

REQUEST FOR QUALIFICATIONS



County of San Mateo Project Development Unit

RFQ for Provision of Prefabricated Modular Units for Navigation Center

Release: July 21, 2021 at 2:00 p.m. PST

Responses Due: August 11, 2021 at 2:00 p.m. PST

Responses must be submitted electronically to

slin@smcgov.org

igao@smcgov.org

[Navigation Center RFSOQ](#)

1 INTRODUCTION

- 1.01** Through this Request for Statements of Qualifications (“RFSOQ”), The County of San Mateo (“County”) invites submittals of Statements of Qualifications (“SOQ”) from highly qualified entities (“Respondents” or “Vendors”) interested in contracting with the County and/or its General Contractor to provide approximately 125 high-quality prefabricated modular units meeting specified criteria for an approximately 250-bed Navigation Center proposed for rapid development on a 2.5-acre undeveloped site in Redwood City, California (“Project” or “Navigation Center Project”).
- 1.02** To meet project requirements and timelines, **it is highly likely that more than one Vendor will be selected to provide units.** Vendors may submit qualifications to provide one, or more than one, of the specified unit types, and all, or a portion of, the units required.
- 1.03** The County seeks to survey qualified providers about their knowledge, experience, expertise, and capabilities in the rapid provision of high-quality long-lasting prefabricated modular units.
- 1.04** The RFSOQ and the SOQ’s submitted in response are the first stage of the process for determining which Respondent(s) will be awarded the contract to provide the modular units. After evaluating all SOQ’s submitted, the County may select a minimum of 4 Respondents determined to be the most highly qualified to participate in a future Request for Proposals (“RFP”) process. The selection process for the RFP has not been finalized but is anticipated to be a Best Value process that includes cost and non-cost criteria.
- 1.05** This RFSOQ and the SOQ along with the Request for Proposals (RFP) and Final Proposal of the selected Vendor(s) may be included in the Contract to provide the modular units.

2 PROJECT BACKGROUND

- 2.01** The Navigation Center will provide transitional housing and intensive support services to persons experiencing homelessness (“Clients”) to help them navigate from unsheltered life to stable housing. The completed facility will include private sleeping units, shared toilet/showers, dining services, and support modules as well as outdoor areas for activities. The project objective is to rapidly develop and install a Navigation Center that provides a safe and dignified atmosphere that will serve the needs of the Clients and social services operators for decades. The County goal is to achieve functional zero homelessness, meaning that anyone who desires shelter can access it through an array of County facilities and programs.
- 2.02** The County, and its Architect/Engineer (“A/E”), Office of Charles Bloszies, have developed performance specifications (“Performance Specifications”) for the Project’s four most typical modular units, those whose designs are unlikely to change significantly as programmatic details are worked out in subsequent design phases. These Performance Specifications are set forth in **Exhibit 1 – Modular Unit Performance Specifications** for designated modular types SL-3 (Sleeping Module, 3 Bed), SL-2 (Sleeping Module, 2 Bed), TS-1 (Toilet/Shower Module), and SPT-7 (Meeting Room Module). The intent of the performance specifications is to establish uniform architectural and technical standards for the facility and to define the quality, flexibility, and durability level the County requires. The specifications are not intended to cause vendors to deviate significantly from their normal manufacturing processes.

- 2.03** The project is currently in the schematic design phase as set depicted in **Exhibit 2 – Performance Specification Drawings**. The design, which includes site built conventional buildings as well as single story and stacked prefabricated modular units of various types, is ongoing, on a fast-track, and will move into subsequent traditional design stages during the next few months.
- 2.04** The County, and its A/E and General Contractor, XL Construction, have identified several additional essential considerations, particularly related to applicable codes and approvals, regarding the Project which are set forth in **Exhibit 3 – Applicable Codes and Approvals**.
- 2.05** The County, and its Architect and General Contractor, have developed a Preliminary Schedule as set forth in **Exhibit 4 – Preliminary Schedule**. Time is of the essence on this Project as the County seeks to immediately mitigate its local shelter crisis and will be under strict timelines to decommission a nearby existing shelter and develop and open the new Navigation Center. Milestones set forth in the Preliminary Schedule are subject to change. Additional milestones including dates for procurement will be established as the concept design develops.
- 2.06** The County of San Mateo Project Development Unit (“PDU”) will be the unit providing Owner’s project management services for this RFSOQ and the Navigation Center Project. It is anticipated the Project will be delivered under a design-build contract between the County and the General Contractor, XL Construction. The site A/E team has been retained by XL. Both XL and the A/E team have experience with modular construction and this type of project.

