

Issue Date: July 9, 2025

FROM: County of Alameda GSA
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TO DESIGN BUILD
ENTITIES: African American Wellness Hub
Oakland, California
Project # 22016

THIS ADDENDUM is hereby made a part of the Request for Qualifications and Proposals of Design-Build Entities, dated June 11, 2025, as though originally included therein. The following amendments, additions and/or corrections shall govern this qualification.

RESPONSES TO QUESTIONS (SEE NEXT PAGE)

- All 42 RFI Questions and responses.

REVISION TO QUALIFICATIONS AND PROPOSALS OF DESIGN BUILD ENTITIES

- **Revise 00 21 16 Page 13 as follows:**

Letter of Exceptions to Project Manual and Contract Documents – Provide a letter containing a complete statement of all exceptions, if any, to the Project Manual and Contract Documents. The County, in its sole discretion, will determine whether or not any such exceptions substantially alter the County's Contract Documents. Should the County determine that any such exceptions substantially alter the County's Contract Documents, the exceptions will be factored into the Cost Proposal scoring as indicated in Paragraph 21.3 below.

Proposer shall provide its Letter of Requested Exceptions to Project Manual and Contract Documents, if any, in its own section of the Proposer's Qualifications and Proposal Package. Exceptions should be specific and no more than 10 items will be considered.

Proposals shall not be based on any exception request, for the County to be able to evaluate all Proposals on an "apples to apples" fair and equal basis. All Proposals, including all pricing, shall be based on County's unmodified Project Manual and Contract Documents, without inclusion of any Proposer-requested exceptions. Authorization of an exception request is solely within the discretion of the County and, if given, shall be made by Addendum or Modification in writing authorized and issued by the County.

Contract negotiations will be limited to pricing and scope only. The terms and conditions of the Contract Documents are not subject to negotiation unless the proposing firm takes exception to a limited number of the terms or conditions identified in the Proposer's Letter of Exceptions to Project Manual and Contract Documents included in the Proposer's Qualifications and Proposal Package.

- **Revise 00 42 54 – Design-Build Entity Qualification Questionnaire**

Replace the original version with the document below.

- **Revise 00 52 00 Agreement, Article 8.2**

Initial Guaranteed Maximum Price (“Initial GMP” or “IGMP”). Design-Build Entity guarantees that the Initial GMP shall not exceed the amount of the Initial GMP of _____ Dollars (\$ _____) [which shall not exceed ~~Sixteen Million Seven Hundred Sixty Seven Thousand One Hundred and Eleven Dollars (\$16,767,111)~~. **Twenty-Three Million, Sixty-Nine Thousand, Thirty-One Dollars (\$23,069,031)**]. The Initial GMP for the Work of the Project is comprised of the following price elements:

FOR INFORMATION PURPOSES

1. Prequalifications and Proposals Meeting (Virtual) -Attendance List
2. Prequalifications and Proposals Meeting (Virtual) - Presentation
3. Site Visit - Attendance List
4. Budget Cost Plan Presentation Meeting (Virtual) – Attendance List
5. Budget Cost Plan Presentation Meeting (Virtual) – Presentation

ADDED DOCUMENTS

1. Exhibit VII B – Phase II Environmental Site Assessment Report

Address:

[https://www.acgov.org/gsaapp/purchasing/bidContent_ftp/rfpDocs/3089_RFP%2301FY25SFCPU_ExhibitVIII.B-PhaseIIEnvironmentalSiteAssessment\(restrictedfile\)\(1\).pdf](https://www.acgov.org/gsaapp/purchasing/bidContent_ftp/rfpDocs/3089_RFP%2301FY25SFCPU_ExhibitVIII.B-PhaseIIEnvironmentalSiteAssessment(restrictedfile)(1).pdf)

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1	Does this project have a low voltage section? I see some items regarding cameras and access control, not sure of details.	Cameras are a part of the project program. As the project delivery is Progressive Design-Build, detailed specifications will be developed by the Design Build Entity. Refer to Exhibit I - Project Description, Operation and Space Plan.
2	In reviewing the documents posted online for the African American Wellness Hub RFP, it does not appear that the Phase 2 Environmental Site Assessment Report – Dated August 31, 2023 (74 Pages) has been uploaded to the website yet - solely the 2933 pages of the Phase I. Is the Phase II available?	Exhibit VII B - Phase II Environmental Site Assessment Report has been included in this addendum.
3	Can you confirm if the document that we received is complete?. The file name is " AAWH RFQP Final_Part1.pdf ", or are we expecting drawings/plans. Please confirm.	All documents are available on Alameda County General Services Agency Website: https://gsa.acgov.org/do-business-with-us/contracting-opportunities/current-bid/?bidid=3089
4	Document 01 1216 shows substantial completion is 60 months from NTP (assuming an error). Document 00 5200 shows 730 CD or 24 month for substantial completion. Please advise on the correct duration.	7.5.1 Design-Build Entity shall achieve Substantial Completion of the entire Work no later than 730 calendar days after the commencement date set forth in the Notice to Proceed for Phase I – Design and Preconstruction Services through acceptance of Final GMP. The date for Substantial Completion may be superseded upon acceptance of the Final GMP Proposal, in its sole discretion, if approved by the County by Contract Modification. Refer to Document 00 52 00 Article 7.5.1

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5	Reference document 00 2116 and team members. You have not asked for structural. Was this an oversight or is structural team member not required to be submitted. Please advise.	<p>The omission of a specific request for a structural team member in the RFQ was not an oversight. At this stage, we are primarily focused on evaluating the core Design-Build Entity's qualifications and relevant key team members who will lead the overall project delivery and design management.</p> <p>However, it is understood that the selected Design-Build Entity will include qualified structural engineering expertise as part of its full design-build team to successfully deliver the project. The structural scope will be confirmed and evaluated in more detail during the proposal and design phases.</p> <p>Refer to Document 00 21 16 Instructions to Proposers Article 18</p>
6	00 5436 item 3.1.4.3 states we are to provide BIM model during the Construction Document phase of design, which is normal. However, section 01 1114 item 1.5.4 mentions BIM Model during Design Development documents, which is really too early of a stage for BIM. Please advise if a BIM model is really required during the DD stage of design?	<p>The primary requirement for a fully developed Building Information Model (BIM) applies to the Construction Documents (CD) phase, as noted in Section 00 54 36, Item 3.1.4.5.</p> <p>The reference to a BIM Model deliverable during the Design Development (DD) phase in Document 01 11 14, Article 1.5.4, is intended to emphasize that BIM coordination should begin early to support design integration, but a fully developed and detailed BIM model is not expected at the DD stage.</p> <p>At the DD phase, the expectation is that the Design-Build Entity will begin developing the model to an appropriate level of detail to support coordination of major building systems and to inform constructability and cost alignment — but not to a level equivalent to final CD deliverables.</p>
7	Reading through the SLEB documents, I see 20% is required for design team members. If awarded the project, I am assuming we will need to meet the 20% for the construction trades as well?	<p>20% SLEB participation in our Design phase only. SLEB participation does not apply to construction.</p> <p>Refer to Document 00 21 16 Article 10 and Document 00 62 40</p>

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8	<p>One more on the SLEB. Section 00 2116 item 7.3 is asking for a procurement plan to be submitted in accordance with 00 6230. Section 00 6230 section 2 is asking for a significant detailed plan with a lot of information relating to bid packages. Being we don't have bid packages put together at this point, does this plan to be submitted with the RFQ really need to have all this information? Seems this should be done by the awarded contractor before bidding is about to commence. All that really should be needed at this point is us meeting the 20% design SLEB requirements and then a commitment stating we will meet the 20% requirements with our subs if that is necessary. Please advise.</p>	<p>20% SLEB participation in our Design phase only. SLEB participation does not apply to construction. Refer to Document 00 21 16 Article 10 and Document 00 62 40</p>
9	<p>Question 3 on PQ-34 asks for # of renovation projects completed for a detention facility. Assuming, this should just be renovation projects and that the detention facility is from a prior project? Please Advise</p>	<p>Replace the words "detention Facility:" with "Wellness Hub" Please review the updated version of this document, which includes the noted corrections. Refer to document 00 42 54</p> <p>3. How many renovation construction projects for a city, county or state for a similar facility <u>has</u> the General Contractor or its associates completed in the last ten (10) years?</p> <p>No. of renovation projects completed for a detention facility: Wellness Hub: _____</p>

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10	<p>1- It was mentioned at the non-mandatory info meeting on 6/23 that we would need to fill in a Site Access form for each attendee of the site visit on 6/26. The fillable areas of the form seem to be for the firm attending – not an individual.</p> <p>Please let us know specifically where you need each individual person that wishes to attend to sign and fill in their info on the form.</p> <p>Or should we just have an authorized representative of the firm sign the form and provide a list of all attendees entered somewhere on the form?</p>	<p>One copy signed by an authorized representative is sufficient.</p> <p>Refer to Document 00 25 17 Access Request Form and Agreement.</p>
11	2- Are the meetings on 6/26/25 and 6/27/25 at 9AM or 10AM?	The meetings were held at 10:00:00 AM
12	<p>3- We've read through the SLEB Program (00 62 40) and Program Guide on the website and need clarification regarding the 20% SLEB participation:</p> <p>It looks like we need to either be a SLEB or have 20% SLEB participation in our Design phase only. Is that correct?</p> <p>Will there be a specific % SLEB participation during construction as well?</p>	<p>20% SLEB participation in our Design phase only. SLEB participation does not apply to construction.</p> <p>Refer to Document 00 21 16 Article 10 and Document 00 62 40</p>
13	4 - By what time are RFI due on 7/7/25?	Electronic RFI communications are due at 11:59:00 PM.
14	<p>5 - There was a participant on the 6/23/25 meeting who mentioned she was part of a committee involving the African American Wellness Hub.</p> <p>Could you let us know the names of any committees that will be stakeholders in this project and clarify the extent of their involvement and decision making?</p>	<p>The DBE will work with GSA to establish key building user groups, validate the program identified in the Operations Plan, and complete the room data information.</p> <p>Refer to Exhibit 1 Page 3 Decision Making Process.</p>
15	6 - Does the County intend to provide an OCIP for this project?	No

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16	7 - Article 16 Health & Safety, Item 16.3 of the PSA/Community Benefits Agreement mentions an applicable MLA (Article 12) that may contain information about substance abuse policies that our firm, subcontractors and all of our workers would need to abide by. Could you please provide all applicable MLA &/or Amendments to the PSA so that we may review and provide to our unions in case there could be a conflict with our own union agreements?	There have been no Amendments to the PSA. The substance abuse policies contained within an applicable MLA shall only apply to that Union. The DBE shall be responsible for enforcing their own substance abuse policy to their employees and is not subject to another unions MLA as stated in the PS/CBA Article 12 Management Rights.
17	Does the DBE need to be registered with the County of Alameda (as a contractor) in order to propose on this opportunity?	No
18	We currently have a Joint Venture with a SLEB-certified General Contractor. Would this JV satisfy the SLEB participation requirement for the African American Wellness Hub project?	Yes, provided that the SLEB Certified General Contractor provided 20% of the cost of the design of the project. Refer to Document 00 21 16 Article 10 and Document 00 62 40
19	Document 00 21 16 -3. Determination of Best Value, Contract Sum / Initial GMP for contract award and incremental final GMP- 3.1 (Page 3 or page 11 of the PDF) We believe there is a correction to be made. Sections 3.1.1 and 3.1.6 are the same dollar figure, \$16,767,111. Section 3.1.1 lists a lump sum of \$16,767,111 for Direct Construction Cost, Design Contingency, and Cost Escalation. Section 3.1.6 states that the total IGMP is also \$16,767,111, which includes items from Sections 3.1.1 through 3.1.5. Please confirm or correct these totals?	The total of the above amounts shall be guaranteed by Design-Build Entity not to exceed TWENTY THREE MILLION DOLLARS, SIXTY NINE THOUSAND, THIRTY ONE DOLLARS (\$23,069,031) subject to adjustment as provided in the Contract Documents ("Initial GMP" or "IGMP"), which IGMP will be superseded by the Final GMP. Refer to Document 00 21 16 - 3.1.6.

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20	Can the County please provide a complete Owners Project Requirement (OPR), Basis of Design (BOD), Criteria Document, and/or other program information for this project so we can validate the \$16.7 million direct cost estimate? Is the County firm on any of these requirements, or can the program be refined as needed to fit within the County's available construction budget?	There is no additional information to be provided at this time. The Program can be refined as needed to fit within the County's available construction budget. Refer to Exhibit 1
21	What happens if the final GMP is higher than the iGMP, or if it exceeds the \$23,069,031 million guaranteed not to exceed limit?	The County expects the DBE to deliver a design that meets the program requirements at an amount not to exceed the \$23,069,031. Upon entering into a contract for an agreed upon IGMP amount, the DBE shall be solely responsible for any amounts that exceed the Final GMP. For any increase to the Final GMP, the DBE must establish the contractual and factual basis to increase this amount in accordance with the Contract Documents and the adjustment must be agreed to by the County. Refer to Document 00 21 16 and 00 52 00
22	Given that a progressive design build model does not have these guarantees and the GMP is established after all bid packages have been awarded, would the County be open to providing a target budget versus a guaranteed not to exceed limit?	No, the maximum budget amount that the County has for this project is \$23,069,031. The County is seeking to provide transparency in providing a not to exceed project budget and expects to have a project delivered for the allotted amount. Refer to Document 00 52 00
23	Can you explain the reasoning behind the Design Build Entity committing to the MEP subcontractors at the time of the RFQ/P submission, as we believe this reduces the project's cost effectiveness?	A core advantage of PDB is that it allows the design-builder to collaborate with the Owner during early design phases to optimize scope, cost, and constructability before locking in trade partners through a competitive and transparent procurement process. Requiring MEP firms to be named and committed upfront effectively shifts significant scope and cost assumptions into the earliest project stage, before the design is adequately developed to support accurate pricing. Refer to Document 00 21 16

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24	Document 00 21 16 – 4. Scope of Work and Needs of the Project (Page 3 or page 11 of the PDF) The Criteria Documents note the presence of an existing basement in the structure to be demolished. Can the County clarify whether there is an intent to reuse the existing basement, or if full demolition is expected? Additionally, would the County consider alternative designs that omit a basement, if all programmatic requirements are still met?	<p>The existing basement is acknowledged in the Criteria Documents to help inform the site’s existing conditions and constraints.</p> <p>At this time, the County does not have a requirement to reuse the existing basement — full demolition of the existing structure, including the basement, is acceptable if it best supports the proposed design solution and meets all programmatic requirements.</p> <p>The County is also open to considering alternative design approaches that omit a basement, provided that the final design fully satisfies all operational, spatial, and code requirements outlined in the Criteria Documents.</p>
25	Document 00 42 53 – Proposal Form and Non-Collusion Declaration (Page 3 or page 38 of the PDF) The Initial Guaranteed Maximum Price (IGMP) is based on County-provided allowances and fixed percentage rates. Can the County clarify who bears responsibility for any costs that exceed the IGMP? Will the Design-Build Entity be responsible for cost overruns, or are there conditions under which adjustments will be considered?	<p>The DBE is responsible for providing the contractual or factual justification to modify the contract sum based upon the contract modification procedures described in the Contract Documents. In certain circumstances, such as for justifiable unforeseen conditions, the County shall bear the responsibility for the contract sum increase as allowed in the Contract Documents. Without providing a contractual justification to increase the contract sum, the DBE shall be responsible for all cost that exceed the IGMP.</p> <p>Refer to Document 00 52 00, Document 00 72 53 Article 14, and Document 01 26 00</p>
26	Document 00 42 54 – Part III: Scored Questions for Members of the Design-Build Entity and Core Organizations – Experience & Organizational Performance (Page PQ-34 or page 79 of the PDF, Question 3), references providing the number of renovation projects completed for a detention facility. Can you confirm the relevancy of this question, and/or provide a revision?	<p>Replace the words "detention Facility:" with "Wellness Hub"</p> <p>Please review the updated version of this document, which includes the noted corrections.</p> <p>Refer to document 00 42 54</p> <p>3. How many renovation construction projects for a city, county or state for a similar facility <u>has</u> the General Contractor or its associates completed in the last ten (10) years?</p> <p>No. of renovation projects completed for a detention facility: Wellness Hub: _____</p>

