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**DATE:** August 13, 2019

**TO:** Board of Supervisors

**FROM:** Jeffrey D Draper, Director, Facilities and Fleet

**SUBJECT:** Advertise Construction Manager at Risk for O'Connor Hospital Seismic Compliance Project

**RECOMMENDED ACTION**

Consider recommendations relating to seismic compliance at VMC-O'Connor.

Possible action:

- a. Authorize advertisement of the Construction Manager at Risk contract documents for VMC-O'Connor Seismic Compliance (Project No. 263-CP20004) and authorize the County Executive, or designee, to receive proposals by 3:00 p.m. on October 10, 2019 at the RSC Building, Facilities Department Suite 310 at 777 Turner Drive, San Jose, located on the Santa Clara Valley Medical Center campus.
- b. Authorize the County Executive, or designee, to make clarifications, make minor changes, and issue addenda as necessary to the contract documents and the advertisement including the timing of receipt of proposals.

**FISCAL IMPLICATIONS**

Funds for the project are already available in Capital Project 263-CP20004 "VMC-O'Connor Seismic Compliance".

**REASONS FOR RECOMMENDATION**

The County acquired O'Connor Hospital (VMC-O'Connor) on March 1, 2019. The County identified imminent construction upgrade projects that VMC-O'Connor would undergo, including a project related to two existing buildings on campus that are considered seismically non-conforming according to current seismic safety program standards. These two non-conforming buildings are the 1953 General Acute Care Building (L-Wing) and the 1953 Boiler House / Laundry Building.

Prior to the purchase of the property, Verity Health System had developed schematic designs. Since the purchase, the County has completed the design develop documents and will soon start the construction documents phase of the design process.

Maintaining a strict construction schedule on this project is a critical issue because pursuant to the Assembly Bill 2190 Extension, construction must start by April 1, 2020 and be completed no later than July 1, 2022; failure to comply with these requirements may result in fines to the County. To address these time limitations, the Administration plans to use the CMAR project delivery method for this project as prescribed by Public Contract Code Section 20146. This method presents the benefit of consulting with an experienced contractor on important issues regarding constructability, cost-control through the establishment of a Guaranteed Maximum Price, construction work phasing and scheduling, and verification of as-built or unforeseen conditions during the design process. Bringing the contractor on board in the pre-construction phase also allows for early planning and more effective estimating and scheduling, ultimately leading to the contractor being able to perform the work in a more timely and efficient manner.

The CMAR Request for Proposal (RFP) documents are ready. The next step in the process is for the Board of Supervisors to adopt these plans and specifications and authorize advertisement of the CMAR Contract Documents to keep the project moving forward and on schedule.

The Administration will advertise the CMAR Contract Documents through BidSync, and they will also be on file in the Office of the Clerk of the Board. Authorizing the County Executive, or designee, to make minor modifications to the contract documents prior to or during advertisement period, will ensure a timely response to the RFP. If that occurs, the Administration will provide the complete final version of the contract documents to the Clerk of the Board to be retained as the official public record.

### **CHILD IMPACT**

This action will have a positive impact on children and youth through the **Access to Health Care** indicator. The project will ensure that healthcare facilities offering County programs and services to children and youth are properly engineered.

### **SENIOR IMPACT**

This action will have a positive impact on seniors. The project will ensure that healthcare facilities offering County programs and services to seniors are properly engineered.

### **SUSTAINABILITY IMPLICATIONS**

This action will have a positive impact to sustainability implications, as the project includes upgrades to both utilities and power distribution that will reduce emissions and the County's carbon footprint.

### **BACKGROUND**

The overall VMC-O'Connor Seismic Compliance project consists of several proposed upgrade packages, including relocating any remaining acute care services and required utilities out of the two 1953 buildings. Both 1953 buildings are classified as SPC 1 buildings

and are currently under the jurisdiction of the Office of Statewide Health Planning and Development. The existing acute care services located in the nonconforming 1953 L-Wing will move to a conforming building on campus. The site utilities, currently routed from the 1953 Boiler House and through the 1953 L-Wing, will be redistributed into seismically compliant buildings. Scope of work will also include fire and seismic separation of the 1953 buildings from adjoining buildings.

### **CONSEQUENCES OF NEGATIVE ACTION**

The contract documents would not be advertised at this time.

### **STEPS FOLLOWING APPROVAL**

Notify Alex Gallego of the Health System.

Notify Doug Koenig and Kim Huynh of Facilities and Fleet.

### **ATTACHMENTS:**

- 1B Project Manual Div 01 (PDF)
- 2-Arch DD Specs (PDF)
- 3-Plumb DD Specs (PDF)
- 4-Mechl DD Specs(PDF)
- 5-Elect DD specs (PDF)
- 6-Comms Spec (PDF)
- 7-Civil DD Specs (PDF)
- Package 1A drawings (PDF)
- Package 1B drawings (PDF)
- Package 1C drawings (PDF)
- Package 1D drawings (PDF)
- Package 2A drawings (PDF)
- Package 3A drawings (PDF)
- Package 4 drawings (PDF)
- 1A Project Manual Div 00 (PDF)