

DATE: November 25, 2025

TO: Pre-qualified and Shortlisted Design-Build Entities

FROM: Contra Costa County Public Works Department
Capital Projects Management Division
255 Glacier Drive
Martinez, CA 94553

PROJECT: Sherman Recovery Center

This Addendum No. 2 forms a part of the Request for Proposal (RFP) and modifies the original RFP or previous addenda as noted below. Information in this addendum supersedes the noted portions of the RFP or previous addenda and any conflicting information.

ADDENDUM NO. 2

Modifications:

Item	Reference	Modification
AD 2-1	N/A	This project will not be subject to City of Pleasant Hill zoning requirements or Planning process. DBE will not be required to obtain City of Pleasant Hill entitlements.
AD 2-2	N/A	All Preliminary Code Study Information provided in the RFP must be confirmed by the selected DBE. The selected DBE will be solely responsible for building code compliance.
AD 2-3	N/A	The “construction type” indicated in the Preliminary Code Study is intended only to disclose the basis of the criteria architect’s analysis; it is not intended to limit the DBE’s design options.
AD 2-4	Exhibit 1 - Criteria Document	See updated page 08: B.1 APPLICABLE CODES, STANDARDS & REGULATIONS and page 09: B.2 PRELIMINARY CODE STUDY.

AD 2-5	Exhibit 1 - Criteria Document	Provide a secure, lockable access gate connecting the project site to the Ironhorse Regional Trail.
AD 2-6	Exhibit 1 - Criteria Document – Alternate #1	Maintain current design for the Permanent Supportive Housing: 5 supportive housing units into 3 separate buildings, as shown in the Criteria Documents.

RFI Questions:

Item	Reference	Question	Response
AD 2-7	002100 - 20	Evaluation Factors. This section indicates that an "Any bidder achieving a "favorable" rating for both of the evaluation factors identified in paragraph 20.2 below, will receive a 10-point scoring bonus"; There are 3 evaluation factors, and not just 2, outlined in this section. Please advise.	Refer to revised sentence: " Any bidder achieving a "favorable" rating for both <u>all three</u> of the evaluation factors identified in paragraph 20.2 below, will receive a 10-point scoring bonus (points to be added to scoring outlined in paragraph 20.3 below)".
AD 2-8	007200 - 13.2	As noted in the Pre-RFP meeting, please confirm that the County will pay for all permitting fees except encroachment permits, which the design-build team will be responsible for.	Per Spec Section 007200, Part 13.2, County will cover the permit fees. The DBE is responsible for paying the encroachment permit fees.
AD 2-9	N/A	As noted in the Pre-RFP meeting, please confirm that the Design-Build team will lead the LEED certification process and the County will be responsible for payment all fees associated with this certification process?	Refer to Addendum 1, Pre-Proposal Conference Minutes, A3: Yes, the DBE is responsible for obtaining LEED Silver certification for the project; however, the County will cover the permit fees. The DBE is responsible for paying the encroachment permit fees.
AD 2-10	002100-A – K	Can the County please provide clarification on the requirements for Item K. Plans in the proposal submittal. Should we only include plan sheets that differ from the BCRA-provided documents, or are updated plans required for all items listed in Lines 1-39, even if there are no proposed changes?	Plans provided must be sufficient to document the DBE's proposed design solution without need to cross-reference BCRA-provided documents.
AD 2-11	002100-A – K.19	It appears that the text for Item K. Plans, Structural Line 19, is incomplete. Can the County please provide the full text for this line so that we can respond accurately?	Full text of Section 002100-A, Section K. Plans, item #19: Codes, classifications, and criteria to be used for design, complete design loads, and material <u>strengths</u> .
AD 2-12	N/A	Can the County confirm whether any of the individuals who attended the site walk will also serve as voting members during the final proposal evaluation?	The County will not name evaluation committee members in advance.

AD 2-13	Exhibit B - Sherman ALTA Survey	We are requesting documentation and descriptions for the two easements on the site: 1. The existing easement that runs through the trailer location, and 2. The sewer easement on the east side of the site. If available, please also provide any quitclaim information or other documents that outline what improvements are allowed within each easement.	Refer to RFP Exhibit B – Sherman ALTA Survey for more easement information.
AD 2-14	Exhibit B - Sherman ALTA Survey	Can the County provide written information confirming whether improvements - including structures - are allowed within the existing easement that currently includes the trailer?	Easement #5 as noted on the ALTA survey is no longer needed and constructing the new building across it should be acceptable.
AD 2-15	Exhibit 1 - Criteria Document	The Exhibit 1 – Criteria Document space program, are we allowed to maximize the space program without removing or adding scope or square footage?	The County is flexible and willing to consider new options proposed by DBEs.