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27	<p>Document 00 42 54 – Part III: Scored Questions for Members of the Design-Build Entity and Core Organizations – Experience & Organizational Performance (Page PQ-35 or page 80 of the PDF, Question 4), references providing the number of projects that involved replacement of infrastructure systems. Can you confirm the relevancy of this question, and/or provide a revision?</p>	<p>Replace the words “the replacement of infrastructure systems (i.e., roads, water tanks, water mains, etc.)” with “multi-story building in a mid-block with existing adjacent buildings on either side.”</p> <p>Please review the updated version of this document, which includes the noted corrections.</p> <p>Refer to document 00 42 54</p> <p>4. How many <u>projects for a city, county, or state similar facility</u> has the General Contractor or its associates completed in the last ten (10) years that involved the replacement of infrastructure systems (i.e., roads, water tanks, water mains, etc.)? a multi-story building mid-block with existing adjacent buildings on either side?</p> <p>No. of projects for a county or state multistory building mid-block with existing adjacent buildings on either side.</p>
28	<p>Document 00 42 54 – Part III: Scored Questions for Members of the Design-Build Entity and Core Organizations – Experience & Organizational Performance (Page PQ-35 or page 80 of the PDF, Question 5), references providing the number of projects that involved replacement of electronic systems. Can you confirm the relevancy of this question, and/or provide a revision?</p>	<p>Replace the words "facility" with "in scope" , and "the replacement of electronic systems (i.e., building management systems, fire alarm systems, etc.)?" with "building flexible education or classroom spaces designed for multi-purpose use, such as movable furniture, partition walls, or rooms used for both instructional and community functions?"</p> <p>Please review the updated version of this document, which includes the noted corrections.</p> <p>Refer to document 00 42 54</p> <p>5. How many projects for a county or state similar facility in scope has the General Contractor or its associates completed in the last ten (10) years that involved the replacement of electronic systems (i.e., building management systems, fire alarm systems, etc.)? building flexible education or classroom spaces designed for multi-purpose use, such as movable furniture, partition walls, or rooms used for both instructional and community functions"?</p> <p>No. of projects for a county or state similar facility in scope:</p>

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29	<p>Document 00 42 54 – Part III: Scored Questions for Members of the Design-Build Entity and Core Organizations – Experience & Organizational Performance (Page PQ-36 or page 81 of the PDF, Question 6), references providing the number of projects that involved replacement of detention control systems. Can you confirm the relevancy of this question, and/or provide a revision?</p>	<p>Replace the words "facility" with "in scope" , and "the replacement of detention control systems" with "designing and delivering community-focused spaces that honor and incorporate specific cultural elements. (i.e., finishes, furnishings, art, or design choices reflected the cultural identity of the community served.)"</p> <p>Please review the updated version of this document, which includes the noted corrections.</p> <p>Refer to document 00 42 54</p> <p>6. How many projects for a county or state similar facility in scope has the General Contractor or its associates completed in the last ten (10) years that involved the replacement of detention control system? designing and delivering community-focused spaces that honor and incorporate specific cultural elements. (i.e., finishes, furnishings, art, or design choices reflected the cultural identity of the community served.)?</p> <p>No. of projects for a county or state similar facility in scope: _____</p>
30	<p>Document 00 42 54 – Part III: Scored Questions for Members of the Design-Build Entity and Core Organizations – Experience & Organizational Performance (Page PQ-36 or page 81 of the PDF, Question 7), references providing the number of projects that involved renovation of housing units. Can you confirm the relevancy of this question, and/or provide a revision?</p>	<p>Replace the words "facility" with "in scope" , and "the renovation of housing units" with "specialized program areas such as kitchens for community meal preparation, health or clinical suites, or wellness rooms?"</p> <p>Please review the updated version of this document, which includes the noted corrections.</p> <p>Refer to document 00 42 54</p> <p>7. How many projects for a county or state similar facility in scope has the General Contractor or its associates completed in the last ten (10) years that involved the renovation of housing units-specialized program areas like kitchens for community meal prep, health or clinical suites, or wellness rooms?</p> <p>No. of projects for a county or state similar facility in scope: _____</p>

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31	Document 01 1114 section 1.2.2.6.2 stipulates the DBE shall employ a certified industrial hygienist to perform and monitor the work. Are these costs to be included in preconstruction services?	<p>If any industrial hygiene services are needed during preconstruction activities — such as site investigations, hazardous materials surveys, or design-stage environmental reviews — those costs should be included in your preconstruction services fee.</p> <p>Any industrial hygiene services required specifically for construction-phase work — such as abatement monitoring or construction oversight — should be carried under the construction budget and not included in the preconstruction services fee. Proposers should clearly identify how these services will be allocated between preconstruction and construction phases in their fee proposal.</p> <p>Refer to document 0072 53, article 9.2.3.3 and Document 01 11 14 articles 1.2.2.6.2, 1.8.2, 1.8.3, 1.8.4, 1.8.5.</p>
32	I would like to view the attendance lists from the non-mandatory prebid site visit that was held on June 26th and the virtual meeting that was held on June 27th for the 'RFQ/P Design-Build Entities - African American Wellness Hub Project' No. 22016 and am hoping you can help or perhaps know who can.	The Attendance for all non-mandatory prebid and site visit are included in Addendum 1.
33	13. Scorecard Part IIIA Question #3 and elsewhere. This, along with the architect’s questionnaire, asks for the number of renovation projects completed for “detention facilities.” The reference to detention facilities can be found 4 other places in this RFQ. Is this correct, how are detention facilities relevant to African American wellness centers? Can other community-oriented projects with programming similar to this project be used to demonstrate experience?	<p>Replace the words "detention Facility:" with "Wellness Hub"</p> <p>Please review the updated version of this document, which includes the noted corrections.</p> <p>Refer to document 00 42 54</p> <div style="border: 1px solid black; padding: 5px;"> <p>3. How many renovation construction projects for a city, county or state for a similar facility has the General Contractor or its associates completed in the last ten (10) years?</p> <p>No. of renovation projects completed for a detention facility: Wellness Hub: _____</p> </div>

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34	<p>Section IV.B Architect Experience. Design Build Experience. <u>First Criteria</u>, "At least two projects which were a minimum of \$18M in construction cost completed using a Design Build project delivery method." Can projects under contract and in progress count toward the minimum criteria for Design Build Experience?</p>	<p>No, At least two (2) projects which were each a minimum of \$18,000,000 in construction cost <u>completed</u> using a Design Build project delivery method.</p> <p>Refer to IV.B Architect Experience:</p>
35	<p><u>Second Criteria</u> requests "Construction Renovation Experience in a Similar Facility" but the description lists "At least two new construction projects that is at least 75% complete..." Please clarify if projects should be renovations or new construction. Please confirm that, per Exhibit I, the project scope includes a new building and the demolition of the existing building as stated in Exhibit III Budget Cost Plan.</p>	<p>Omit the word renovation.</p> <p>Refer to IV.B Architect Experience.</p>
36	<p><u>Third Criteria</u> requests "California County Experience" ... "where a California County was the authority having jurisdiction. Please confirm that projects in a jurisdiction that is both a "City and County" qualify.</p>	<p>CALIFORNIA COUNTY EXPERIENCE:</p> <ul style="list-style-type: none"> • At least one (1) completed project of at least \$18,000,000 in construction cost where a <u>California County was the authority having jurisdiction</u> (AHJ) on the project. <p>Refer to IV.B Architect Experience.</p>
37	<p>•Page 9 identifies Architects subconsultants. Structural engineering is not listed as a discipline. Should the proposing team include a structural engineer and can a structural engineer count toward the 20% SLBE requirement? If required to complete the project scope of work, should other disciplines beyond Civil, Mechanical, Plumbing and Electrical Engineering, such as Acoustical and Waterproofing, be included in the RFP response?</p>	<p>Per Document 00 21 16 - Page 9 No, Structural Engineering is not listed as a discipline requiring relevant key team members who will lead the overall project delivery and design management.</p> <p>Refer to Document 00 21 16 Instructions to Proposers Page 9.</p> <p>Structural Engineer and other Design subconsultants count towards the 20% SLEB requirement, if applicable.</p> <p>Refer to Document 00 21 16 Article 10 and Document 00 62 40</p>

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38	<ul style="list-style-type: none"> Page 9 requests that we provide names of the Mechanical, Plumbing and Electrical subcontractors. Is the intent of this request to only reply if we determine that these subcontractors will act in a design/build fashion? If no, are we still required to list firms that we would anticipate to bid on the scope of work? 	<p>Each Design-Build Entity <u>must</u> identify and provide information for certain Design-Build Team members. The Design-Build Team members listed below, <u>must</u> individually complete the appropriate, scored-question portions of the Qualification Questionnaire and obtain a passing score for the Design-Build Entity as a whole to be qualified. The Design-Build Team members that <u>must</u> be listed for evaluation of qualifications are:</p> <ul style="list-style-type: none"> * <u>Subcontractors</u>: Mechanical, Electrical and Plumbing. * <u>Subconsultants</u>: Civil, Mechanical Electrical Plumbing Engineer. <p>Refer to Document 00 21 16 Instructions to Proposers Page 9.</p>
39	<ul style="list-style-type: none"> Page 32 section II.C lists the Essential Requirements for the Architect and Core Subconsultants. Question 25 requests: <ul style="list-style-type: none"> * Most current compiled reviewed or audited financial statement... as well as * Reviewed or audited financial statements... for the past year. "A financial statement that is not either compiled reviewed or audited is not acceptable." Please confirm that a "compiled" financial statement for the past year is acceptable. 	<p>The County would like to receive the Architect and Core Subconsultant's most recent reviewed or audited financial statement. A compiled financial statement for the past year (2024) is acceptable, however a reviewed or audited financial statement from the previous year (2023) should then also be provided. The Architect and Core Subconsultants can provide only a reviewed or audited financial statement for 2024 should it be available.</p>
40	<ul style="list-style-type: none"> Page 48, Section IIIB question 2 asks "How many new construction projects for a county or state similar facility has the Architect completed in the last 10 years". Do projects developed by a private entity but funded or partially funded by the county or state qualify? 	<p>No — the intent of this question is for the Design-Build Entity to demonstrate experience directly performing work for county or state public agencies. Projects developed by private entities that simply receive public funding do not meet this requirement, as they do not follow the same processes, standards, and oversight as direct county or state projects.</p>

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RFI #	Question	Response
41	<ul style="list-style-type: none"> Please confirm that the request for number of detention facilities completed on pages PQ-34, PQ-36, PQ-49 is correct? 	<p>Replace the words "detention Facility:" with "Wellness Hub" Please review the updated version of this document, which includes the noted corrections. Refer to document 00 42 54</p> <div style="border: 1px solid black; padding: 5px;"> <p>3. How many renovation construction projects for a city, county or state for a similar facility has the General Contractor or its associates completed in the last ten (10) years?</p> <p>No. of renovation projects completed for a detention facility: Wellness Hub: _____</p> </div>
42	<ul style="list-style-type: none"> Is there any page limitation to the Project Management, Design & Construction Expertise Questionnaire? 	<p>There is no specified page limit for the Project Management, Design & Construction Expertise Questionnaire. However, we strongly encourage proposers to keep responses concise and focused, providing clear, relevant information that directly addresses the requested qualifications and experience. Refer to Document 00 42 45</p>

00 42 54

DESIGN-BUILD ENTITY PASS / FAIL QUALIFICATION QUESTIONNAIRE

**County of Alameda
African American Wellness Hub
Project No. 22016**

PART I: INFORMATION ABOUT THE DESIGN-BUILD ENTITY, ITS MEMBERS, AND CORE ORGANIZATIONS

IA CONTACT INFORMATION

Design Build Entity _____
 Contact: Person: _____
 Address: _____
 Phone: _____ Email _____

Type of Entity (check one):

Corporation Partnership Sole Prop. Other Association

Member Firm(s) and Core Organizations		
Discipline	Name	CA License No.
General Contractor (GC)		
Architect of Record		
Civil Engineer		
Mechanical Engineer		
Electrical Engineer		
Plumbing Engineer		

PUBLIC RECORD

I.B INFORMATION ABOUT THE DESIGN BUILD ENTITY

Entity Name: _____
 Contact: Person: _____
 Address: _____
 Phone: _____ Email _____

Type of Entity (check one):

- Corporation Partnership Sole Prop. Other Association

- 1a. Date of entity incorporation, formation or commencement: _____
 b. State of formation or incorporation: _____
 c. How many people does your organization currently employ: _____
 d. If the entity is a **corporation or LLC**, please complete the following table; provide information for each officer of the corporation or individual(s) with 10% or more of the corporate stock and those officers that hold stock and will perform services for the Project (22164(b)(3)):

Position	Name	Years with Co.	% Ownership
President			
Vice-President			
Secretary			
Treasurer			

- e. If the entity is a **partnership**, please complete the following table; provide information for each partner who owns 10% or more of the firm and those officers that hold stock and will perform services for the Project (Public Contract Code (PCC) section 22164(b)(3)):

Position	Name	Years with Co.	% Ownership
General Partner			

f. If the entity is a **sole proprietorship**, please provide the name and social security number of the company owner:

Name	Social Security No.

g. If the entity is a **joint venture**, please complete the following table; provide information for each member of the joint venture and those officers that hold stock and will perform services for the Project (PCC section 22164(b)(3)):

Name of Firm	Name of Owner, General Partner, or President	% Ownership of Joint Venture

h. For each person listed in table 1d, 1e, 1f, or 1g, identify every construction company that the person has been associated with (as owner, general partner, limited partner, or officer) at any time during the last five (5) years:

NOTE: For this question, “owner” and “partner” refer to ownership of 10% or more of the business, or 10% or more of its stock, if the business is a corporation.

Name	Company	Position with Company	Dates of Employ.

2. Has there been any change in ownership of the Design Build Entity at any time during the last three (3) years?

NOTE: A corporation whose shares are publicly traded must only report a change in ownership of a controlling block of shares.

Yes No

If "yes," explain:

3. Is the Design Build Entity a subsidiary, parent, holding company or affiliate of another design or construction firm?

NOTE: Include information about other firms if one firm owns 50% or more of another, or if an owner, partner, or officer of your firm holds a similar position in another firm.

Yes No

If "yes," explain:

4. Are any of the Design Build Entity's corporate officers, partners or owners associated with any other design or construction companies?

NOTE: Include name, address, and position information about each other firm in which an owner, partner, or officer of your firm holds a similar position.

Yes No

If "yes," explain:

5. To the extent available, state the Design Build Entity's gross revenues for each of the last six

2019: _____ **2020:** _____ **2021:** _____
2022: _____ **2023:** _____ **2024:** _____

6. Based on the financial statement required in Part II.A, provide the following information about the Design Build Entity:

Current Assets:	\$ _____
Current Liabilities:	\$ _____
Total Net Worth:	\$ _____
Current Asset/Liability Ratio:	\$ _____
Working Capital (Current Assets – Current Liabilities)	\$ _____

7. Has the Design Build Entity changed its name or license number in the past five (5) years?

Yes No

If “yes,” explain:

8. Has any owner, partner, or (for corporations) officer of the Design Build Entity operated a design or construction company under any other name in the last five (5) years?

Yes No

I.C INFORMATION ABOUT THE GENERAL CONTRACTOR

Entity Name: _____
 Contact: Person: _____
 Address: _____
 Phone: _____ Email _____

Type of Entity (check one):

- Corporation Partnership Sole Prop. Other Association

- 1a. Date of entity incorporation, formation or commencement: _____
 b. State of formation or incorporation: _____
 c. How many people does your organization currently employ: _____
 d. If the entity is a **corporation**, please complete the following table; provide information for each officer of the corporation or individual(s) with 10% or more of the corporate stock:

Position	Name	Years with Co.	% Ownership
President			
Vice-President			
Secretary			
Treasurer			

- e. If the entity is a **partnership**, please complete the following table; provide information for each partner who owns 10% or more of the firm:

Position	Name	Years with Co.	% Ownership
General Partner			

2. Has there been any change in ownership of the General Contractor at any time during the last three (3) years?

NOTE: A corporation whose shares are publicly traded must only report a change in ownership of a controlling block of shares.

Yes No

If “yes,” explain:

3. Is the General Contractor a subsidiary, parent, holding company or affiliate of another design or construction firm?

NOTE: Include information about other firms if one firm owns 50% or more of another, or if an owner, partner, or officer of your firm holds a similar position in another firm.

Yes No

If “yes,” explain:

4. Are any of the General Contractor’s corporate officers, partners or owners associated with any other design or construction companies?

NOTE: Include name, address, and position information about each other firm in which an owner, partner, or officer of your firm holds a similar position.

Yes No

If “yes,” explain:

5. State the General Contractor’s gross revenues for each of the last six years:

2019: _____ 2020: _____ 2021: _____
 2022: _____ 2023: _____ 2024: _____

6. Based on the financial statement required in Part II.B, provide the following information about the General Contractor:

Current Assets: \$ _____
Current Liabilities: \$ _____
Total Net Worth: \$ _____
Current Asset/Liability Ratio: \$ _____
Working Capital
 (Current Assets – Current Liabilities) \$ _____

7. List all California construction license numbers, classifications and expiration dates of the California contractor licenses held by the General Contractor:

Yes No

Contractor License Number	Classification(s)	Expiration Date

8. If any of the General Contractor’s license(s) are held in the name of a corporation, partnership, or other entity, list below the names of the qualifying individuals(s) listed on the CSLB records who meet(s) the experience and examination requirements for each license.

