

CM@R South San Francisco MOB Q&A (Meeting on 2/8/2019)

- Q1: What are the potential logistical issues with adjacent projects?
 - A: Still being evaluated
- Q2: The RFP states a \$70M bond value, is that correct?
 - A: The bond value will be adjust from what is stated in the RFP of \$70M to \$25M
- Q3: What is the level of importance for the FQHC requirement?
 - A: The PDU is just making sure the CM@R has this experience
- Q4: Will there be medical gas in the project?
 - A: No med gas is contemplated on the project at this time.
- Q5: What floor will the pharmacy be placed and will it be out patient and compounding?
 - A: There is no pharmacy currently planned
- Q6: Who are the consultants under SmithGroup?
 - A: See below

Company Name	Project Role/Discipline
SmithGroup	Architecture
SmithGroup	Interior Design
SmithGroup	Landscape Architecture
KPFF	Civil Engineering
Buehler & Buehler	Structural Engineering
SmithGroup	MEP Engineering
SmithGroup	Fire Protection
SmithGroup	Physical Security
BlackBox LTS	Security Electronics/Low Voltage
BlackBox LTS	Audio-visual
Shen Milsom & Wilke	Acoustics
SOLYD	Elevator consulting and CD Peer Review
SmithGroup	Furniture
Donnelly Design	Signage / Wayfinding
SmithGroup	Energy/Daylight modeling
○ <u>Criterion</u>	<u>Medical Equipment</u>

- Q7: Who are the different user groups for the facility?
 - A: The current user groups who will occupy the building are:
 - Health System & HCU
 - Aging & Adult Services
 - Womens & Infants Services (WIC)
 - BHRS
- Q8: What is the current program summary?

- A: Pharmacy is being reprogrammed, see below.

Updated 1/30/2019 at meeting

Building Summary

Dept No.	Department Name	Drivers Exams Offices		Revised Areas			Comments	Prelim. Program
				Program Total DGSF	Program Total DGSF	Net Reduc.		
1	Lobby & Public Spaces			1,716	1,406	-310	No Café	0
2	SMMC SFF Health System Hub (includes HCU)	24	23	16,776	14,934	-1,843	Primary & Express Care	19,230
3	CoSM Aging & Adult Services	82	101	9,820	8,949	-871		12,060
4	Womens & Infants Services (WIC)	2	2	1,493	1,345	-149		2,700
5	BHRS	28	24	9,277	8,373	-905		11,540
6	OP Pharmacy			1,540	500	-1,040	Reduced Placeholder	0
7	Staff Support and Amenities			1,944	2,100	156	Single central Lounge	
8	Building Support			942	986	44		1,300
9	Shared Conference Room			3,377	3,058	-319	1500 SF large room	
Total Department Gross Square Feet				46,885	41,650	-5,235		46,830
Indirect Support - MOB Bldg. Multiplier								
	Communications/LAN Closets	1.00%	469	47,354			Includes Server room	
	Housekeeping	0.75%	355	47,709			EVS closets	
	Building Circulation	12.00%	5,725	53,434				
	Mechanical Allowance	3.00%	1,603	55,037			MEP	
	Envelope Allowance	2.00%	1,101	56,138				
Total Building Gross Square Feet				56,138	49,980			

- Q9: What elements of the building will be net zero?
 - A: Still being evaluated with the project team and County.
- Q10: Will the Sheriff's parking lot be able to be used as laydown area for construction?
 - A: No at this point of the project, maybe in the future.