ATTACHED SEPARATELY AS APPENDICES TO THIS ADDENDUM:

- Exhibit 1 – Criteria Document page 08 and 09
- 002100 - Request For Proposals, Part 20
- 002100-A - Proposal Package List

B.1 APPLICABLE CODES, STANDARDS & REGULATIONS

B.1 APPLICABLE CODES AND STANDARDS

B.1.1. CODES

2025 California Administrative Code, Title 24, Part 1
2205 California Building Code, Volume 1 & 2, Title 24, Part 2 (adopts with amendments International Building Code 2024)
2025 California Electrical Code, Part 3 (based on 2023 National Electrical Code)
2025 California Mechanical Code, Part 4 (based on the 2024 Uniform Mechanical Code)
2025 California Plumbing Code, Part 5 (based on the 2024 Uniform Mechanical Code)
2025 California Energy Code, Part 6
2025 California Fire Code, Title 24, Part 9 (adopts with amendments International Fire Code 2024)
2025 California Green Building Standards, Title 24, Part 11
2025 California Reference Standards Code Part 12
Contra Costa County Code, Title VII

B.1.2. AUTHORITIES HAVING JURISDICTION

Department of Conservation and Development
Central Contra Costa County Sanitary District
City of Pleasant Hill
Contra Costa County Department of Public Works
Contra Costa County Fire Protection District
Contra Costa Health

B.1.3. GENERAL NOTES

This project will not be subject to City of Pleasant Hill zoning requirements or Planning process. DBE will not be required to obtain City of Pleasant Hill entitlements.

All Preliminary Code Study Information provided in the RFP must be confirmed by the selected DBE. The selected DBE will be solely responsible for building code compliance.

The "construction type" indicated in the Preliminary Code Study is intended only to disclose the basis of the criteria architect's analysis; it is not intended to limit the DBE's design options.

B.2. PRELIMINARY CODE SUMMARY

B.2.1. BUILDING SUMMARY INFORMATION

PROJECT: Sherman Recovery Center
SITE ADDRESS: 2025 Sherman Drive, Pleasant Hill, CA 94523
PARCEL NUMBER: APN-127-170-027
ZONING: R7
PROJECT SITE AREA: 0.962 ACRES: 41,931 SF
CLIMATE ZONE: 12
NUMBER OF STORIES: 1

PERMANENT SUPPORTIVE HOUSING
OCCUPANCY TYPE: GROUP R-2
CONSTRUCTION TYPE: V-B with Automatic Sprinkler System
BUILDING HEIGHT: Approximately 14'-9" for tallest units; 35' maximum per City of Pleasant Hill chapter 1820 Ordinance

SOCIAL REHABILITATION CENTER
OCCUPANCY TYPE: GROUP R-4
CONSTRUCTION TYPE: V-A with Automatic Sprinkler System
BUILDING HEIGHT: Approximately 27'-35' maximum per City of Pleasant Hill chapter 1820 Ordinance
BUILDING AREA: 8,663 SF actual; 28,000 SF maximum for Type V-A

The following Code Summary and notes are intended for the Social Rehabilitation Center, not Alternate 1 Permanent Supportive Housing.

B.2.2. FIRE RESISTANCE RATINGS

EXTERIOR WALLS: 1-hour fire resistive rating required (CBC 435.11)

INTERIOR WALLS:

Separation Walls (CBC 420.2) - Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

Smoke Barriers (CBC 435.5.1) - Constructed in accordance with Section 709 for areas over 6,000 square feet. Travel distance shall not exceed 200 feet and shall divide the floor area as equally as possible.

Fire Riser Room - no rating required unless Fire Pump determined to be required.

B.2.3. MEANS OF EGRESS

A minimum of two exit access doors are required (CBC 435.8.2.1).

Exit access doors serving occupant loads of more than 50 must swing in the direction of egress.

The means of egress is required to have illumination per CBC 1008, whenever the space is occupied. Emergency lighting is required along the egress path of corridors, exterior discharge door landings, within the fire pump room and electrical equipment rooms.

Exit and exit access doors in spaces that require access to two exits are required to be marked with an approved exit sign, readily visible from any direction of egress travel. Exit signs must be spaced so that no point within an exit access corridor is more than 100 feet (or the listed viewing distance – whichever is less) from the nearest exit sign.

Exit access travel distance: maximum 200'

B.2.4. OCCUPANT LOADS

Based on approximately 32 occupants for total building.