Contractor License Number	Name of Qualifying Individual

9. Has the General Contractor changed its name or license number in the past five (5) years?

Yes No

If “yes,” explain:

10. Has any owner, partner, or (for corporations) officer of the General Contractor operated a design or construction company under any other name in the last five (5) years?

Yes No

If “yes,” explain:

11. Provide documentation from the General Contractor’s surety identifying the following:

Bonding Co./Surety:		Surety Agent:	
Agent Address:		Telephone #:	

12. List all other sureties (by name and with full address) that have written payment or performance bonds for the General Contractor during the last five (5) years, including the dates during which each wrote the bonds:

Date	Surety	Address

I.D INFORMATION ABOUT THE ARCHITECT

Entity Name: _____
 Contact: Person: _____
 Address: _____
 Phone: _____ Email _____

Type of Entity (check one):

Corporation Partnership Sole Prop. Other Association

- 1a. Date of entity incorporation, formation or commencement: _____
 b. State of formation or incorporation: _____
 c. How many people does your organization currently employ: _____
 d. If the entity is a **corporation**, please complete the following table; provide information for each officer of the corporation or individual(s) with 10% or more of the corporate stock:

Position	Name	Years with Co.	% Ownership
President			
Vice-President			
Secretary			
Treasurer			

- e. If the entity is a **partnership**, please complete the following table; provide information for each partner who owns 10% or more of the firm:

Position	Name	Years with Co.	% Ownership
General Partner			

2. Has there been any change in ownership of the Architect at any time during the last three years?

NOTE: A corporation whose shares are publicly traded must only report a change in ownership of a controlling block of shares.

Yes No

If “yes,” explain:

3. Is the Architect a subsidiary, parent, holding company or affiliate of another design or construction firm?

NOTE: Include information about other firms if one firm owns 50% or more of another, or if an owner, partner, or officer of your firm holds a similar position in another firm.

Yes No

If “yes,” explain:

4. Are any of the Architect’s corporate officers, partners or owners associated with any other design or construction companies?

NOTE: Include name, address, and position information about each other firm in which an owner, partner, or officer of your firm holds a similar position.

Yes No

If “yes,” explain:

5. State the Architect's gross revenues for each of the last six years:

2019: _____ **2012:** _____ **2021:** _____
2022: _____ **2023:** _____ **2024:** _____

6. Based on the financial statement required in Part II.C, provide the following information about the Architect:

Current Assets: \$ _____
Current Liabilities: \$ _____
Total Net Worth: \$ _____
Current Asset/Liability Ratio: \$ _____
Working Capital
 (Current Assets – Current Liabilities) \$ _____

7. Has the Architect changed its name or license number in the past five (5) years?

Yes No

If "yes," explain:

8. Has any owner, partner, or (for corporations) officer of the Architect operated a design or construction company under any other name in the last five (5) years?

Yes No

If "yes," explain:

I.E INFORMATION ABOUT CORE SUB-CONSULTANTS

For each required Core Sub-Consultant, provide the following information:

Entity Name: _____
 Contact: Person: _____
 Address: _____
 Phone: _____ Email _____

Type of Entity (check one):

Corporation Partnership Sole Prop. Other Association

- 1a. Date of entity incorporation, formation or commencement: _____
 b. State of formation or incorporation: _____
 c. How many people does your organization currently employ: _____
 d. If the entity is a **corporation**, please complete the following table; provide information for each officer of the corporation or individual(s) with 10% or more of the corporate stock:

Position	Name	Years with Co.	% Ownership
President			
Vice-President			
Secretary			
Treasurer			

- e. If the entity is a **partnership**, please complete the following table; provide information for each partner who owns 10% or more of the firm:

Position	Name	Years with Co.	% Ownership
General Partner			

2. Has there been any change in ownership of the Sub-Consultant at any time during the last three (3) years?

NOTE: A corporation whose shares are publicly traded must only report a change in ownership of a controlling block of shares.

Yes No

If “yes,” explain:

3. Is the Sub-Consultant a subsidiary, parent, holding company or affiliate of another design or construction firm?

NOTE: Include information about other firms if one firm owns 50% or more of another, or if an owner, partner, or officer of your firm holds a similar position in another firm.

Yes No

If “yes,” explain:

4. Are any of the Sub-Consultant’s corporate officers, partners or owners associated with any other design or construction companies?

NOTE: Include name, address, and position information about each other firm in which an owner, partner, or officer of your firm holds a similar position.

Yes No

If “yes,” explain:

5. State the Sub-Consultant’s gross revenues for each of the last six years:

2019: _____ **2020:** _____ **2021:** _____
2022: _____ **2023:** _____ **2024:** _____

6. Based on the financial statement required in Part II.C, provide the following information about the Sub-Consultant:

Current Assets: \$ _____
Current Liabilities: \$ _____
Total Net Worth: \$ _____
Current Asset/Liability Ratio: \$ _____
Working Capital
 (Current Assets – Current Liabilities) \$ _____

7. Has the Sub-Consultant changed its name or license number in the past five (5) years?

Yes No

If “yes,” explain:

8. Has any owner, partner, or (for corporations) officer of the Sub-Consultant operated a design or construction company under any other name in the last five (5) years?

Yes No

If “yes,” explain:

9. Provide the following information for the Sub-Consultant’s principal engineer:

Note: For the Structural Engineering Sub-Consultant, list information for the Engineer of Record (i.e., the engineer whose stamp will appear on the Project documents).

Name	CA License Number	Years Licensed

1.F INFORMATION ABOUT CORE SUB-CONTRACTORS

For each required Core Sub-Contractor, provide the following information:

Entity Name: _____
 Contact: Person: _____
 Address: _____
 Phone: _____ Email _____

Type of Entity (check one):

Corporation Partnership Sole Prop. Other Association

- 1a. Date of entity incorporation, formation or commencement: _____
 b. State of formation or incorporation: _____
 c. How many people does your organization currently employ: _____
 d. If the entity is a **corporation**, please complete the following table; provide information for each officer of the corporation or individual(s) with 10% or more of the corporate stock:

Position	Name	Years with Co.	% Ownership
President			
Vice-President			
Secretary			
Treasurer			

- e. If the entity is a **partnership**, please complete the following table; provide information for each partner who owns 10% or more of the firm:

Position	Name	Years with Co.	% Ownership
General Partner			

2. Has there been any change in ownership of the Sub-Contractor at any time during the last three (3) years?

NOTE: A corporation whose shares are publicly traded must only report a change in ownership of a controlling block of shares.

Yes No

If “yes,” explain:

3. Is the Sub-Contractor a subsidiary, parent, holding company or affiliate of another design or construction firm?

NOTE: Include information about other firms if one firm owns 50% or more of another, or if an owner, partner, or officer of your firm holds a similar position in another firm.

Yes No

If “yes,” explain:

4. Are any of the Sub-Contractor’s corporate officers, partners or owners associated with any other design or construction companies?

NOTE: Include name, address, and position information about each other firm in which an owner, partner, or officer of your firm holds a similar position.

Yes No

If “yes,” explain:

5. State the Sub-Contractor’s gross revenues for each of the last six years:

2019: _____ **2020:** _____ **2021:** _____
2022: _____ **2023:** _____ **2024:** _____

6. Based on the financial statement required in Part II.B, provide the following information about the Sub-Contractor:

Current Assets: \$ _____
Current Liabilities: \$ _____
Total Net Worth: \$ _____
Current Asset/Liability Ratio: \$ _____
Working Capital
 (Current Assets – Current Liabilities) \$ _____

7. List all California construction license numbers, classifications and expiration dates of the California contractor licenses held by the Sub-Contractor:

Yes No

Contractor License Number	Classification(s)	Expiration Date

8. If any of the Sub-Contractor’s license(s) are held in the name of a corporation, partnership, or other entity, list below the names of the qualifying individuals(s) listed on the CSLB records who meet(s) the experience and examination requirements for each license.

Contractor License Number	Name of Qualifying Individual

9. Has the Sub-Contractor changed its name or license number in the past five (5) years?

Yes No

If “yes,” explain:

10. Has any owner, partner, or (for corporations) officer of the Sub-Contractor operated a design or construction company under any other name in the last five (5) years?

Yes No

If “yes,” explain:

PART II: ESSENTIAL REQUIREMENTS FOR THE DESIGN-BUILD ENTITY AS A WHOLE

II.A ESSENTIAL REQUIREMENTS FOR THE DESIGN BUILD ENTITY AS A WHOLE

NOTE: *Design Build Entity will be automatically disqualified if the answer to questions 1 or 2 is “No.”*

1. If the Design Build Entity is a joint-venture or partnership, has the Design Build Entity attached a copy of the agreement creating the entity and which specifies that all partners or association members agree to be fully liable for the performance under the design-build contract?

NOTE: A corporation or sole proprietorship is not required to answer this question.

Yes No

2. Has the Design Build Entity attached a copy of its most **current** reviewed or audited financial statement with accompanying notes and supplemental information, as well as reviewed or audited financial statements with accompanying notes and supplemental information for the **past year** (if available)? At least **one** such statement for the Design Build entity must be attached.

Yes No

A financial statement that is not either reviewed or audited is not acceptable. A letter verifying availability of a line of credit is not a substitute for the required financial statement.

NOTE: Design Build Entity will be automatically disqualified if the answer to any of questions 3 through 9 is “Yes.”

3. Has the Design Build Entity ever defaulted on a construction contract?

Yes No

4. Within the last five (5) years, has a surety firm completed a contract on behalf of the Design Build Entity or any of its members, or paid for completion because the Design Build Entity or one of its members was default terminated by the project owner?

Yes No

5. At the time of submitting this Prequalification Questionnaire, is the Design Build Entity or any of its members ineligible to bid on or be awarded a public works contract, or perform as a sub-contractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?

Yes No

6. At any time during the last five (5) years, has the Design Build Entity or any of its members been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?
- Yes No
7. Has the Design Build Entity or any of its members, any of their owners or officers ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?
- Yes No
8. Has the Design Build Entity or any of its members, any of their owners or officers ever been convicted of a crime involving any federal, state, or local law related to construction?
- Yes No
9. Has the Design Build Entity or any of its members, any of their owners or officers ever been convicted of a federal or state crime of fraud, theft, or any other act of dishonesty?
- Yes No

II.B ESSENTIAL REQUIREMENTS FOR THE GENERAL CONTRACTOR AND CORE-SUBCONTRACTORS

NOTE: Design Build Entity will be automatically disqualified if the answer to any of questions 10 through 14 is “No.”

10. Do the General Contractor and each proposed Sub-Contractor possess a valid, current California contractor’s license for the Project services for which it intends to submit a proposal?

For this Project, the General Contractor must have a current and active California State Contractor’s license with a “B” General Building Contractor classification.

Yes No

11. Does the General Contractor have a liability insurance policy with a policy limit of at least \$3,000,000 per occurrence and \$6,000,000 aggregate?

Yes No

12. Do the General Contractor and each proposed Sub-Contractor have current workers’ compensation insurance policies as required by the Labor Code or legal self-insurance pursuant to Labor Code section 3700 et seq.?

Yes No

13. Has the General Contractor attached a copy of its most **current** reviewed or audited financial statement with accompanying notes and supplemental information, as well as reviewed or audited financial statements with accompanying notes and supplemental information for the **past year**? The County reserves the right to request sub-contractor reviewed or audited financial statements at a later date.

Yes No

A financial statement that is not either reviewed or audited is not acceptable. A letter verifying availability of a line of credit is not a substitute for the required financial statement.

14. Has the General Contractor attached a notarized statement from a surety insurer admitted and authorized to issue bonds in the State of California (i.e., approved by the California Department of Insurance), which states that the General Contractor’s current payment and performance bonding capacity is sufficient for the Project?

NOTE: Required minimum performance and payment bonding capacity for the Project is equal to the estimated Project construction cost.

Yes No

Notarized statement must be from the surety company, not an agent or broker.

NOTE: Design Build Entity will be automatically disqualified if the answer to any of questions 15 through 21 is “Yes.”

15. At any time during the last five (5) years, has any Contractor State Licensing Board license of the General Contractor or any of the proposed Sub-Contractors (or the responsible managing officer/employee thereof) been revoked or suspended?
- Yes No
16. Within the last five (5) years, has a surety firm completed a contract on behalf of the General Contractor or any of the proposed Sub-Contractors, or paid for completion because the Contractor or Sub-Contractor was default terminated by the project owner?
- Yes No
17. At the time of submitting this Prequalification Questionnaire, is the General Contractor or any of the proposed Sub-contractors ineligible to bid on or be awarded a public works contract, or perform as a sub-contractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?
- Yes No
18. At any time during the last five (5) years, has the General Contractor, any of its owners or officers, or any of the proposed Sub-Contractors, or their owners or officers, been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?
- Yes No
19. Has the General Contractor, any of its owners or officers, or any of the proposed Sub-Contractors, or their owners or officers, ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?
- Yes No
20. Has the General Contractor, any of its owners or officers, or any of the proposed Sub-Contractors, or their owners or officers, ever been convicted of a crime involving any federal, state, or local law related to construction?
- Yes No
21. Has the General Contractor, any of its owners or officers, or any of the proposed Sub-Contractors, or their owners or officers, ever been convicted of a federal or state crime of fraud, theft, or any other act of dishonesty?
- Yes No

II.C ESSENTIAL REQUIREMENTS FOR THE ARCHITECT AND CORE SUB-CONSULTANTS

NOTE: Design Build Entity will be automatically disqualified if the answer to any of questions 22 through 25 is “No.”

22. Do all architects and Sub-Consultant designers possess valid and current professional licenses for the services for which they intend to provide on the Project?
 Yes No
23. Does the Architect have, or can the Architect obtain, a professional liability insurance policy with a policy limit of at least \$1,000,000 per occurrence and \$2,000,000 aggregate?
 Yes No
24. Do the Architect and each proposed Sub-Consultant have current workers’ compensation insurance policy as required by the Labor Code or is legally self-insured pursuant to Labor Code section 3700 et seq.?
 Yes No
25. Has the Architect attached a copy of its most current compiled, reviewed, or audited financial statement with accompanying notes and supplemental information, as well as reviewed or audited financial statements with accompanying notes and supplemental information for the past year?
 Yes No

A financial statement that is not either compiled, reviewed, or audited is not acceptable. A letter verifying availability of a line of credit is not a substitute for the required financial statement.

NOTE: Design Build Entity will be automatically disqualified if the answer to any of questions 26 through 30 is “Yes.”

26. Has any professional license, credential, or registration of any Design Build Entity architect or sub-consultant designer been revoked or suspended at any time in the last five (5) years?
 Yes No
27. At any time during the last five (5) years, has the Architect, a Sub-Consultant, or any owner or officer of either been convicted of a crime involving the awarding of a contract of a government construction project, or performance of a government contract?
 Yes No

28. Has the Architect, a Sub-Consultant, or any of its owners, officers, or partners ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?
- Yes No
29. Has the Architect, a Sub-Consultant, or any of its owners, officers, or partners ever been convicted of a crime involving any federal, state, or local law related to construction?
- Yes No
30. Has the Architect, a Sub-Consultant, or any of its owners, officers, or partners ever been convicted of a federal or state crime of fraud, theft, or any other act of dishonesty?
- Yes No

PART III: SCORED QUESTIONS FOR MEMBERS OF THE DESIGN BUILD ENTITY AND CORE ORGANIZATIONS

III.A SCORED QUESTIONS FOR THE GENERAL CONTRACTOR

The term “associates” shall mean all of the following:

- The current qualifiers for all current Contractors State License Board contracting licenses held by the contractor.
- All current officers of a contractor which is a corporation.
- All current partners of a contractor which is a partnership.
- All current joint ventures of the joint venture contractor which is seeking prequalification.

Experience & Organizational Performance

1. How many years has the General Contractor been in business in California as a General Contractor under its present business name and license number?

NOTE: If the General Contractor is a joint-venture, enter the average of the qualifying years for each partner to the joint-venture.

Years: _____

2. How many new construction projects for a city, county or state similar Wellness Hub has the General Contractor or its associates completed in the last ten (10) years?

No. of new construction projects similar Wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

3. How many renovation construction projects for a city, county or state for a similar Wellness Hub has the General Contractor or its associates completed in the last ten (10) years?

No. of renovation projects completed for a Wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

4. How many projects for a city, county, or state has the General Contractor or its associates completed in the last ten (10) years that involved a multi-story building mid-block with existing adjacent buildings on either side?

