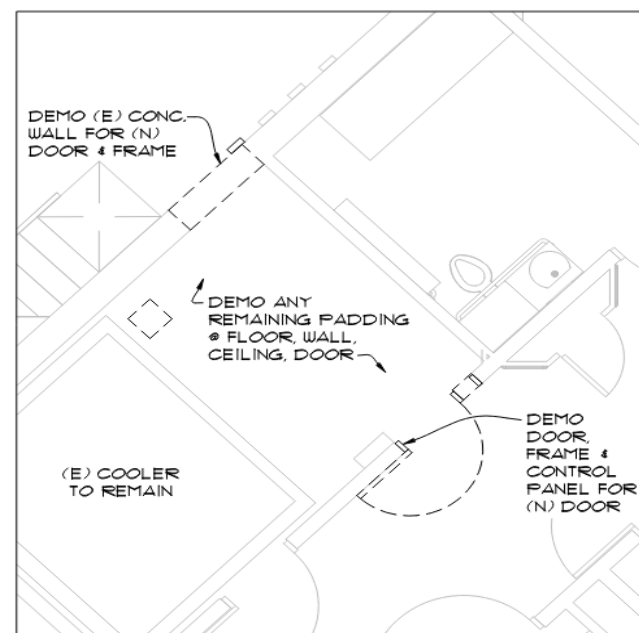
Project Description/Scope of Work

Safety Cell Conversion



NOTE: SEE 14/A5 FOR REFLECTED CEILING PLAN

NEW FLOOR PLAN



DEMO PLAN



Selection Process

- GSA intends to award to a Class B Prime Contractor via a two-step selection process:
 - Step 1: Pre-Qualification of Prime Contractor
 - Step 2: Request for Proposal (Bids) issued only to pre-qualified Prime Contractors
- Contract award will be on the “Lowest Responsive Lump Sum Bid” basis



Selection Process – Step 1/RFQ

Step 1: Pre-Qualification	
There are five parts, the rating will be on parts II, III, and IV of the questionnaire	
Description	Scoring Points
Part I: Information About the Contractor	No Scoring Value
Part II: Essential Requirements	If the score is greater than zero (0), the contractor is disqualified <i>All questions must be answered correctly to advance to Part III</i>
Part III: Scored Questions	129 maximum points <i>95 points minimum required to advance to Part IV</i>
Part IV: Recent Construction Projects Completed – Reference Verification	Scoring in Part III will be impacted if references cannot be verified.
If the Contractor passes Parts II, III and IV, it is considered qualified to advance to Step 2 (RFP) Contractor must review and acknowledge receiving all Addenda.	



Selection Process – Step 2

Project Bidding Process

- Notification of qualification issued to all firms
- Submit a signed Non-Disclosure Agreement (NDA) form to receive a link to the RFP Bid Documents (drawings and technical specifications)
- Submit Site Clearance forms for all staff intended to visit the job site
- Issue Requests for Proposals (RFP/Bids) to pre-qualified contractors only
- Conduct a formal RFP meeting / site walk
- Receive signed and sealed bids from pre-qualified Contractors



Outreach Recommendations

- Encourage participation of:
 - Local Business Enterprises (**LBE**)
 - Small Local Business Enterprises (**SLBE**)
 - Minority Owned Business Enterprises (**MBE**)
 - Woman Owned Business Enterprises (**WBE**)
- Encourage businesses to locate and remain in Alameda County



CTAP Resource

- Contactor Technical Assistance Program (CTAP) is a resource that is available for the Contractor, it is not a requirement.
- Alameda County's CTAP puts County construction contracts in reach for smaller, local vendors.
- The CTAP program removes barriers historically faced by minority businesses while ensuring that the County gets the best use of taxpayer dollars through more competitive bidding.
- CTAP support includes bonding assistance, capacity building and connections for diverse businesses.
 - CTAP helps small local contractors obtain bid, payment and performance bonds and/or increase their bonding capacity for work on Alameda County contracts.
- For Assistance and more information or to participate in CTAP, please complete the Contractor Technical Assistance Enrollment Form and contact:

Jennifer Elmore, Program Manager

Phone:(415) 217-6578

Fax: 510-740-6921

Email: jelmore@imwis.com



PS/CBA Program Requirements

- On October 6, 2020, the County entered in a PS/CBA (Project Labor Agreement)
- This project will comply with the requirements of the PS/CBA Agreement
- Contracts with a construction value of \$1 million or more
- The Prime Contractor is ultimately responsible for labor compliance on the entire project
- County has a third-party Labor Compliance Program (LCP) administrator
- A LCP Guidebook has been developed for your reference and highlights the requirements, submittals and timelines necessary to be compliant with the program.