B.2.5. INTERIOR FINISHES

Meet CBC 803 Wall and Ceiling Finish requirements.

20. EVALUATION FACTORS

20.1 The County will evaluate each Proposal based on two categories of factors, as described below. The first group of factors, identified in paragraph 20.2 below, will be evaluated on a “favorable/unfavorable” basis, with a Bidder needing to achieve a “favorable” rating for a minimum of any one (1) evaluation factor. Any Bidder not achieving a favorable rating for a minimum of at least one (1) factor identified in paragraph 20.2 below shall be deemed nonresponsive, and will be ineligible for award of the Contract. Any bidder achieving a “favorable” rating for ~~both all three of~~ the evaluation factors identified in paragraph 20.2 below, will receive a ~~10-point~~ scoring bonus (points to be added to scoring outlined in paragraph 20.3 below). The second category of factors, identified in paragraph 20.3 below, will be evaluated on a points basis. The qualifying Bidder with the maximum points will be recommended for award of the Contract.

20.1.1 Refer to Document 002100-A (Proposal Package List) for instructions on how Bidder’s information related to these factors should be organized and presented.

20.2 The Factors to be evaluated on a “favorable / unfavorable” basis are as follows:

20.2.1 Green Building Criteria/LEED BD+C Silver

Each Bidder whose Proposal demonstrates that it will achieve LEED BD+C Rating System™ Version 5.0 Silver certification (or higher) from the U.S. Green Building Council shall be deemed favorable. Bidder shall submit its Plan to Achieve Green Building Criteria/LEED BD+C Silver including proposed LEED scorecard.

20.2.2 Skilled Labor Availability & Safety Record

Each Bidder who certifies truthfully in Document 004540 (Design Builder Certifications) that (i) it is a party to an agreement with a registered apprenticeship program approved by the California Apprenticeship Council, which has graduated apprentices in each of the preceding five years (provided that this graduation requirement shall not apply to programs providing apprenticeship training for any craft that has been deemed by the California Department of Labor and the Department of Industrial Relations to be an apprenticeable craft in the five years prior to enactment of Public Contract Code § 20133), and provides a copy of that agreement along with a certification that it is true and correct and in full force and effect, and (ii) its California Workers’ Compensation Insurance Rating Bureau Experience Modification Rate for the most recent three-year period is an average of 1.00 or less, and its average OSHA Total Recordable Injury/Illness Rate and average OSHA Lost Workday Rate for the most recent three-year period do not exceed the applicable statistical standards for its business category (or if the Bidder is a party to an alternative dispute resolution system as provided for in Labor Code § 3201.5) shall be deemed “favorable.”

20.2.3 Schedule Compliance

Bidder shall provide County with a proposed Project critical path method (CPM) schedule in accordance with Document 013216 (Schedules and Reports) showing a realistic design and construction plan to achieve the Project completion date in accordance with Document 005200 (Agreement). Bidders

A. Executive Summary	
1	Statement highlighting Bidder's unique qualifications.
B. Certifications	
1	Fully executed Document 004540 (Design Builder Certifications).
C. Exceptions to Criteria Manual and Criteria Documents	
1	Statement of any and all exceptions to the Criteria Manual and Criteria Documents.
2	In accordance with Document 002100, provide certification regarding material changes and/or Bidder's Material Changes List per Document 004540 (Design Builder Certifications).
D. "Favorable/Unfavorable" Factors	
1	20.2.1 Green Building Criteria/LEED BD+C Silver: Plan and LEED scorecard outlining approach to achieve LEED BD+C Silver.
2	Skilled Labor Availability & Safety Record: Certification of Skilled Labor and Safety Record per Document 004540, confirming active apprenticeship program participation and EMR/OSHA rates within required standards.
3	Schedule Compliance: Provide CPM Schedule showing a realistic design and construction plan to achieve the Project completion date in accordance with Document 005200 (Agreement).
E. Subconsultant/Subcontractor Outreach/Procurement Plan (Evaluation Factor Category 1)	
1	Subconsultant/Subcontractor Procurement Plan: In accordance with Document 006230 (Subconsultant/Subcontractor Plan) describe bid packaging and selection method for all subconsultants and subcontractors. In accordance with Document 002219 (Outreach Program) describe good faith effort documentation process and effort to meet 30% Mandatory Subcontracting Minimum (MSR) requirement.
F. Criteria Documents Conformance (Evaluation Factor Category 2)	
1	Building Aesthetics: Provide (1) narrative, and (2) interior and exterior depictions of building design. Describe intent to meet or deviate from Criteria Documents.
2	Functional and Therapeutic Design: Provide (1) narrative, and (2) depictions of design features that support functional and therapeutic design. Describe intent to meet or deviate from Criteria Documents.
3	Sustainability: Describe method to meet or exceed energy usage requirements, stormwater management, and other sustainability measures.
4	Mechanical/Electrical/Plumbing/Technology (MEPT) Systems: Narrative and diagrams identifying MEP systems and ability to meet permitting and scheduling requirements.
5	Abatement and Demolition Strategy: Describe permitting approach to demolition of existing building as well as strategy for performing work with sensitivities to the surrounding neighborhood communities.
6	Logistics Plan:
	<i>a. Site Logistics:</i> Describe plan to minimize construction impacts to traffic and adjacent properties during construction including temporary fencing, gates, access, worker parking, layout, storage, staging, job trailers, fire department access, temporary utilities, and security.
	<i>b. Phasing:</i> Describe strategy for any incremental permitting, deferred approval packages, or demolition and construction phasing.
	<i>c. Equipment Lead Time:</i> Describe procurement strategy for long lead time materials or equipment.
	<i>d. Utilities:</i> Describe approach to obtaining required demolition and connection permits from Utility Companies. Include Utility Company application submittals and approval activities in the Schedule.