No. of projects for a county or state multistory building mid-block with existing adjacent buildings on either side. _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

5. How many projects for a county or state similar in scope has the General Contractor or its associates completed in the last ten (10) years that involved building flexible education or classroom spaces designed for multi-purpose use, such as movable furniture, partition walls, or rooms used for both instructional and community functions"?

No. of projects for a county or state similar in scope: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

6. How many projects for a county or state similar in scope has the General Contractor or its associates completed in the last ten (10) years that involved designing and delivering community-focused spaces that honor and incorporate specific cultural elements. (i.e., finishes, furnishings, art, or design choices reflected the cultural identity of the community served.)?

No. of projects for a county or state similar in scope: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

7. How many projects for a county or state similar in scope has the General Contractor or its associates completed in the last ten (10) years that involved specialized program areas like kitchens for community meal prep, health or clinical suites, or wellness rooms?

No. of projects for a county or state similar in scope: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

8. Does the General Contractor currently employ LEED (Leadership in Energy & Environmental Design) Accredited Professionals?

Yes No

9. Has the General Contractor constructed a Wellness Hub where a California County was the authority having jurisdiction?

Yes No

If yes, identify the specific projects the General Contractor has completed where the California County was the authority having jurisdiction (AHJ):

Project	Location (city, state)	Certification Level	Date Certified

10. Are the General Contractor or its associates currently the debtor in a bankruptcy case?

Yes No

If “yes,” indicate the case number, and the date on which the petition was filed.

Case #: _____ **Date filed:** _____

11. Were the General Contractor or its associates in bankruptcy at any time during the last five years? (This question refers only to a bankruptcy action that was not described in answer to question 3, above)

Yes No

If “yes,” indicate the case number and the date on which the petition was filed, and the Bankruptcy Court’s discharge order number.

Case #: _____ **Date filed:** _____ **Discharge #:** _____

Licensing

12. In the past five years, have the General Contractor or its associates been cited for violations of the Contractor’s State License Law (Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code), *excluding* alleged violations of federal or state law including the payment of wages, benefits, apprenticeship requirements, or personal income tax withholding?

NOTE: If the General Contractor or its associates have filed an appeal of a citation that has not yet been ruled on, it need not include information about that claim.

Yes No

If “yes,” describe the nature of each violation, identify the name of the project, the date of its completion, the owner for which it was constructed, and give a brief explanation.

Violation:		Project:	
-------------------	--	-----------------	--

Completion:		Owner:	
Explanation:			

Violation:		Project:	
Completion:		Owner:	
Explanation:			

Violation:		Project:	
Completion:		Owner:	
Explanation:			

Claims & Disputes

13. At any time in the last five years has the General Contractor or its associates been assessed and paid liquidated damages of more than \$50,000 after completion of a project under a construction contract with either a public or private owner?

Yes No

If yes, identify all such projects by owner, owner’s address, completion date of the project, amount of liquidated damages assessed and all other information necessary to fully explain the assessment of liquidated damages:

Owner:		Address:	
Completed:		Amount:	
Other:			

14. Have the General Contractor or its associates, or any firm with which any of the General Contractor’s owners, officers or partners was associated, ever defaulted on a construction contract?

NOTE: “Associated with” refers to another construction firm in which an owner, partner or officer of your firm held a similar position, and which is listed in response to question 3 or 4 of Part I.C of this form.

Yes No

If “yes,” identify the company, the person within the General Contractor who was associated with that company, the year of the event, the owner of the project, the project and the basis for the default:

Company:				Person:			
Year:		Owner:		Project:			
Basis:							

Company:				Person:			
Year:		Owner:		Project:			
Basis:							

Company:				Person:			
Year:		Owner:		Project:			
Basis:							

15. In the last five years, have the General Contractor or its associates, or any firm with which any of the General Contractor’s owners, officers or partners was associated, been debarred,

disqualified, removed or otherwise prevented from bidding on, or completing, any government agency or public works project for any reason?

NOTE: “Associated with” refers to another construction firm in which an owner, partner or officer of your firm held a similar position, and which is listed in response to question 3 or 4 of Part I.B of this form.

Yes No

If “yes,” identify the company, the person within the General Contractor who was associated with that company, the year of the event, the owner of the project, the project and the basis for the action:

Company:		Person:	
Year:		Owner:	Project:
Basis:			

Company:		Person:	
Year:		Owner:	Project:
Basis:			

Company:		Person:	
Year:		Owner:	Project:
Basis:			

16. Have the General Contractor or its associates, or any firm with which any of the General Contractor’s owners, officers or partners was associated ever been denied an award of a public

works contract based on a finding by a public agency that your company was not a responsible bidder?

NOTE: “Associated with” refers to another construction firm in which an owner, partner or officer of your firm held a similar position, and which is listed in response to question 3 or 4 of Part I.B of this form.

Yes No

If “yes,” identify the year of the event, the owner, the project and the basis for the finding by the public agency.

Year:		Owner:		Project:	
Basis:					

Year:		Owner:		Project:	
Basis:					

Year:		Owner:		Project:	
Basis:					

NOTE: The following two questions refer only to disputes between the General Contractor or its associates and the owner of a project. You need not include information about disputes between the General Contractor and a supplier, another contractor, or sub-contractor. You

need not include information about “pass-through” disputes in which the actual dispute is between a sub-contractor and a project owner.

17. In the past five years has any claim in excess of \$50,000 been made against the General Contractor or its associates arising from or related to a design or construction contract (including claims for violation of the Federal or California False Claims Act) that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed (if applicable) and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

Project:		Date:	
Claimant:		Court:	
Nature:			
Description:			

Project:		Date:	
Claimant:		Court:	
Nature:			
Description:			

Project:		Date:	
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Claimant:		Court:	
Nature:			
Description:			

18. In the past five years have the General Contractor or its associates made any claim in excess of \$50,000 against a project owner arising from or related to a design or construction contract that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim by providing the project name, date of the claim, name of the entity (or entities) against whom the claim was filed, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending, or if resolved, a brief description of the resolution).

Project:		Date:	
Entity:		Defendant:	
Description:			

Project:		Date:	
Entity:		Defendant:	
Description:			

Project:		Date:	
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Entity:		Defendant:	
Description:			

19. During the last five (5) years, have General Contractor or its associates been denied payment or performance bond coverage by a surety company, or has there ever been a period of time when General Contractor or its associates had no surety bond in place during a public construction project when one was required?

Yes No

If yes, indicate the date when General Contractor or its associates were denied coverage and the name of the company or companies that denied coverage; and the period during which you had no surety bond in place.

Date:		Surety:		Duration Period:	
Explanation:					

Date:		Surety:		Duration Period:	
Explanation:					

Date:		Surety:		Duration Period:	
Explanation:					

Date:		Surety:		Duration Period:	
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Explanation:

Regulatory Compliance

20. Has CAL OSHA cited and assessed penalties against the General Contractor or its associates for any “serious,” “willful” or “repeat” violations of its safety or health regulations in the past five (5) years?

NOTE: If the General Contractor or its associates have filed an appeal of a citation that has not yet been ruled on, it need not include information about that claim.

Yes No

If “yes,” describe the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision:

Description:		Date:		Nature:	
Project:		Amount:			
Description:		Date:		Nature:	
Project:		Amount:			
Description:		Date:		Nature:	
Project:		Amount:			

21. In the past five years, has the federal Occupational Safety and Health Administration cited and assessed penalties against the General Contractor or its associates?

NOTE: If the General Contractor or its associates have filed an appeal of a citation that has not yet been ruled on, it need not include information about that claim.

Yes No

If “yes,” describe each citation.

Explanation:

Prevailing Wage & Apprenticeship

22. Has there been more than one occasion during the last five (5) years in which the General Contractor or its associates were required to pay either back wages or penalties for the General Contractor’s failure to comply with **California’s** prevailing wage laws?

This question refers only to a violation of prevailing wage laws by the General Contractor or its associates, not to violations of the prevailing wage laws by a sub-contractor.

Yes No

If “yes,” describe the nature of each violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid and the amount of back wages and penalties that you were required to pay.

Violation:		Project:	
Completion:	Agency:		
Employees:			Amount:

Violation:		Project:	
Completion:	Agency:		
Employees:			Amount:

Violation:		Project:	
Completion:	Agency:		
Employees:			Amount:

Safety & Quality Control

23. Do the General Contractor and its associates require documented safety meetings to be held for construction employees and field supervisors during the course of a project?

Yes No

If “yes,” identify how often the meetings are required.

Weekly

Bi-Weekly

Monthly

Less Frequent

24. Do General Contractor and its associates have a written Injury and Illness Prevention Program (IIPP) that complies with California Code of Regulations, Title 8 Sections 1509 and 3203?

Yes No

25. Do General Contractor and its associates have personnel permanently assigned to safety?

Yes No

26. Do General Contractor and its associates have a written Quality Assurance/Quality Control (“QA/QC”) program?

Yes No

III.B SCORED QUESTIONS FOR THE ARCHITECT MEMBER

“Architect of Record” shall mean the architect whose stamp will appear on Project documents.

“Architect” shall mean the firm with employs the Architect of Record whether it is the General Contractor, a separate architectural firm, or other firm.

Experience & Organizational Performance

- How many years has the Architect been in business in California as an architect under its present business name and license number?

NOTE: If the Architect is a joint-venture, enter the average of the qualifying years for each partner to the joint-venture.

Years: _____

- How many new construction projects for a county or state similar Wellness Hub has the Architect or its associates completed in the last ten (10) years?

No. of new construction projects for a county or state similar to a wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

- How many renovation construction projects for a county or state similar Wellness Hub has the Architect or its associates completed in the last ten (10) years?

No. of renovation projects completed for a county or state similar to a Wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

4. How many projects for a county or state has the Architect or its associates completed in the last ten (10) years that involved a multi-story building mid-block with existing adjacent buildings on either side?

No. of projects for a county or state multi-story building mid-block with existing adjacent buildings on either side: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

5. How many projects for a county or state similar scope has the Architect or its associates completed in the last ten (10) years that involved building flexible education or classroom spaces designed for multi-purpose use, such as movable furniture, partition walls, or rooms used for both instructional and community functions?

No. of projects for a county or state similar in scope: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

6. How many projects for a county or state similar in scope has the Architect or its associates completed in the last ten (10) years that involved designing and delivering community-focused spaces that honor and incorporate specific cultural elements. (i.e., finishes, furnishings, art, or design choices reflected the cultural identity of the community served.)?

No. of projects for a county or state similar in scope: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

7. How many projects for a county or state similar in scope has the Architect or its associates completed in the last ten (10) years that involved specialized program areas such as kitchens for community meal preparation, health or clinical suites, or wellness rooms?

No. projects for a county or state similar in scope: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

8. Does the Architect currently employ LEED (Leadership in Energy & Environmental Design) Accredited Professionals?

Yes No

9. Has the Architect constructed a Wellness Hub where the County was the authority having jurisdiction?

Yes No

If yes, identify the specific projects the Architect has completed where the County was the authority having jurisdiction (AHJ):

Project	Location (city, state)	Certification Level	Date Completed

10. Is the Architect currently the debtor in a bankruptcy case?

Yes No

If "yes," indicate the case number, and the date on which the petition was filed.

Case number: _____ **Date filed:** _____

11. Was any part of the Architect in bankruptcy at any time during the last five (5) years? (This question refers only to a bankruptcy action that was not described in answer to question 6, above)

Yes No

If "yes," indicate the case number and the date on which the petition was filed, and the Bankruptcy Court's discharge order number.

Case number: _____ **Date filed:** _____ **Discharge #:** _____

Claims & Disputes

12. In the past ten (10) years has the Architect operated without professional liability insurance?

Yes No

If "yes," explain on a separate sheet.

13. In the past five (5) years has any claim in excess of \$50,000 been made against the Architect arising from or related to a design or construction contract (including claims for violation of the Federal or California False Claims Act) that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

Project Name:		Date:	
Claimant:		Court:	
Nature:			
Description:			

14. In the past five (5) years has the Architect made any claim in excess of \$50,000 against a project owner arising from or related to a design or construction contract that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim by providing the project name, date of the claim, name of the entity (or entities) against whom the claim was filed, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending, or if resolved, a brief description of the resolution).

Project Name:		Date:	
Entity(s):		Court:	
Nature:			
Description:			

III.C SCORED QUESTIONS FOR THE SUB-CONSULTANT MEMBERS

For each required Core Sub-Consultants, answer the following questions:

Experience & Organizational Performance

1. How many years has the Sub-Consultant been in business in California under its present business name and license number?

Number of Years: _____

2. How many new construction projects for a county or state similar Wellness Hub has the Sub-Consultant or its associates completed in the last ten (10) years?

No. of new construction projects for a county or state similar Wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

3. How many renovation construction projects for a county or state similar Wellness Hub has the Sub-Consultant or its associates completed in the last ten (10) years?

No. of renovation projects completed for a county or state similar Wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

4. How many projects for a county or state has the Sub-Consultant or its associates completed in the last ten (10) years that involved multi-story building in a mid-block with existing adjacent buildings on either side?

No. of projects for a county or state multi-story building in a mid-block with existing adjacent buildings on either side: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

5. Is the Sub-Consultant currently a debtor in a bankruptcy case?

Yes No

6. Was any part of the Sub-Consultant in bankruptcy at any time during the last five (5) years?

Case #: _____ **Date Filed:** _____ **Discharge** _____

Claims & Disputes

7. In the past ten (10) years has the Sub-Consultant operated without professional liability insurance?

Yes No

If “yes,” explain on a separate sheet.

8. In the past five (5) years has any claim in excess of \$50,000 been made against the Sub-Consultant arising from or related to a design or construction contract (including claims for violation of the Federal or California False Claims Act) that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim by providing the project name, date of the claim, name of the entity (or entities) against whom the claim was filed, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending, or if resolved, a brief description of the resolution).

Project:		Date:	
Entity:		Defendant:	
Description:			

Project:		Date:	
Entity:		Defendant:	
Description:			

Project:		Date:	
Entity:		Defendant:	
Description:			

9. In the past five (5) years has the Sub-Consultant made any claim in excess of \$50,000 against a project owner arising from or related to a design or construction contract that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

Project:		Date:	
Claimant:		Court:	
Nature:			
Description:			

Project:		Date:	
Claimant:		Court:	
Nature:			
Description:			

III.D SCORED QUESTIONS FOR THE SUB-CONTRACTORS

(This section shall be completed and provided for each "listed" GC Teaming Sub-contractor)

For each required Core Sub-Contractor, answer the following questions:

1. How many years has the Sub-Contractor been in business in California under its present business name and license number?

Number of Years: _____

2. How many new construction projects for a county or state similar Wellness Hub has the Sub-Contractor or its associates completed in the last ten (10) years?

No. of new construction projects for a county or state similar Wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

3. How many renovation construction projects for a county or state similar Wellness Hub has the Sub-Contractor or its associates completed in the last ten (10) years?

No. of renovation projects completed for a county or state similar Wellness Hub: _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

4. How many projects for a county or state has the Sub-Consultant or its associates completed in the last ten (10) years that involved multi-story building in a mid-block with existing adjacent buildings on either side?

5. **No. of projects for a county or state multi-story building in a mid-block with existing adjacent buildings on either side?** _____

List the following information for the (up to five) most recent of these projects:

Project Name / Building Type	Location	Construction Cost

6. Is the Sub-Contractor currently a debtor in a bankruptcy case?

Yes No

If “yes” indicate the case number, and the date on which the petition was filed.

Case #: _____ **Date filed:** _____

6. Was any part of the Sub-Contractor in bankruptcy at any time during the last five (5) years?

Yes No

Case #: _____ **Date Filed:** _____ **Discharge #** _____

7. Has the Sub-Contractor paid liquidated damages of more than \$50,000 in the last five (5) years?

Yes No

If “yes”, identify all such projects by owner, owner’s address, completion date of the project, amount of liquidated damages assessed and all other information necessary to fully explain the assessment of liquidated damages.

Owner:		Address:	
Completed:		Amount:	
Other:			

8. In the last five (5) years, has the Sub-Contractor been disbarred, disqualified, removed, or otherwise prevented from bidding on, or completing any government agency or public works project for any reason?

Yes No

If “yes,” identify the company, the person within the Sub-Contractor who was associated with that company, the year of the event, the owner of the project, the project and the basis for the action.

Company:		Person:	
Year:		Owner:	
Basis:			

9. In the past five (5) years, has any claim in excess of \$50,000 been made against the Sub-Contractor arising from or related to a design or construction contract (including claims for violation of the Federal or California False Claims Act) that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim by providing the project name, date of the claim, name of the entity (or entities) against whom the claim was filed, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending, or if resolved, a brief description of the resolution).