Planned Procurement Schedule

- Last Date for Written Clarifying Questions by Contractor December 27, 2023, 5:00PM
- Final Responses to Written RFQ Questions Issued January 10, 2024
- **Submission Deadline for Pre-Qualification Documents: January 17, 2024, 2:00PM**
- Notification of Pre-Qualified Contractors January 24, 2024
- Deadline to Submit Non-Disclosure Agreements (NDA)
& Site Clearance Forms for RFP January 31, 2024
- Release of RFP / Contract Documents Available January 31, 2024
- Pre-Bid Conference & Site Visit for RFP February 20, 2024, 10:00 AM
- Final Submittal of Written Clarifying Questions by February 27, 2024, 5:00 PM
- Final Responses to Written Questions Issued March 5, 2024
- Receipt of Bids (RFP) and Bid Opening March 12, 2024, 2:00 PM
- Notice of Intent to Award March 15, 2024

**NOTE: The above dates are approximate and are subject to change.*



Future Opportunities at Santa Rita Jail

Santa Rita Jail (SRJ) has extensive facility needs that are being addressed through master planning efforts.

SRJ is a 113-acre decentralized campus, which includes a central building, 18 housing units, a service building and warehouse. Future projects in development will address the following facility upgrades:

Site Drainage

Interior Finishes and Equipment

Electrical/Telecom System

Building Exterior Upgrades

Plumbing

Fire Protection

HVAC

Roof System

Additional General Contractor procurement efforts related to these improvements will begin in 2024 and continue over multiple years.



Q&A





Contact Information

Isabelle Beauchamps, Program Manager
General Services Agency – Capital Programs
County of Alameda
1400 Lakeside Drive, 10th floor
Oakland, CA 94612
(510) 499-4029
isabelle.beauchamps@acgov.org



SRJ Observation Workstations Confidential Interview Rooms Project
RFQ Pre-Bid Conference Attendance List; December 12, 2023, 10:00 – 11:00 AM

Company	Contact	Phone	Email
ACR Glazing Contractor, Inc.	Choowang Chia		cwang@acrglazing.com
All People Electric	All People Electric		
AllModular Systems	Daniel Coello	510-209-6700	Danielc@allmodularsystems.com
Buhler Commercial	Matthew Anderson	415-610-8650	matthew.anderson@buhlercommercial.com
California Plus Engineering Inc.	Rey Fard	408-821-7168	revf@cpeinc.us
Capital Programs	Barba, David	510-406-2564	David.Barba@acgov.org
Capital Programs	Beauchamps, Isabelle	510-499-4029	Isabelle.Beauchamps@acgov.org
Capital Programs	Orr, Michael GSA - Capital Programs		Michael.Orr@acgov.org
Capital Programs	Barba, David GSA - Capital Programs		David.Barba@acgov.org
Commercial Door & Frame, Inc.	Ron Autrand	415-559-6113	Ron@cdoorfame.com
Forderer Doors	Mark Koeppen	510-783-4200 x 15	mark@fordererdoors.com
Giammona	Karen Goldman-Giammona		kgiammona@rodanbuilders.com ; bids@rodanbuilders.com
Innovation Construction	Mary Salamanca - Innovation Construction		
KCEM Consultant	Jeremy Bordi		jbordi@kitchell.com
KCEM Consultant	Marie Otaya	209-338-8331	motava@kitchell.com
Kroeker, Inc. Office	Eric Rodriguez - Kroeker, Inc. Office	559-908-9699	ericr@kroekerinc.com
Kroeker, Inc. Office	Eric Rodriguez		
Kroeker, Inc. Office	Eric Rodriguez - Kroeker (Guest)		
Mar Con Builders	Lauren Chen, Mar Con Builders		
Mar Con Builders, General Contractor	Paul Gifford		paul@marconcompany.com
Moore Consulting, Inc.	Debra Ignont, D. Moore Consulting, Inc.		debram1@dmooreconsulting.com
OBR Electric	Oscar - OBR ELECTRIC		
OTM	Jason (Guest)		
Professional Telecommunication Services	David Camlich		davidc@ptsca.net
Purus Inc. DBA Purus Systems	Paul Liu		rburroughs@purus-systems.com
Rodan Builders Inc.	Keith Reynolds	650-508-1700	kreynolds@rodanbuilders.com ; bids@rodanbuilders.com
Roebbelen Contracting	Bryan Todd		BryanT@roebbelen.com
Roebbelen Contracting	Kevin Hunewill		estimating@roebbelen.com ; kevinh@roebbelen.com
Tennyson Electric LLC.	Esmeralda Cantero		esmeralda@tennysonelec.com
Tonma Outreach Consultants	Bendu Griffin	510-395-6143	bgriffin@tonma.us
West Coast AV & Security	AJ	925-829-2406	jeff@wcoastav.com
Wilson Electric	Wilson Electric (Erik)		
Wilson Electric	Kat Wilson	888-967-5791	www.Wlisonelectric.works/
	Chris McCay		cmccay@capturet.com
	Chris Reed		
	Christina (Guest)		
	Denis Chaix		
	Frederick Jones		
	Logan Escue		
	Odion Edehomon	408-355-8123	Odion.Edehomon@daletaccess.com
	Patrick V.		