G. Team Qualifications (Evaluation Factor Category 3)	
1	<p>Narrative and Organizational Chart: Provide an organizational chart demonstrating the proposed makeup of the Design-Build Team. The organizational chart provides an understanding how the team envisions working together. In addition, describe the teaming relationships within the Design-Build Team (Architects/Designers and General Contractor) for whom similar projects have been completed together. Describe how team members have directed or participated in projects with strong team organizations, clear lines of authority, and hierarchy. Provide information on how the schedules, budgets and quality have been maintained throughout the projects. Indicate how communication between the various team members and the Client was managed to ensure all project requirements were addressed and met.</p>
2	<p>Working Relationship Matrix: Select 6 projects from the 10 Project Profiles submitted in the RFQ and list them on a Working Relationship Matrix to provide an understanding of the proposed members' experience and ability to function as a team at the outset of the Project due to prior existing working relationships established on previous projects. For each position listed on the Working Relationship Matrix, indicate whether the key individual being proposed for the Project had a significant role in the listed project's success by placing a "mark" in the appropriate box.</p>
3	<p>Integrated Approach: Provide philosophy, approach, and relevant experience with similar projects. The response should highlight understanding of critical project elements, including design quality, accelerated schedules, site efficiency, sustainability, energy performance, and communication systems. The Bidder should describe its quality control processes, methods to prevent design errors, examples of resolving project issues, and demonstrate successful collaboration with public agencies. The section should also explain strategies for fostering teamwork and maintaining efficiency during construction.</p>
4	<p>Bidder Financial Strength: Confirm accuracy of all financial information provided during the RFQ process in accordance with Document 004540 (Bidder Certifications), Item 9. Provide letter from bonding company certifying that Bidder can obtain a bond in accordance with project requirements.</p>
H. Best Value Enhancements (Evaluation Factor Category 4)	
1	<p>Best Value Enhancements per Document 002100-B, providing measures, design concepts, or approaches beyond minimum Criteria Document requirements. Bidders must complete one Best Value Enhancement Form (Document 002100-B) for each proposed enhancement, identifying the subcategory, brief description, benefits, potential drawbacks, and total cost. Failure to submit a form for each subcategory will result in zero points. County will evaluate and award up to 10 points based on value and benefit across Aesthetic Material & Scope Upgrades (30%), Space Layout & Functionality (30%), Sustainability (20%), and MEPT Upgrades (20%).</p>
I. Interview / Presentation (Evaluation Factor Category 5)	
1	<p>County will award up to 25 points based on its determination that the Proposal provides the best value for the design and construction of the Project.</p>
J. Bidding Documents	
1	<p>Proposal Form: Document 004200 (Proposal Form) filled out and signed by Bidder.</p>
2	<p>Proposal Security: Document 004310 (Bond Accompanying Proposal) filled out and signed by Bidder. Bond shall be a check, cashier's check or corporate surety bond.</p>
3	<p>Designated Subcontractors and Subconsultants List: Document 004336 shall be provided by the Design Builder as part of the proposal package listing all the proposed Core Team Subcontractors. Pending Contract award, the attached form shall be updated and resubmitted for each subsequent Design Builder bid package.</p>