Project:		Date:	
Entity:		Defendant:	
Description:			

Project:		Date:	
Entity:		Defendant:	
Description:			

Project:		Date:	
Entity:		Defendant:	
Description:			

10. In the past five years has the Sub-Contractor made any claim in excess of \$50,000 against a project owner arising from or related to a design or construction contract that was not resolved by change order or contract amendment?

Yes No

If “yes,” identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

Project:		Date:	
Claimant:		Court:	
Nature:			
Description:			

Project:		Date:	
Claimant:		Court:	
Nature:			
Description:			

Project:		Date:	
Claimant:		Court:	
Nature:			
Description:			

11. In the last five (5) years, has any insurance carrier, for any form of insurance, refused to renew the insurance policy for the Sub-Contractor?

Yes No

If "yes," give name the insurance carrier, the form of insurance and the year of the refusal.

Year:		Carrier:		Form:	
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Comments:

Year:		Carrier:		Form:	
Comments:					

Year:		Carrier:		Form:	
Comments:					

Regulatory Compliance

12. Has Cal OSHA or federal OSHA cited an assessed penalties against the Sub-Contractor of any “serious”, “willful”, or “repeat” violations of its safety or health regulations in the last five (5) years?

NOTE: If the Sub-Contractor has filed an appeal of a citation that has not yet been ruled on, it need not include information about that claim.

Yes No

If “yes,” describe the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision.

Description:		Date:		Nature:	
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Project:		Amount:	
Description:		Date:	Nature:
Project:		Amount:	
Description:		Date:	Nature:
Project:		Amount:	

Prevailing Wage & Apprenticeship

13. During the last five (5) years, have there been instances in which the Sub-Contractor was penalized or required to pay either back wages or penalties Sub-Contractor’s failure to comply with California’s prevailing wage laws?

This question refers only to the violation of prevailing wage laws, not to violations of the prevailing wage laws by a sub-contractor.

Yes No

If “yes,” describe the nature of each violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid and the amount of back wages and penalties that you were required to pay.

Violation:		Project:	
Completion:	Agency:		
Employees:		Amount:	

Violation:		Project:	
Completion:	Agency:		
Employees:		Amount:	

Violation:		Project:	
Completion:	Agency:		
Employees:		Amount:	

Violation:		Project:	
Completion:	Agency:		
Employees:		Amount:	

Violation:		Project:	
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Completion:		Agency:	
Employees:		Amount:	

14. During the last five (5) years, have there been occasions in which the Sub-Contractor was penalized or required to pay back wages for failure to comply with the **Federal** Davis-Bacon prevailing wage requirements?

Yes No

If “yes,” describe the nature of the violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid, the amount of back wages you were required to pay along with the amount of any penalty paid.

Violation:		Project:	
Completion:		Agency:	
Employees:		Amount:	

Violation:		Project:	
Completion:		Agency:	
Employees:		Amount:	

Violation:		Project:	
Completion:		Agency:	
Employees:		Amount:	

PART IV: RECENT CONSTRUCTION PROJECTS COMPLETED**IV.A DESIGN BUILD ENTITY AND GENERAL CONTRACTOR EXPERIENCE**

The Design Build Entity shall submit at least two (2) and no more than five (5) projects completed in the past ten (10) years by the Design Build Entity or its General Contractor that demonstrate that the Design Build Entity and its General contractor have the experience, competency, capability, and capacity to design and complete, projects of **similar size, scope, or complexity to the Project**; a single project may fulfill more than one required experience criterion.

Only information, experience and work performed by the Design Build Entity's or General Contractor's office that will bid, manage, design, construct, and staff the Project will be considered for prequalification unless otherwise indicated below.

Projects presented for consideration must be submitted on the 2-page form provided in this section. Make additional copies as needed.

The below listed criteria are PASS/FAIL. Failure to submit completed projects that meet the criteria below will result in a failure to prequalify for this Project:

DESIGN BUILD EXPERIENCE:

- At least two (2) projects which were each a minimum of \$18,000,000 in construction cost completed using a Design-Build project delivery method.

CONSTRUCTION RENOVATION EXPERIENCE IN A SIMILAR SCOPE OF WORK:

- At least two (2) new construction projects that is at least seventy-five percent (75%) complete as of the date of RFQ proposal submission.

CALIFORNIA COUNTY EXPERIENCE:

- At least one (1) completed project of at least \$18,000,000 in construction cost where a California County was the authority having jurisdiction (AHJ) on the project.

COMPARABLE/RELEVANT EXPERIENCE:

- At least two (2) completed projects which were built in the State of California.

IV.C GENERAL CONTRACTOR REFERENCES

Please provide contact information for your references. The County will contact the individuals you list and ask the questions attached herein.

**DESIGN BUILD ENTITY – GENERAL CONTRACTOR
COMPARABLY SIZED PROJECT # _____**

VERIFY ALL CONTACTS PRIOR TO SUBMITTAL.

*Do not leave any spaces blank. Responses such as "N/A" are not acceptable.
If not applicable, state "Not Applicable" and explain why. If none, state "NONE."*

Reference Information:		
Project Name:	_____	
Project or Contract Number:	_____	
Project Location:	_____ , _____ , _____ Street Address City & State Zip Code	
Owner Information:	_____	Contact Person: _____ Name & Title
Address:	_____ , _____ , _____ Street Address City & State Zip Code	
Telephone:	_____	Facsimile: _____ Email: _____
Address of Design Build Entity or General Contractor's Office that Performed the Work:		
_____ , _____ , _____ Street Address City & State Zip Code		
Name of Design Build Entity or General Contractor's Project Manager for project: _____		
Name of Design Build Entity or General Contractor's Superintendent for project: _____		
Contractor: _____		
Contact Person: _____		
Address:	_____ , _____ , _____ Street Address City & State Zip Code	
Telephone:	_____	Facsimile: _____ Email: _____
Design Firm:	_____	Contact Person: _____ Name & Title
Address:	_____ , _____ , _____ Street Address City & State Zip Code	
Telephone:	_____	Facsimile: _____ Email: _____
Name of Design Firm's Project Manager for project: _____		

Contract Time:		
Start Date: _____ Month/Day/Year	Scheduled Completion Date: _____ Month/Day/Year	
Actual Completion Date: _____ Month/Day/Year	Days Extended due to Unexcused Delays: _____	
Contract Amount:		
\$ _____ Base Amount	\$ _____ Adjustment Due to Change Orders	\$ _____ Final Contract Amount
Project Information:		
Was the project a Design Build project with \$18,000,000 or more construction cost? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Type of Project: <input type="checkbox"/> Renovation Wellness Center Other <input type="checkbox"/> _____		
Type of Owner: Public <input type="checkbox"/> Private <input type="checkbox"/>		
Was the project built in California? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Was the County the authority having jurisdiction? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Project Description: (Provide a brief description including project photo)		

IV.B ARCHITECT EXPERIENCE

The Architect shall submit at least two (2) and no more than five (5) projects completed in the past ten (10) years that demonstrate that the Architect has the experience, competency, capability, and capacity to design and complete, projects of **similar size, scope, or complexity to the Project**; a single project may fulfill more than one required experience criterion.

Only information, experience and work performed by the Architect's office that will bid, manage, design, construct, and staff the Project will be considered for prequalification.

Projects presented for consideration must be submitted on the 2-page form provided in this section. Make additional copies as needed.

The below listed criteria are PASS/FAIL. Failure to submit completed projects that meet the criteria below will result in a failure to prequalify for this project:

DESIGN BUILD EXPERIENCE:

- At least two (2) projects which were each a minimum of \$18,000,000 in construction cost completed using a Design Build project delivery method.

CONSTRUCTION RENOVATION EXPERIENCE IN A SIMILAR SCOPE OF WORK:

- At least two (2) new construction projects that is at least seventy-five percent (75%) complete as of the date of RFQ proposal submission.

CALIFORNIA COUNTY EXPERIENCE:

- At least one (1) completed project of at least \$18,000,000 in construction cost where a California County was the authority having jurisdiction (AHJ) on the project.

COMPARABLE/RELEVANT EXPERIENCE:

- At least two (2) completed projects which were built in the State of California.

IV.C ARCHITECT REFERENCES

Please provide contact information for your references. The County will contact the individuals you list and ask the questions attached herein.

ARCHITECT COMPARABLY SIZED PROJECT # _____

VERIFY ALL CONTACTS PRIOR TO SUBMITTAL.

*Do not leave any spaces blank. Responses such as "N/A" are not acceptable.
If not applicable, state "Not Applicable" and explain why. If none, state "NONE."*

Reference Information:

Project Name: _____

Project or Contract Number: _____

Project Location: _____, _____, _____
Street Address City & State Zip CodeOwner Information: _____ Contact Person: _____
Owner's Name Name & TitleAddress: _____, _____, _____
Street Address City & State Zip Code

Telephone: _____ Facsimile: _____ Email: _____

Address of **Architect's** Office that Performed the Work:_____, _____, _____
Street Address City & State Zip CodeName of **Architect's** Project Manager for project: _____

Contractor: _____

Contact Person: _____

Address: _____, _____, _____
Street Address City & State Zip Code

Telephone: _____ Facsimile: _____ Email: _____

Design Firm: _____ Contact Person: _____
Name & TitleAddress: _____, _____, _____
Street Address City & State Zip Code

Telephone: _____ Facsimile: _____ Email: _____

Name of Design Firm's Project Manager for project: _____

PART VI: CERTIFICATION

I, the undersigned, certify and declare that I am authorized to make this certification on behalf of the Design Build Entity, _____. I have read the contents of this completed Prequalification Questionnaire and the submittal in response to the Request for Prequalification, and I am thoroughly knowledgeable of its contents.

I declare under penalty of perjury under the laws of the State of California that the content of the Questionnaire and the submittal in response to the Request for Prequalification is true and correct.

Executed at		,		on	
	(City)		(State)		(Date)

(Signature)

(Printed Name)

(Firm)

(Title)

The receipt of the following addenda is hereby acknowledged:

Addendum No. _____, dated _____

Addendum No. _____, dated _____

Addendum No. _____, dated _____

Reference Interview Questions

REFERENCE INTERVIEW QUESTIONS

Design Build General Contractor

The following questions will be used to interview selected contacts from at least one (1) of the recently completed projects. The County will select projects and conduct the interviews. No action on the Design Build Entity's part is necessary. *These questions are included in the package given to the Design Build Entity for information only.*

Design
Build
Entity: _____
Project #: _____
Project: _____
Brief Description: _____

1. Are there any outstanding stop notices, liens, or claims by the General Contractor that are currently unresolved on contracts for which notices of completion were recorded more than 120 days ago?
Yes No If "yes," how many separate instances? _____
2. On a scale of 1-10, with 10 being the best, did the General Contractor provide adequate personnel throughout the entirety of the construction phase?
Rating: _____
3. On a scale of 1-10, with 10 being the best, did the General Contractor provide adequate supervision?
Rating: _____
4. On a scale of 1-10, with 10 being the best, was there adequate equipment provided on the job?
Rating: _____
5. On a scale of 1-10, with 10 being the best, was the General Contractor timely in providing reports and other paperwork, including change order paperwork and scheduling updates?
Rating: _____
6. On a scale of 1-10, with 10 being the best, did the General Contractor adhere to the project schedule that your agency or business approved?
Rating: _____
7. Was the project completed on time?

Yes No If "no," rate General Contractor responsibility: _____

8. On a scale of 1-10, with 10 being the best, rate the General Contractor on the timely submission of reasonable cost and time estimates to perform change order work.

Rating: _____

9. On a scale of 1-10, with 10 being the best, rate the General Contractor on how well it performed the work after a change order was issued, and how well it integrated the change order work into the existing work.

Rating: _____

10. On a scale of 1-10, with 10 being the best, rate how has the General Contractor performed in providing Operation & Maintenance manuals, completing as-built drawings, providing required training and taking care of warranty items?

Rating: _____

11. On a scale of 1-10, with 10 being the best, rate the General Contractor on whether there were an unusually high number of change order requests, given the nature of the project, or unusual difficulty in resolving them.

Rating: _____

12. On a scale of 1-10, with 10 being the highest, rate the General Contractor with respect to timely payments by it to sub-contractors and/or suppliers.

Rating: _____

13. On a scale of 1-10, with 10 being the best, rate the quality of the work overall.

Rating: _____

14. On a scale of 1-10, with 10 being the best, was the General Contractor collaborative with the owner and the architect?

Rating: _____

15. On a scale of 1-10, with 10 being the best, did the General Contractor try to resolve disputes in a fair and equitable manner.

Rating: _____

16. On a scale of 1-10, with 10 being the best, how well did the General Contractor work with the Design Build Architect.

Rating: _____

REFERENCE INTERVIEW QUESTIONS

Design Build Architect

The following questions will be used to interview selected contacts from at least one (1) of the recently completed projects. The County will select projects and conduct the interviews. No action on the Design Build Entity's part is necessary. *These questions are included in the package given to the Design Build Entity for information only.*

Design

Build

Entity: _____

Project #: _____

Project: _____

Brief Description: _____

1. Are there any outstanding stop notices, liens, or claims by the Architect that are currently unresolved on contracts for which notices of completion were recorded more than 120 days ago?
 Yes No If "yes," how many separate instances? _____
2. On a scale of 1-10, with 10 being the best, did the Architect provide adequate personnel for the Design and Construction phases?
 Rating: _____
3. On a scale of 1-10, with 10 being the best, did the Architect provide adequate supervision during the construction phase?
 Rating: _____
4. On a scale of 1-10, with 10 being the best, did the Architect adhere to the concepts and requirements outlined in the bridging documents.
 Rating: _____
5. On a scale of 1-10, with 10 being the best, was the Architect timely in providing reports and other paperwork, including design milestone updates and change order paperwork?
 Rating: _____
6. On a scale of 1-10, with 10 being the best, did the Architect adhere to the project schedule that your agency or business approved?
 Rating: _____
7. Was the project completed on time?
 Yes No If "no," rate Architect responsibility: _____

8. On a scale of 1-10, with 10 being the best, rate the Architect on the timely submission of drawings and specifications to perform change order work.
Rating: _____
9. On a scale of 1-10, with 10 being the best, rate the Architect on how well it responded to requests from the General Contractor including RFIs, submittals, change order requests.
Rating: _____
10. On a scale of 1-10, with 10 being the best, rate the Architect on how well it works with its sub-consultants.
Rating: _____
11. On a scale of 1-10, with 10 being the best, rate the Architect on whether there were an unusually high number of change order requests, given the nature of the project, or unusual difficulty in resolving them.
Rating: _____
12. On a scale of 1-10, with 10 being the highest, rate the Architect on how well it works with “Authority Having Jurisdiction” (AHJ) and other regulatory agencies.
Rating: _____
13. On a scale of 1-10, with 10 being the best, rate the quality of the “design” work overall.
Rating: _____
14. On a scale of 1-10, with 10 being the best, was the Architect collaborative with the owner and the General Contractor?
Rating: _____
15. On a scale of 1-10, with 10 being the best, did the Architect try to resolve disputes in a fair and equitable manner.
Rating: _____

General Service Agency
County of Alameda

Virtual Meeting: Pre-Qualifications and Proposals
African American Wellness Hub Project

Date 6/23/2025 - 10:00 AM
Chat Attendance List

Chat Attendee - Name	Email	Phone	Company	Completed Site Access Form
Joe Olla, Nibbi Brothers General Contractor... by Joe Olla	joeo@nibbi.com	415 863 1820	Nibbi Brothers	
Gary Chen, Rodan Builders, GC, Hayward, Li... by Gary Chen	bids@rodanbuilders.com		Rodan Builders	
Karen Giammona - Rodan Builders, Inc. - GC,... by Karen Goldman-Giammona	bids@rodanbuilders.com		Rodan Builders	
Christopher Locke - Collective UNBound - De... by Christopher Locke	christopher@collectiveunbound.co		Collective UNBound	
Liz Andrews, AE3 Partners Link 510-538-9991... by Liz Andrews/AE3 (Unverified)	liza@ae3partners.com	510 538 9991	AE3 Partners	
Doug Davis AE3 Partners Link dougd@ae3part... by Doug Davis	dougd@ae3partners.com	510 538 9991	AE3 Partners	
Lisa Arias, Senior Marketing Manager, AE3 P... by Lisa Arias	lisaa@ae3partners.com	510 538 9991	AE3 Partners	
Esther Cuevas, Boulder Associates, SF CA , ... by Esther Cuevas	ecuevas@boulderassociates.com		Boulder Associates	
Matthew Anderson, Buhler Commercial, GC, Sa... by Matthew Anderson	matthew.anderson@buhlercommercial.com		Buhler Commercial	
Karin Romeo, Alten Construction, LLC, Gener... by Karin Romeo	bids@altenconstruction.com	510 234 4200	Alten Construction LLC	
Rob Noravian - BBI Construction - GC - Oakl... by Rob Noravian	Rnoravian@bbiconstruction.com		BBI Construction	
Myoko Shallenberger, Nibbi Brothers General... by Myoko Shallenberger	MyokoS@nibbi.com		Nibbi Brothers	
Austin Moreau, Overaa Construction, austinm... by Austin Moreau	austinm@overaa.com		Overaa Construction	
Frances Fowle, Guttman & Blaevoet, 415.655... by Frances Fowle (Unverified)	ffowle@gb-eng.com	415 655 4017	Guttman & Blaevoet	
Martha Castaneda, Overaa Construction, mart... by Martha Castañeda	marthac@overaa.com	510 815 0071	Overaa Construction	
Nathan Herrero, SVA Architects, nherrero@sv... by Nathan Herrero	nherrero@sva-architects.com		SVA Architects	
Clayton Fraser, Thompson Builders- GC- Lin... by Clayton Fraser	claytonf@tbcorp.com		Thompson Builders	
Athan Hadjimarkos, Overaa Construction, Li... by Athan Hadjimarkos	athanh@overaa.com	510 685 1610	Overaa Construction	
Ann Ludwig, Capital Program Innovations by Ludwig, Ann GSA - Administration			Capital Program Innovations	
Herman Adams - Baines Group, Inc. Link h... by Herman Adams	herman@bgiconstruction.com	510 387 9701	Baines Group, Inc	
Jeniece Franklin We C.A.R.E. For All connec... by Jeniece Franklin (Unverified)	connect@we-care-for-all.org	925 265 3888	We C.A.R.E. For All	
Terry Franklin - BCCI - General Contractor ... by Terry Franklin	terry.franklin@bcciconst.com	415 321 9112	BCCI - General Contractor	
Wally Naylor	wnaylor@pankow.com	415 850 9559	Pankow Builders	

