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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

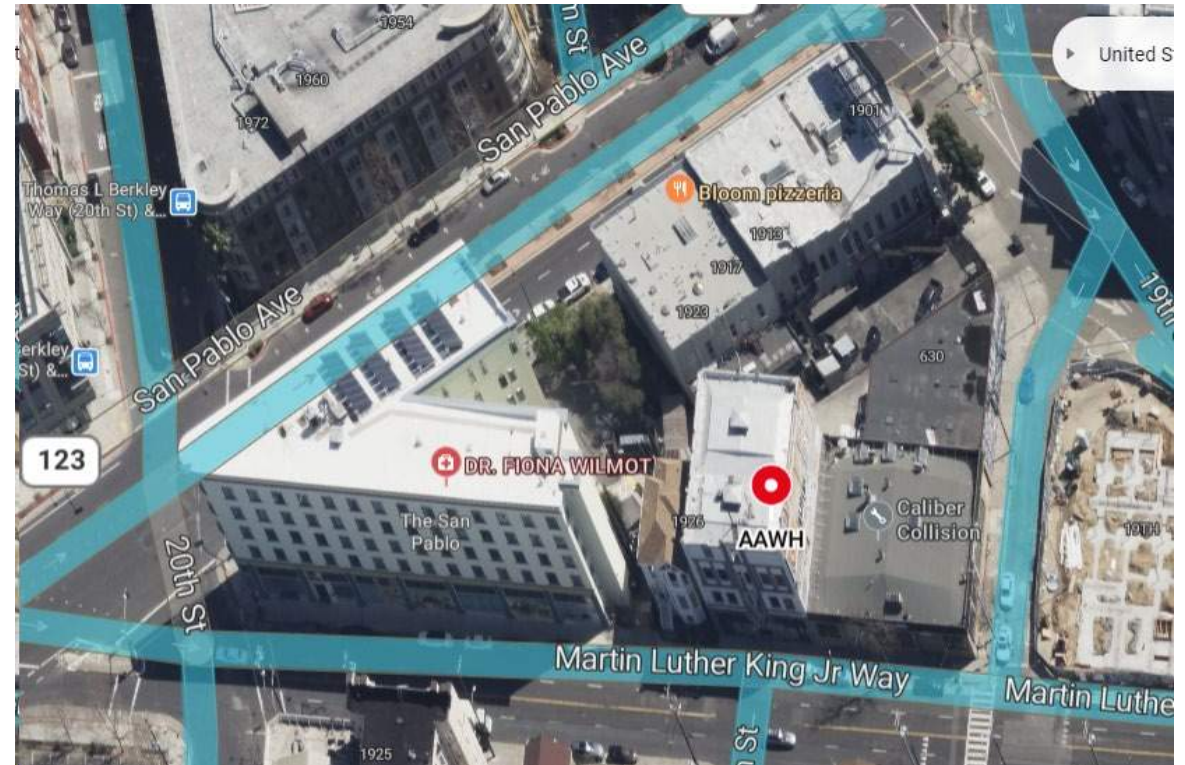
GSA Capital Planning Department

- 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.



Project Overview

SPACE PROGRAM – included in Exhibit I – Project Description Operations and Space Plan

Per the summary below, the 17,609 GSF space program for the AAWH includes education and classroom space, shared meeting rooms, office space for clinical and other staff, as well as spaces for food preparation and dining. Refer to the Operations Plan (Exhibit I) for more detailed room-by-room program and descriptions and planning and stacking diagrams.

No.	Area	NSF	Circ. Factor	DGSF	Duplicated (no. floors)	Total DGSF	
1.000	Entrance & Common Area	1,192	298	1,490		1,490	
2.000	Education & Classrooms	1,915	383	2,298		2,298	
3.000	Shared Meeting Rooms	2,380	595	2,975		2,975	
4.000	Clinical & Other Staff	820	287	1,107		1,107	
5.000	Food Preparation & Dining	2,040	714	2,754		2,754	
6.000	Shared & Vert. Circulation	750	263	1,013	4	4,050	
						14,674	
Building Grossing						20%	2,935
						17,609	



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
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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

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