4	Registration and Safety Experience: Document 004510 (Design Builder Registration and Safety Experience Form) filled out and signed by Bidder.
5	Non-Collusion Affidavit Form: Attached to Document 004200, Request for Proposals from Bidders, filled out and signed by Bidder.
6	Design Builder Certifications: Document 004540 (Design Builder Certifications) filled out and
7	Objections: List of Bidder's objections or protests (as needed).
8	Material Changes: List of Bidder's material changes (as needed).
9	Apprentice Program: Copy of Bidder's Registered Apprentice Program Agreement.
K. Plans	
1	Provide, at a minimum, the following items, drawings and narratives.
General	
1	Drawings explaining design and any proposed modifications or developments to the Criteria Documents.
2	Renderings explaining design and any proposed modifications or developments to the Criteria Documents.
3	Drawings describing Program Review of the Criteria Documents. Show ability to achieve the greatest conformance with the requirements outlined in the Criteria Documents.
Site	
4	Preliminary Site Plan (includes project boundaries, building orientation, connection to utility services such as water, fire water, irrigation, sewer, electrical, and low voltage systems, parking lot layouts, entrances, utility services, paving, curbing, walks).
5	Preliminary Landscaping Plan (including kind, size and type trees, shrubs and ground covering).
6	Construction Phase Site Logistics and Construction Management Plan including temporary fencing, gates, access, worker parking, layout, storage, staging, job trailers, fire-department access, temporary utilities, and security.
Architectural	
7	Preliminary Abatement and Demolition Plans.
8	Program Comparison that includes each program space described in the Criteria Documents with the associated net square footage from the Criteria Documents compared to Bidder's proposed net square footage.
9	Preliminary Floor Plans (includes all levels and all rooms, furniture, equipment, doors, windows, special doors, shelves, vanities, counters, built-in cabinets, and any special design features).
10	Preliminary Life Safety Plan and code analysis.
11	Enlarged Floor Plans as required to explain design solutions.
12	Roof Plans (includes roof slope, drainage, and future solar panel locations).
13	Preliminary Cross Sections (indicating building heights, structures, general construction).
14	Preliminary Exterior Elevations (includes material indications, windows, doors, signs, equipment, screens, lighting, etc.).
15	Preliminary Finish Schedule.
16	Preliminary Door Schedule.
17	Details of special construction.
18	Renderings of significant spaces or views.
Structural	
19	Codes, classifications, and criteria to be used for design, complete design loads, and material strengths.
20	Special structural requirements including specific loads.

21	Preliminary Foundation and Framing Plans (includes typical foundations, slab, floor and roof framing, and retaining walls).
22	Descriptions of any deviation to structural system from the Criteria Documents.
Plumbing	
23	Preliminary Plumbing Plans including plumbing fixtures, diagram of mains for water and gas supply and sanitary waste.
24	Descriptions of any deviation to plumbing system from the Criteria Documents.
Mechanical	
25	Preliminary HVAC Plans (includes single line diagrams indicating zoning, distribution, capacities of equipment, and roof top or equipment room layouts).
26	Systems Selection Analysis and Narrative (life cycle cost plus discussion of why system was picked).
27	Special mechanical equipment.
28	Descriptions of any deviation to mechanical system from the Criteria Documents.
Fire Protection	
29	Preliminary Fire Detection and Protection Plans (includes site, fire system, densities, and occupancy/hazardous classification for each area).
30	A description of the control system such as activation of the system, interlocks with HVAC system, and connection to detection and alarm system.
31	Define the type of Automatic Fire Detection that will be provided.
32	Identification of any alternative fire suppression systems such as FM-200.
33	Descriptions of any deviation to fire protection system from the Criteria Documents.
Electrical	
34	Preliminary Electrical Plans including typical lighting and power layout, handicap requirements, fire alarm, telephone and sound systems, site lighting, service type and size.
35	Define any hazardous area and indicate type of equipment proposed for use in the area.
36	Descriptions of any deviation to electrical system from the Criteria Documents.
Low Voltage	
37	Preliminary system plans including audio/visual, data/communications, security cameras/locking systems, and access control.
38	A narrative description of each of the systems.
39	Descriptions of any deviation to low voltage systems from the Criteria Documents or County Building Design and Construction Guidelines.
L. Specifications	
1	Outline Specifications for any section where the Design-Builder may clarify, modify, enhance, delete, deviate from, or add to the Criteria Documents.
2	Provide, 5-10 page outline specification summary including but not limited to architectural elements and materials, structural, MEPF, audio/visual, data/communications, security cameras, access control, and other low-voltage systems.
3	Preliminary System Plans (includes audio/visual, data/communications, security cameras, access control, and other low-voltage systems identified in the Criteria Documents)
M. Other	
1	Additional items required by the Request for Proposal that are not itemized above.