Chat Attendee - Name	Email	Phone	Company	Completed Site Access Form
Dave Jeffrey, Plant Construction Company, ... by Jeffrey, Dave	davej@plantco.com		Plant Construction Company	
Hayley Scott, Leddy Maytum Stacy Architects... by Hayley Scott	marketing@lmsarch.com		Leddy Maytum Stacy Architects	
Sarah Gillies, BHM Construction, Link bids... by Sarah Gillies	bids@bhmconstruction.com		BHM Construction	
Josh Reynolds Miyamoto structural engineers... by Josh Reynolds (Unverified)	jreynolds@miyamotointernational.com	408 892 0271	Miyamoto structural engineers	
Carlos Grifo, DIALOG Design Link cganton@di... by Carlos Grifo Anton	cganton@dialogdesign.ca	510 452 3224	DIALOG Design	
Evan Jacob, Shah Kawasaki Architects ejacob... by Evan Jacob	ejacob@skarc.com		Shah Kawasaki Architects	
John Diffenderfer, Aedis Architects Link jd... by John Diffenderfer	jdifenderfer@aedisarchitects.com	408 221 9011	Aedis Architects	
Tricia Tanimura - Aedis Architects ttanimur... by Tricia Tanimura	ttanimura@aedisarchitects.com	408 613 5533	Aedis Architects	
Zsanett Napoli, Aedis Architects, Link zna... by Zsanett Napoli	znapoli@aedisarchitects.com		Aedis Architects	
Brittany Sicat, Aedis Architects - Link bs... by Brittany Sicat	bsicat@aedisarchitects.com		Aedis Architects	
Joe Vela, Aedis Architects, Link jvela@aedi... by Joe Vela	jvela@aedisarchitects.com	408 687 7005	Aedis Architects	
Vanessa Williams // Link vanessa_williams@... by Vanessa Williams	vanessa_williams@gensler.com		Gensler Architects	
Manan Shah, Principal, Gensler, manan_shah@... by Manan Shah	manan_shah@gensler.com	510 625 7470	Gensler Architects	
Cara Houser - Alarcon Bohm / Bohm Group - ... by Cara Houser (Unverified)	cara@bohmgroupp.com	415 870 6078	Bohm Group	
Scot Townsend, Comtel Systems Technology 40... by Scot Townsend	stowensend@beaconcom.com	408 598 0399	Comtel Systems Technology	
Matt Burdette Plant Construction Link ma... by Burdette, Matthew	matthewb@plantco.com		Plant Construction Company	
Catherine Ellis - Geotechnical Engineer Sha... by Catherine Ellis	catherine.ellis@shanwil.com	925 466 3130	Shanwill Geotech Engineer	
Samuel Adams BGI Construction - 415-963-11... by Samuel Adams	Samuel@BGIconstruction.com	415 963 1153	BGI Construction	
Dong Kim, DIALOG, dkim@dialogdesign.ca by Dong Kim	dkim@dialogdesign.ca		DIALOG Design	
Thomas Lee, LDA Architects, tom.... by Thomas Lee / LDA Architects (Unverified)	tom.lee@ldaarch.com	415 987 6838	LDA Architects	
Sophie Elias, Collective UNBound, connect@c... by Sophie Elias	connect@collectiveunbound.co	617 642 9512	Collective UNBound	
Youngchae Lee Shah Kawasaki Architects ... by Youngchae Lee	ylee@skarc.com	510 379 2278	Shah Kawasaki Architects	
Suj Mishra, Boulder Associates, smishra@bou... by Suj Mishra	smishra@boulderassociates.com	650 922 1843	Boulder Associates	

Chat Attendace - Name	Email	Phone	Column1	Company	Completed Site Access Form
Evelyn Bonilla - Webcor by Evelyn Bonilla				Webcor	

Please sign in to the meeting via the meeting chat box.
This presentation will be uploaded to the county website
following the meeting.



African American Wellness Hub

Request for Qualifications and Proposals Meeting

This meeting is
being recorded

Project No. 22016

DATE: 6/23/2025

GENERAL SERVICES AGENCY

STRATEGIC FACILITIES CAPITAL PLANNING DEPARTMENT



MS Teams Protocol

- Please mute your microphones and do not unmute until you are asked by the host to speak.
- Please fill out the form in the chat box to sign-in to the meeting.
- We will have a Q&A at the end of the presentation & address questions.
- During Q&A only one person can speak at a time. Please state your name, company, and DBE team before speaking.
- 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.
- Responses to questions during the meeting are not binding: any formal questions must be submitted via e-mail to TMcKimmy@acgov.org by July 7, 2025.



Agenda

1. Project Team Introductions
2. Project Overview
3. Conceptual Budget Cost Plan
4. DBE Procurement Process
5. RFQ/P Documents
6. Qualifications & Proposals Submission Docs.
7. RFQ/P Evaluation Criteria
8. Small Local Emerging Business Program (SLEB)
9. Project Stabilization/Community Benefits Agreement
10. Contractor Technical Assistance Program (CTAP)
11. Alameda County Climate Action Plan
12. Procurement Schedule
13. Site Access Forms
14. Engagement Protocols and Communication Details
15. Request for Clarification & RFQ/P Submission Requirements
16. Q & A



Project Team Introductions

GSA Capital Planning Department

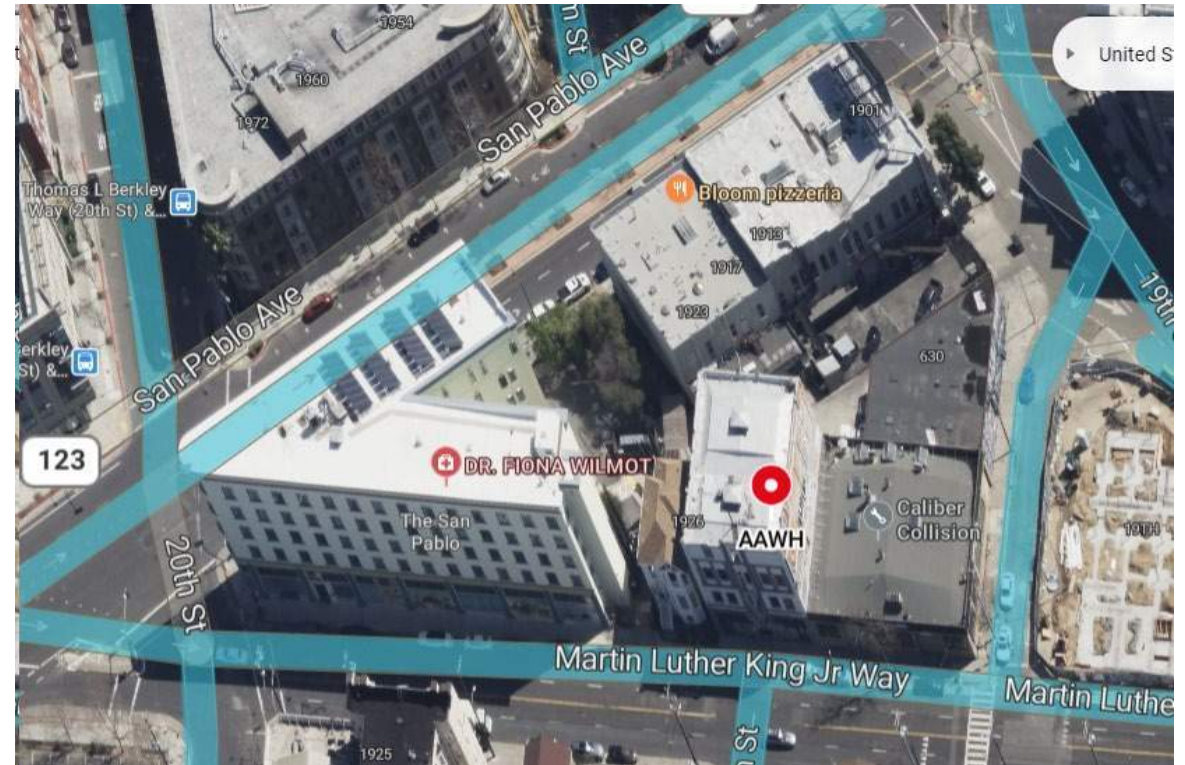
- Strategic Facilities Capital Planning Manager, **Tom McKimmy**

Project & Construction Management Team – Vanir CM

- Principal in Charge, **Jon Czarnik**
- Senior Project Manager, **Santiago Harris**
- Construction Manager, **Tierra Andrews**



Project Overview



Location—1918 on Martin Luther King Jr Way in Oakland, California



Project Description

The project site is a .105-acre (4,574 SF) parcel. There is currently an existing 3-story building on the site.

The project requires:

- Demolition of the existing 3-story building, attic, and full-sized basement, totaling approximately 15,838 gross square feet (GSF).
- Construction of a new, similarly sized building within the allowable developable area.

Existing conditions:

- The existing basement extends below the city sidewalk; demolition will require coordination with the City of Oakland.
- The building site is located mid-block with existing adjacent buildings on either side.
- The design of the new building should assume a zero-lot line adjacency to the buildings on either side maximizing the opportunities for daylight and views from the front and rear of the property.
- No parking is required or available at this site.



Project Background

- The Alameda County Behavioral Health Department (ACBHD) has a mission to “support and empower individuals experiencing mental health and substance use conditions along their path towards wellness, recovery, and resiliency.”
- This project aligns with the ACBHD's mission to support wellness through culturally responsive services.
- The site was acquired in 2024 specifically for the African American Wellness Hub.



Project Vision

The new African American Wellness Hub will:

- Be centered on education and training
- Be centered on the African American community and be welcoming to everyone
- Focus on holistic wellness that is broader than the traditional view
- Provide a place of healing



Project Goal

- The goal of this project is to create a hub that will serve as a focal point designed to preserve and strengthen the best practices for wellness for the African American community.
- The Hub will provide direct services by County and Community Based Organizations (CBO) partners, service coordination, and systemwide referrals as needed.
- Support programs offered by the Hub may include, but are not limited to, behavioral health, public health, and social services and may include referrals to primary/medical care or housing.



Conceptual Budget Cost Plan

Progressive Design-Build Estimated Contract Value - \$23M

- Direct Construction Cost with Design Contingency & Cost Escalation - \$16,767,111
- A virtual meeting to review the Budget Cost Plan will be held on Friday, June 27, 2025, at 10 AM. See the County website for the link.

African American Wellness Hub Alameda County Oakland, California		May 1, 2025 MTI Job No. 22-0808E	
Building and Sitework			
<i>Component Summary</i>	<i>\$/SF</i>	<i>Total \$</i>	
A10 Foundations	23.80	422,550	
A20 Basement Construction	18.49	328,320	
B10 Superstructure	105.51	1,873,069	
B20 Enclosure	106.75	1,895,088	
B30 Roofing	14.10	250,230	
C10 Interior Construction	56.98	1,011,524	
C20 Stairs	44.50	790,000	
C30 Interior Finishes	68.22	1,211,115	
D10 Conveying	18.87	335,000	
D20 Plumbing	18.63	330,806	
D30 HVAC	68.36	1,213,552	
D40 Fire Protection	10.00	177,530	
D50 Electrical	107.53	1,909,007	
E10 Equipment	18.45	327,530	
E20 Furnishings	59.22	1,051,398	
F10 Special Construction	0.00	0	
F20 Selective Building Demolition	0.00	0	
G10 Site Preparation	17.64	313,178	
G20 Site Improvement	5.65	100,250	
G30 Site Mechanical Utilities	5.63	100,000	
G40 Site Electrical Utilities	2.82	50,000	
G90 Other Site Construction	0.00	0	
Current Direct Construction Cost	771.15	13,690,147	
Design Contingency	10.0%	77.11	1,369,015
Cost Escalation to Midpoint of Construction ¹	9.2%	96.21	1,707,949
Total Direct Construction Cost	944.47	16,767,111	

¹ Cost escalation to midpoint of construction in January 2027 - 22 months at 5% per annum.



DBE Procurement Process

The County will select a Design-Build Entity (Design-Builder) to plan, design, provide preconstruction services, and construct the Project through a public, single-step qualifications based best value qualification process (RFQ/P).

Under California Public Contract Code Section 22185 and related provisions allowing local agencies to use the **Progressive Design-Build** method for up to ten projects over \$5 million, emphasizing qualifications-based selection and requiring financial protections through bonds and insurance. This code is effective from January 1, 2024, to January 1, 2030.

Progressive Design-Build Approach

- Initial Guaranteed Maximum Price (IGMP)
- Final Guaranteed Maximum Price (FGMP)

Single Step RFQ/P Structure:

- Design-Build Entity Qualification Questionnaire
- Technical Design & Construction Expertise
- Cost Evaluation
- Interview/Presentation



RFQ/P Documents

Project Manual

- **Division 00 Specifications**
- **Division 01 Specifications**
- **Exhibits to Project Manual: Criteria Documents**
 - Project Description Operations and Space Plan
 - Behavioral Health Department Briefing
 - Budget Cost Plan
 - Assessment Reports
 - Site and Drone Pictures
 - Sewer Lateral Certificate
 - Title Report
 - Boundary Map
 - County Standards
 - Environmental Documents



Qualifications & Proposals Submission Documents

Qualifications and Proposals Documents (Document 00 21 16):

- Executive Summary
- Acceptable/Unacceptable Factors – Skilled Labor Force Availability and Safety Record
- Design-Build Entity Qualification Questionnaire (Document 00 42 54)
- Technical Design & Construction Expertise - Project Management Questionnaire (Document 00 42 55)
- Cost Evaluation – Proposal Form (Document 00 42 53)
- Letter of Exceptions to Contract Documents (script for this section)
- Levine Act Statement – Party Disclosure Form (Document 00 42 53A)
- Stipend Agreement (Document 00 43 20)
- Design-Build Entity Registration & Safety Experience Form (Document 00 45 10)
- Proposer Certifications (Document 00 45 40)
- PSCBA Agreement – Executed Agreement to Be Bound (Document 00 73 49)



RFQ/P Evaluation Criteria

Qualifications & Proposals Evaluation Factors (Document 00 21 16):

- Pass/Fail Factors
 - Completeness Review
 - Skilled Labor Force Availability and Safety Record
- Design-Build Entity Qualification Questionnaire (200 Maximum Points)
- Technical Design & Construction Expertise (500 Maximum Points)
- Cost Evaluation (200 Maximum Points)
- Interview/Presentation (100 Maximum Points)



RFQ/P Evaluation Criteria

Qualifications & Proposals Evaluation Factors (Document 00 21 16):

- **Acceptable/Unacceptable Factors:**
 - Skilled Labor Availability & Safety Record
 - Document 00 45 10 (Design-Build Entity Registration & Safety Experience Form)
 - Document 00 45 40 (Proposer's Certifications)



RFQ/P Evaluation Criteria

Qualifications & Proposals Evaluation Factors (Document 00 21 16):

- **Design-Build Entity Qualification Questionnaire (Document 00 42 54) (100 Maximum Points)**
 - 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 Individual Members of the DBE and Core Organizations
 - Part IV: Construction Experience
 - Reference Interview Questions for Design-Build General Contractor and Design-Build Architect.



RFQ/P Evaluation Criteria

Qualifications & Proposals Evaluation Factors (Document 00 21 16):

- **Design-Build Entity Qualification Questionnaire (Document 00 42 54)**
 - The following Core Organizations must be identified in the Qualification Questionnaire:
 - General Contractor
 - Architect of Record
 - **Core Subconsultants**
 - Civil Engineer
 - Mechanical Engineer
 - Electrical Engineer
 - Plumbing Engineer
 - **Core Subcontractors**
 - Mechanical Subcontractor
 - Electrical Subcontractor
 - Plumbing Subcontractor



RFQ/P Evaluation Criteria

Qualifications & Proposals Evaluation Factors (Document 00 21 16):

- **Technical Design & Construction Expertise – (500 Maximum Points)**
 - **Project Management Questionnaire (Document 00 42 55)**
 - Technical Design & Construction Expertise
 - Project Management Team
 - Previous Projects
 - Team Integration
 - Project Approach
 - Project Schedule
 - Budget Management
 - Financial Management



RFQ/P Evaluation Criteria

Qualifications & Proposals Evaluation Factors (Document 00 21 16):

- **Cost Evaluation (200 Maximum Points)**
 - Fee Proposal Form (Document 00 42 53)
 - Fixed percentage rates for Construction Services markups for the following Indirect Costs:
 - Payment and Performance Bond Premium Rate
 - Insurance Policy Premium Rate
 - General Conditions Costs
 - Construction Overhead & Profit
 - Design-Build Entity's lump sum price to obtain Builder's Risk
 - Phase I - Lump Sum Fee Proposal for Design and Preconstruction Services through acceptance of Final GMP
 - Phase II – Fixed Percentage Rates for Remaining Design, Preconstruction Services, & Construction Administration through Closeout
 - Exceptions to Contract Terms



RFQ/P Evaluation Criteria

Qualifications & Proposals Evaluation Factors (Document 00 21 16):

- **Interview/Presentation (100 Maximum Points)**
 - Following the County's review of each Qualifications and Proposals submission, no more than the three (3) highest scoring DBEs, based upon the number of points scored from the technical review, will be invited to present its Qualifications and Proposals to the County for further evaluation of the DBEs qualifications and proposals.
 - Scores from the Interview/Presentation will be added to the overall score for each of the top three (3) scoring DBEs.



Small Local Emerging Business (SLEB) Program (Document 00 62 40)

Small Local Emerging Business (SLEB) Program applies to the **design portion** of the project.

The SLEB Program is a race and gender-neutral program designed to ensure that small businesses located in Alameda County are given an opportunity to contract with the County and promote the economic growth of the community.

Target Firms:

- Located in Alameda County
- Meet definition of a small or emerging business
- Certified by Alameda County

Participation Requirements (if Prime is not a SLEB):

A minimum of 20% of contract value (Design Services) must be subcontracted to certified SLEB firms.

For further information and a directory of certified firms, go to: www.acgov.org/sleb

By submitting on this Request for Qualifications & Proposals, the Design-Build Entity is certifying that it will comply with the County's requirements for implementing a contracting procurement program that includes small local emerging businesses, as well as subcontracting opportunities.



PS/CBA Program

- **Project Stabilization/Community Benefits Agreement**
 - On October 6, 2020, the County entered in a PS/CBA (Project Labor Agreement)
 - The Project will comply with the requirements of the PS/CBA Agreement
 - Contracts with a construction value of \$1 million or more
 - The Design-Build contractor is ultimately responsible for labor compliance on the entire project
 - County has a third-party Labor Compliance Program (LCP) administrator
 - LCP Guidebook is available and highlights the requirements, submittals and timelines necessary to be compliant with the program



Contractor Technical Assistance Program (CTAP)

- 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: Program Manager - Johanna Le-Penn: johanna@imwis.com | (415)217-6578

Jennifer Elmore: jelmore@imwis.com

Carlos Ray: carlos@imwis.com

Lakeisha Bearden: lakeisha@imwis.com



Procurement Schedule

Event	Date
RFQ Documents Issued to DBEs	Wednesday, June 11, 2025
Pre-Qualifications and Proposals Meeting (Virtual - 10:00 AM)	Monday, June 23, 2025
Site Visit - Proposers to request access (after filling access form) - 10:00 AM	Thursday, June 26, 2025
Budget Cost Plan Presentation (Virtual - 10:00 AM)	Friday, June 27, 2025
Requests for Clarifications - due by 11:59 PM	Monday, July 7, 2025
Responses to Request for Clarifications	Monday, July 14, 2025
RFQ Submittals Due - by 2:00 PM	Tuesday, July 29, 2025
Interview Notification	Monday, August 18, 2025
Interview Presentations (Top Three (3) Highest Scoring DBEs) - 8:30 AM to 4:00 PM	Wednesday, August 27, 2025
Issue Notice of Intent to Award	Monday, September 8, 2025
Last Day to Submit Protest	Monday, September 15, 2025
Board of Supervisors (BOS) Approval to Award - Estimated	Tuesday, October 14, 2025
Issue Notice of Award	Friday, October 17, 2025
Issue Notice to Proceed (Initial Design & Preconstruction through acceptance of FGMP) - Estimated	Monday, November 17, 2025



Site Access Forms

- Must be completed and submitted by each person who intends to participate in the Site Visit
- If a group wishes to participate, every member of the group must submit a form
- Please complete the Site Access Form by **June 25, 2025**
- Please return according to the instructions on the form to TMcKimmy@acgov.org

DOCUMENT 00 25 17
ACCESS REQUEST FORM AND AGREEMENT

DESIGN-BUILD ENTITY REQUESTING ACCESS: _____
 DATE SUBMITTED: _____
 DATE(S) FOR WHICH ACCESS IS REQUESTED: _____
 PURPOSE FOR WHICH ACCESS IS REQUESTED: _____

The Proposer or Design-Build Entity identified above hereby requests access to the Project Site as provided in Document 00 21 16 (Request for Qualifications and Proposals of Design-Build Entities) in connection with preparation of a Qualifications and Proposal for the African American Wellness Hub Project.

As a condition of the County allowing the Proposer access, the Proposer will execute the attached Permit and Right to Enter and comply with all requirements of that Permit.

Submit all Requests for Site Access to County's Project Manager:

Mr. Tom McKimmy
 1401 Lakeside Drive, Suite 10th Floor
 General Services Agency, Oakland, CA 94612
 Email: tmckimmy@acgov.org

This Request for Site Access is required to attend a non-mandatory Pre-Qualifications and Proposal Site Visit or Tour conducted by the County.

Name of Proposer / Design-Build Entity

 By: _____
 Title: _____

|

ALAMEDA COUNTY GSA
Page 1 of 7

REQUEST FOR SITE ACCESS
DOCUMENT 00 25 17



Engagement Protocols & Communication Details

Contact TMcKimmy@acgov.org with any questions via email only.

Do not contact others at GSA or Vanir with questions



Request for Clarification & RFQ/P Submission Requirements

Request for Clarification:

- Submitted electronically to TMcKimmy@acgov.org by **July 7, 2025**

RFQ/P Submission Requirements:

- Proposals are due by **2:00 PM** on **July 29, 2025**
- **One (1) hard copy and one (1) electronic version (on a USB flash drive)**

County of Alameda General Services Agency, Strategic Facilities Capital Planning Department

Tom McKimmy (Strategic Facilities Capital Planning Manager)

1401 Lakeside Drive, 10th Floor

Oakland, CA 94612

Email: TMcKimmy@acgov.org



Q&A
Thank you

General Service Agency
County of Alameda

Request for Qualifications and Proposals
African American Wellness Hub

Site Visit - Sign in Sheet

#	Name	Company	Email	Phone#	Completed Site Access Form
1	BENJAMIN AGUILAR	GUZMAN CONSTRUCTION	baguilar@guzmangc.com	408 415-794-8257	✓
2	A. Jason Castillo	S+B James Construction	jason.castillo@sibjames.com	408 597-2790	✓
3	Tom Phueger	MBH Architects	tomph@mbharch.com	415 419-6799	✓
4	Zsazett Napier	Aedis Architects	znapier@aedisarchitects.com	408 375-4024	✓
5	Herman Adams	Barnes Group, Inc	herman@bgiconstruction.com	(510) 387-9701	✓
6	Michael Barnes	Barnes Group, Inc	barnesgroupinc1110esbeglobal.net	(510) 266-8558	✓
7	CARLOS GRIFFO	DIALOG	CGANTON@DIALOGDESIGN.COM	510 478 5863	✓
8	Josh Bazinet	Nibbi-Barnes	joshb@nibbi.com	415 863-1820	—
9	Garnett Jacobs	Designing Justice	gjacob@designingjustice.org	847-502-4495	✓
10	Colby Abelee Neuwald	Nibbi - Barnes	ColbyA@nibbi.com	510-326-1278	✓
11	Luis Mendoza	Nibbi - Barn	LuisM@nibbi.com	415-926-3435	✓
12	CHRISTOPHER PLATSMIER	Group 4 ARCHITECTURE	cplattsmier@gmail.com	225-573-5993	✓
13	Cara Houser	Alcon Bohm	cara@bohmgrouper.com	415 870 6078	✓
14	Samuel Adams	BGI - Nibbi	samuels@bgiconstruction.com	415-963-1153	✓
15	Esther Cuevas	Boulder	ecuevas@boulder.com	554-790-8736	✓
16	Austin Moreau	Overaa	austinm@overaa.com	510-755-7466	✓
17	ROB NORAVIAN	BBB - CON	Rnoravian@bbbsite.com	408-515-8478	✓
18	Will Rogan	BBB - CON	wrogan@bbbconstruction.com	510-755-2952	✓

General Service Agency
County of Alameda

Virtual Meeting: Budget Cost Plan Presentation
African American Wellness Hub Project

Date 6/27/2025 - 10:00 AM
Chat Attendance List

Chat Attendace - Name	Email	Phone	Company
Austin Moreau, Overaa Construction, austinm... by Austin Moreau	austinm@overaa.com		Overaa Construction
Martha Castaneda, Overaa Construction, mart... by Martha Castañeda	marthac@overaa.com	510 815 0071	Overaa Construction
Clayton Fraser, Thompson Builders- GC- Lin... by Clayton Fraser	claytonf@tbcorp.com		Thompson Builders
John Diffenderfer, Aedis Architects Link jd... by John Diffenderfer	jdifenderfer@aedisarchitects.com	408 221 9011	Aedis Architects
Zsanett Napoli, Aedis Architects, Link zna... by Zsanett Napoli	znapoli@aedisarchitects.com		Aedis Architects
Cara Houser - Alarcon Bohm / Bohm Group - ... by Cara Houser (Unverified)	cara@bohmgroup.com	415 870 6078	Bohm Group
Samuel Adams BGI Construction - 415-963-11... by Samuel Adams	Samuel@BGIconstruction.com	415 963 1153	BGI Construction
Dong Kim, DIALOG, dkim@dialogdesign.ca by Dong Kim	dkim@dialogdesign.ca		DIALOG Design
Suj Mishra, Boulder Associates, smishra@bou... by Suj Mishra	smishra@boulderassociates.com	650 922 1843	Boulder Associates
Nate Miller - S+B James	natemiller@sbjames.com	408 373 8870	S+B James
Jason Castillo, S+B James Construction	jasoncastillo@sbjames.com	408 592 2790	S+B James
Noe Valenzuela - Nibbi Brothers	noev@nibbi.com		Nibbi Brothers
Kasia Parker, PYATOK architecture + Urban design	kparker@pyatok.com	510 465 7010 x 155	PYATOK architecture + Urban design
Bradley Sugarman, YA Studio	bradley@ya-studio.com	415 488 5574	YA Studio
Peter Waller, Pyatok	pwaller@pyatok.com		Pyatok architecture + Urban design

Please sign in to the meeting via the meeting chat box.
This presentation will be uploaded to the county website
following the meeting.



African American Wellness Hub

Budget Cost Plan Presentation

This meeting is
being recorded

Project No. 22016

DATE: 6/27/2025

GENERAL SERVICES AGENCY

STRATEGIC FACILITIES CAPITAL PLANNING DEPARTMENT





MS Teams Protocol

- Please mute your microphones and do not unmute until you are asked by the host to speak.
- Please fill out the form in the chat box to sign-in to the meeting.
- We will have a Q&A at the end of the presentation & address questions.
- During Q&A only one person can speak at a time. Please state your name, company, and DBE team before speaking.
- 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.
- Responses to questions during the meeting are not binding: any formal questions must be submitted via e-mail to TMcKimmy@acgov.org by July 7, 2025.



Agenda

LA1

1. Project Team Introductions
2. Budget Cost Plan Introduction
3. Conceptual Budget Cost Plan Presentation
4. Engagement Protocols and Communication Details
5. Q & A



Project Team Introductions

GSA Capital Planning Department

- Strategic Facilities Capital Planning Manager, **Tom McKimmy**

Budget Cost Plan prepared and presented by MTI Cost:

- **Marcene Taylor, CPE**

[Exhibits III.pdf](#)

LA1

Conceptual Budget Cost Plan



Progressive Design-Build Estimated Contract Value - \$23M

- Direct Construction Cost with Design Contingency & Cost Escalation - \$16,767,111
- DBE Indirect Costs & Design/Precon Fees

•Methodology for Developing Construction Costs

- Current construction costs developed anticipating all required work to complete the intended project using CSI UniFormat.
- Quantified based on review of the current building and planned improvements.
- Planned markups for design contingency, GC costs, and preconstruction/design services.
- Allowed 5% per annum through midpoint of construction for escalation.

African American Wellness Hub Alameda County Oakland, California		May 1, 2025 MTI Job No. 22-0808E	
Building and Sitework			
Component Summary	\$/SF	Total \$	
A10 Foundations	23.80		422,550
A20 Basement Construction	18.49		328,320
B10 Superstructure	105.51		1,873,069
B20 Enclosure	106.75		1,895,088
B30 Roofing	14.10		250,230
C10 Interior Construction	56.98		1,011,524
C20 Stairs	44.50		790,000
C30 Interior Finishes	68.22		1,211,115
D10 Conveying	18.87		335,000
D20 Plumbing	18.63		330,806
D30 HVAC	68.36		1,213,552
D40 Fire Protection	10.00		177,530
D50 Electrical	107.53		1,909,007
E10 Equipment	18.45		327,530
E20 Furnishings	59.22		1,051,398
F10 Special Construction	0.00		0
F20 Selective Building Demolition	0.00		0
G10 Site Preparation	17.64		313,178
G20 Site Improvement	5.65		100,250
G30 Site Mechanical Utilities	5.63		100,000
G40 Site Electrical Utilities	2.82		50,000
G90 Other Site Construction	0.00		0
Current Direct Construction Cost	771.15	13,690,147	
Design Contingency	10.0%	77.11	1,369,015
Cost Escalation to Midpoint of Construction ¹	9.2%	96.21	1,707,949
Total Direct Construction Cost	944.47	16,767,111	

¹ Cost escalation to midpoint of construction in January 2027 - 22 months at 5% per annum.



Budget Cost Plan - DRAFT

**African American Wellness Hub
Alameda County
Oakland, California**

May 1, 2025

MTI Job No. 22-0808E

Marcene Taylor Inc.
Boise, Idaho
(510) 735-6768
www.mticost.com

Budget Cost Plan - DRAFT**African American Wellness Hub
Alameda County
Oakland, California****May 1, 2025
MTI Job No. 22-0808E***Contents**Page No.***Basis of Estimate**

Executive Summary

Basis of Estimate

Project Description	5
Conditions of Construction	5
Inclusions	5 - 6
Exclusions	6
Contingency Definitions and Applications	7
Risk Register	7
Items Used in Preparing Cost Estimate	7
Assumption of Market Conditions	8

Building Areas, Summaries, and Detail

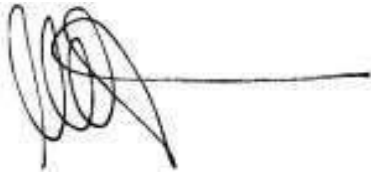
Building and Sitework	9 - 18
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Budget Cost Plan - DRAFT**Executive Summary**

The following estimate was prepared using preliminary building information prepared by Capital Programs Innovations for Alameda County GSA. The estimate is divided into two sections - a description of the basis of the estimate and building and sitework areas, summaries, project cost detail, and construction cost detail.

Please feel free to contact me should you require additional information.

Sincerely,



Marcene N. Taylor, CPE
mtaylor@mticost.com
(510) 735-6768





Basis of Estimate

Budget Cost Plan - DRAFT

**African American Wellness Hub
Alameda County
Oakland, California**

May 1, 2025

MTI Job No. 22-0808E

Budget Cost Plan - DRAFT**African American Wellness Hub
Alameda County
Oakland, California****May 1, 2025
MTI Job No. 22-0808E*****Basis of Estimate*****Project Description**

Demolition of an existing four story over basement building in Oakland, California and construction of a new building on the site for use as a County-owned and operated wellness center.

Conditions of Construction

The construction start date is March 2026.

The total construction period is 18 months.

The design/build contract will be awarded in September 2025. Design and permitting are anticipated to take 10 months. Construction will be phased with demolition of the existing building in March 2026 and new construction beginning in May 2027.

The design/build contract will be competitively bid through Alameda County's procurement process by at least three qualified contractors with designers and main subcontractors listed.

The contractor will be required to pay prevailing wages.

The contractor will be required to comply with Alameda County's SLEB program and project labor agreements.

The general contractor will coordinate working hours with Alameda County General Services Agency.

Inclusions

Foundations include standard foundations and slab on grade.

Basement construction includes basement walls.

Superstructure includes floor and roof construction.

Exterior enclosure includes exterior wall framing, sheathing, and insulation, applied exterior finishes, canopy, trim and fascia, exterior windows, and exterior doors.

Roofing includes roof coverings and openings.

Interior construction includes interior partitions and glazing, interior doors, and fittings.

Stairs include interior and exterior stair flights with finishes and railings.

Allowances are included for wall, floor, and ceiling finishes.

Conveying includes an elevator.

Budget Cost Plan - DRAFT**African American Wellness Hub
Alameda County
Oakland, California****May 1, 2025
MTI Job No. 22-0808E*****Basis of Estimate*****Inclusions** (continued)

Plumbing includes sanitary fixtures with connection piping, water treatment and storage, surface water drainage, and miscellaneous plumbing.

Heating, ventilation, and air conditioning includes piping and equipment, distribution, ductwork and distribution, controls, exhaust, and miscellaneous HVAC.

Fire protection includes an automatic wet sprinkler system.

Electrical includes power and distribution, user convenience power, lighting and controls, telecommunications, fire alarm and security systems, audiovisual systems, and miscellaneous electrical.

Equipment includes institutional equipment.

Furnishings include window coverings and fixed casework and an allowance for movable furnishings and equipment.

No work is anticipated for special construction.

Selective building demolition includes an allowance for removal of existing improvements and hazardous materials abatement.

Site preparation includes site clearing, demolition, earthwork, and hazardous materials disposal.

Site improvements include paving and site development.

Allowances are included for connection to existing site mechanical and electrical utilities.

No work is anticipated for other site construction.

Exclusions

Costs associated with special foundation systems and unsuitable soils conditions.

Assessments, taxes, finance, legal, and development charges.

Environmental impact mitigation.

Owner-provided insurance programs such as builder's risk (except as provided by D/B team) and project wrap-up.

Off-site work except as specifically identified.

Premium or overtime pay.

Budget Cost Plan - DRAFT**African American Wellness Hub
Alameda County
Oakland, California****May 1, 2025
MTI Job No. 22-0808E*****Basis of Estimate*****Contingency Definitions and Applications**

Design contingency is a percentage of the construction cost that is used to offset uncertainties that are only seen once the design is fully developed. This contingency is controlled by the cost estimator. This estimate includes a 10% design contingency.

Market conditions contingency is a special contingency held to cover costs associated with rapidly escalating construction costs and non-competitive bid environments. This contingency is controlled by the Owner. This estimate does not include a market conditions contingency beyond contingencies for cost escalation.

Risk Register

This cost plan has been prepared using only conceptual plans and narratives of what may be included in the project. Costs will change as the design is developed.

We are currently in an escalating construction market. Materials prices are increasing and are unstable with impacts of inflation and supply chain disruptions on materials unknown, and there are shortages in available skilled labor. This could negatively impact construction costs and schedules as the project goes out to bid and you may see increases beyond what is covered in the mark-up for reasonable cost escalation.

Items Used in Preparing Cost Estimate

Real estate reports and preliminary program information provided by Capital Program Innovations and Alameda County GSA.

Project schedule provided by Vanir Construction Management received 04/10/25
250325 AAWC Draft Schedule Update 11x17.pdf

Discussions with the project management team.

Budget Cost Plan - DRAFT**African American Wellness Hub
Alameda County
Oakland, California****May 1, 2025
MTI Job No. 22-0808E*****Basis of Estimate*****Assumption of Market Conditions**

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.

Current Construction Costs 2025 (copyright 2025 Sierra West Publishing) references engineering estimates are based on an average of 4-5 bids for a project. Deviation from engineering estimates produced from complete drawings is as follows:

1 bid	+38%
2-3 bids	+16%
4-5 bids	+0%

MTI's methodology is to establish unit rates based on experience for reasonable costing informed by labor and material rates, conversations with local subcontractors, published costs, and bid results. When MTI discusses pricing it does not provide specific project drawings, specifications, or data to avoid any conflict that would preclude a subcontractor from bidding on the job.



Building and Sitework

Building Areas, Summary, and Detail

Budget Cost Plan - DRAFT

**African American Wellness Hub
Alameda County
Oakland, California**

May 1, 2025

MTI Job No. 22-0808E

Budget Cost Plan - DRAFT

**Alameda County
Oakland, California**

MTI Job No. 22-0808E

Building and Sitework*Areas and Control Quantities*

Areas	Enclosed	Covered	Gross	
Basement	5,120	50	5,145	SF
First Floor	4,450	0	4,450	SF
Second Floor	4,450	0	4,450	SF
Third Floor	1,854	0	1,854	SF
Fourth Floor	1,854	0	1,854	SF
Total Building Area	17,728	50	17,753	SF

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	17,753	SF	1.000
Enclosed Area	17,728	SF	0.999
Covered Area	50	SF	0.003
Gross Exterior Wall Area	20,600	SF	1.160
Finished Wall Area	14,152	SF	0.797
Glazing Area	1,224	SF	0.069
Total Roof Area	5,182	SF	0.292
Sloped Roof Area	1,882	SF	0.106
Flat Roof Area	3,300	SF	0.186
Total Length of Interior Partitions	1,420	LF	0.080
Total Number of Elevators (x 1,000)	1	EA	0.056
Total Plumbing Fixtures (x 100)	21	EA	0.118
Total Site Area	7,500	SF	0.422
Finished Site Area	3,050	SF	0.172

¹ Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Budget Cost Plan - DRAFT

**Alameda County
Oakland, California**

MTI Job No. 22-0808E

Building and Sitework

<i>Component Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations	23.80	422,550
A20 Basement Construction	18.49	328,320
B10 Superstructure	105.51	1,873,069
B20 Enclosure	106.75	1,895,088
B30 Roofing	14.10	250,230
C10 Interior Construction	56.98	1,011,524
C20 Stairs	44.50	790,000
C30 Interior Finishes	68.22	1,211,115
D10 Conveying	18.87	335,000
D20 Plumbing	18.63	330,806
D30 HVAC	68.36	1,213,552
D40 Fire Protection	10.00	177,530
D50 Electrical	107.53	1,909,007
E10 Equipment	18.45	327,530
E20 Furnishings	59.22	1,051,398
F10 Special Construction	0.00	0
F20 Selective Building Demolition	0.00	0
G10 Site Preparation	17.64	313,178
G20 Site Improvement	5.65	100,250
G30 Site Mechanical Utilities	5.63	100,000
G40 Site Electrical Utilities	2.82	50,000
G90 Other Site Construction	0.00	0

Current Direct Construction Cost		771.15	13,690,147
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Design Contingency	10.0%	77.11	1,369,015
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Current Direct Construction Cost with Design Contingency		848.26	15,059,162
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Cost Escalation to Midpoint of Construction	9.2%	96.21	1,707,949
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Total Construction Cost		1,145.73	16,767,111
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¹ Cost escalation to midpoint of construction in January 2027 - 22 months at 5% per annum.

Budget Cost Plan - DRAFT

**Alameda County
Oakland, California**

MTI Job No. 22-0808E

Building and Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>A10 Foundations</u>					<u>422,550</u>
Standard foundations					345,750
Shore foundations of adjacent buildings as required - allow Reinforced concrete wall and column footings and grade beams	2,160	SF	50.00	108,000	
Elevator pit	230	CY	925.00	212,750	
	1	EA	25,000.00	25,000	
Slab on grade					76,800
Reinforced concrete slab on grade, 5" thick over sand/gravel and vapor barrier	5,120	SF	15.00	76,800	
<u>A20 Basement Construction</u>					<u>328,320</u>
Basement walls					328,320
Reinforced concrete retaining walls, 12" thick including waterproofing and drainage	3,648	SF	90.00	328,320	
<u>B10 Superstructure</u>					<u>1,873,069</u>
Floor and roof construction					1,784,304
Structural steel columns, braced frames, and beams - allow 20#/SF	178	TN	7,750.00	1,379,500	
Metal deck, 3"	17,790	SF	14.25	253,508	
Lightweight concrete fill, 3"	12,608	SF	12.00	151,296	
Miscellaneous					88,765
Miscellaneous metals and rough carpentry - allow	17,753	GSF	5.00	88,765	

Budget Cost Plan - DRAFTAlameda County
Oakland, California

MTI Job No. 22-0808E

Building and Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>B20 Enclosure</u>					<u>1,895,088</u>
Exterior walls					1,673,728
Steel stud wall framing	14,152	SF	17.00	240,584	
Furring to inside face of basement walls	5,040	SF	10.00	50,400	
Exterior building insulation	19,376	SF	8.50	164,696	
Gypsum board to inside face of exterior wall, taped and sanded	19,376	SF	5.50	106,568	
Applied exterior finishes	12,928	SF	70.00	904,960	
Entrance canopy - allow	50	SF	300.00	15,000	
Trim and fascia - allow	14,152	SF	10.00	141,520	
Building signage - allow	1	LS	50,000.00	50,000	
Exterior windows					171,360
Aluminum framed insulated windows and storefronts	1,224	SF	140.00	171,360	
Exterior doors					50,000
Allow	10	LVS	5,000.00	50,000	
<u>B30 Roofing</u>					<u>250,230</u>
Roof coverings					235,230
Roof insulation	5,182	SF	8.50	44,047	
Membrane roofing	3,300	SF	15.00	49,500	
Standing seam metal roof	1,882	SF	28.50	53,637	
Flashings and sheetmetal	5,182	SF	5.00	25,910	
Caulking and sealants	17,753	GSF	3.50	62,136	
Roof openings					15,000
Roof access hatch and ladder	1	LS	15,000.00	15,000	

Budget Cost Plan - DRAFT**Alameda County
Oakland, California****MTI Job No. 22-0808E****Building and Sitework**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>C10 Interior Construction</u>					<u>1,011,524</u>
Interior partitions					695,690
Metal stud partition framing, 4" - 6"	19,880	SF	13.50	268,380	
Acoustic batt insulation in partitions	19,880	SF	2.25	44,730	
Gypsum board partition sheathing, taped and sanded	39,760	SF	5.50	218,680	
Interior glazing	710	SF	90.00	63,900	
Operable partitions - allow	1	LS	100,000.00	100,000	
Interior doors					164,500
Allow	47	LVS	3,500.00	164,500	
Fittings					151,334
Code required signage	17,753	GSF	0.75	13,315	
Directional signage and graphics	17,753	GSF	3.50	62,136	
Toilet partitions and accessories	1	LS	31,500.00	31,500	
Miscellaneous fittings	17,753	GSF	2.50	44,383	
<u>C20 Stairs</u>					<u>790,000</u>
Stair construction and finishes					790,000
Monument lobby stair including finishes and railings	2	FLT	175,000.00	350,000	
Interior access stair including finishes and railings	4	FLT	85,000.00	340,000	
Exterior access stair	1	LS	100,000.00	100,000	
<u>C30 Interior Finishes</u>					<u>1,211,115</u>
Wall finishes					376,995
Wall finishes including ceramic tile, acoustic panels, FRP panels, and paint	50,266	SF	7.50	376,995	
Floor finishes					398,880
New floor finishes and base - allow	17,728	SF	22.50	398,880	

Budget Cost Plan - DRAFT

**Alameda County
Oakland, California**

MTI Job No. 22-0808E

Building and Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Ceiling finishes					435,240
Ceiling finishes including paint to exposed structure, painted gypsum board, and acoustic ceiling grid an panels	17,728	SF	17.50	310,240	
Soffits, fascia, and acoustic clouds - allow	1	LS	125,000.00	125,000	
<u>D10 Conveying</u>					<u>335,000</u>
Elevators and lifts					335,000
MRL electric elevator, 5 stops	1	LS	335,000.00	335,000	
<u>D20 Plumbing</u>					<u>330,806</u>
Plumbing systems within building					330,806
Plumbing fixtures	21	EA	3,800.00	79,800	
Sanitary waste, vent and service piping	21	EA	5,500.00	115,500	
Water treatment and storage	1	LS	25,000.00	25,000	
Rain water drainage	17,753	GSF	2.00	35,506	
Miscellaneous plumbing	1	LS	75,000.00	75,000	
<u>D30 HVAC</u>					<u>1,213,552</u>
HVAC systems within building					1,213,552
Piping, valves and insulation	17,753	GSF	5.00	88,765	
Air handling equipment	17,753	GSF	16.50	292,925	
Air distribution and return	17,753	GSF	17.50	310,678	
Diffusers, registers, and grilles	17,753	GSF	4.00	71,012	
Controls and instrumentation	17,753	GSF	10.00	177,530	
Systems testing and balancing	17,753	GSF	3.00	53,259	
Unit ventilation	17,753	GSF	2.50	44,383	
Other HVAC systems and equipment	1	LS	175,000.00	175,000	

Budget Cost Plan - DRAFT

**Alameda County
Oakland, California**

MTI Job No. 22-0808E

Building and Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D40 Fire Protection</u>					<u>177,530</u>
Sprinklers					177,530
Automatic wet sprinkler system - allow	17,753	GSF	10.00	177,530	
<u>D50 Electrical</u>					<u>1,909,007</u>
Electrical service and distribution					1,909,007
Electrical service and distribution	17,753	GSF	16.50	292,925	
Power generation and storage	1	LS	150,000.00	150,000	
Machine and equipment connections	17,753	GSF	2.00	35,506	
User convenience power	17,753	GSF	8.00	142,024	
Lighting and branch wiring, LED fixtures including controls	17,753	GSF	27.50	488,208	
Telecommunications and audiovisual	17,753	GSF	12.50	221,913	
Fire alarm system	17,753	GSF	10.00	177,530	
Security intrusion system	17,753	GSF	8.50	150,901	
Other electrical systems	1	LS	250,000.00	250,000	
<u>E10 Equipment</u>					<u>327,530</u>
Institutional equipment					327,530
Food service equipment - allow	1	LS	150,000.00	150,000	
Miscellaneous - allow	17,753	GSF	10.00	177,530	
<u>E20 Furnishings</u>					<u>1,051,398</u>
Fixed furnishings					208,130
Window shades, manual	1,224	SF	25.00	30,600	
Fixed casework - allow	17,753	GSF	10.00	177,530	
Movable furnishings					843,268
Movable furnishings (tables, chairs, office furniture, etc.)	17,753	GSF	35.00	621,355	
Movable equipment (audiovisual equipment, breakroom appliances, etc.)	17,753	GSF	12.50	221,913	

Budget Cost Plan - DRAFTAlameda County
Oakland, California

MTI Job No. 22-0808E

Building and Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>F10 Special Construction</u>					<u>0</u>
<u>F20 Selective Building Demolition</u>					<u>0</u>
<u>G10 Site Preparation</u>					<u>313,178</u>
Site demolition and relocations					221,913
Demolish and remove existing building - allow	17,753	GSF	12.50	221,913	
Site earthwork					2,500
Erosion control - allow	1	LS	2,500.00	2,500	
Hazardous waste remediation					88,765
Allow	17,753	GSF	5.00	88,765	
<u>G20 Site Improvement</u>					<u>100,250</u>
Pedestrian paving					50,250
Replace sidewalk paving over basement - allow	670	SF	75.00	50,250	
Site development					50,000
Site signage and accessories - allow	1	LS	50,000.00	50,000	
<u>G30 Site Mechanical Utilities</u>					<u>100,000</u>
Site mechanical utilities					100,000
Allow	1	LS	100,000.00	100,000	

Budget Cost Plan - DRAFT

**Alameda County
Oakland, California**

MTI Job No. 22-0808E

Building and Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>G40 Site Electrical Utilities</u>					<u>50,000</u>
Site electrical utilities					50,000
Allow	1	LS	50,000.00	50,000	

G90 Other Site Construction

0



Engagement Protocols & Communication Details

Contact TMcKimmy@acgov.org with any questions via email only.

Do not contact others at GSA or Vanir with questions



Q&A
Thank you

END OF ADDENDUM NO. 1