3 SCOPE OF SERVICES

- 3.01** The selected Vendor(s) will provide, or combine to provide, all of the approximately 125 modular units for the Project within the timelines set forth in the Preliminary Schedule, consistent with the requirements set forth in the Performance Specifications and applicable laws, codes, and regulations, and at a cost-competitive all-inclusive per-unit per-type price to be finalized during competitive RFP.
- 3.02** As specified Paragraph 1.02, to meet project requirements and timelines, **it is highly likely that more than one Vendor will be selected to provide units**. Vendors may submit qualifications to provide one, or more than one, of the specified unit types and all or a substantial portion of the units of the specified type required. If feasible, the County seeks to limit the number of Vendors from which it ultimately obtains units to no more than 4.
- 3.03** In addition to timely provision of the specified units, the selected Vendor(s) shall provide install, coordination, site modification, maintenance, and usage information and acceptable warranties for manufactured modular units.

4 GUIDELINES AND SUBMISSION REQUIREMENTS

4.01 Tentative Schedule of RFSOQ Events

EVENT	DATE
Release Request for Statement of Qualifications	2pm 7/21/2021
Questions Submitted to County Deadline	2pm 7/28/2021
Pre-Submission Conference	2pm 8/2/2021
Release Responses to Questions	2pm 8/4/2021
RFSOQ Response Deadline	2pm 8/11/2021
Determination of Qualified Vendors ⁽¹⁾	2pm 8/18/2021

(1) Dates are subject to change

4.02 Guidelines.

- A. Respondents who wish to respond to this RFSOQ must have a minimum of three (3) years of experience in prefabricated modular building manufacturing, fabrication and delivery, have a certificate from the California Department of Housing and Community Development (HCD) for the type of unit for which they are submitting to be qualified, and have the capability of fabricating and delivering the units for which they are submitting to be qualified in compliance with the Preliminary Schedule.
- B. This RFSOQ and all updates and addenda to it will be posted on the PDU website at <https://cmo.smcgov.org/pdu-support-services-documents>. Respondents should read the entire RFSOQ and all addenda posted including enclosures before finalizing their SOQ. It is the responsibility of each Respondent to check the website regularly for changes and/or clarifications as SOQ submittals that do not reflect updated information may in County's discretion be deemed non-responsive.
- C. Any questions or requests for clarifications or interpretation must be submitted in writing to Sam Lin, Assistant Director, County of San Mateo Project Development Unit, at slin@smcgov.org with copy to Jasmine Gao, Capital Project Manager, at jgao@smcgov.org ("RFSOQ Manager(s)"). Respondents should seek clarification of requirements they do not fully understand. Submitted questions will be posted on the PDU website by the date set forth above for Release of Responses to Questions. All written inquiries, requests for additional information pertaining to this RFSOQ, any addenda, or any matter relating to the selection process must, unless otherwise explicitly specified, be directed to the person(s) listed above until the conclusion of the RFSOQ and RFP process.
- D. Respondents should address every item requested in this RFSOQ, even if the item was addressed previously in other sections of the RFSOQ. The SOQ should concisely detail the experience, qualifications, and capabilities of the Respondent to enable management personnel to make a thorough evaluation and arrive at a sound determination. Brevity, clarity, accuracy, and completeness are essential.
- E. SOQs that are comprised of standard marketing materials that do not specifically address the items requested in the RFSOQ will not be evaluated. However, Respondents may elect to include one copy of supplemental marketing materials, with links to other materials or sites, as a separate document, not attached to the SOQ.

- F. As of the issuance date of this RFSOQ and continuing until the final date for responses, all respondents are specifically directed not to hold meetings, conferences, or technical discussions with any County employee for purposes of responding to this RFSOQ except as otherwise permitted by this RFSOQ.
- G. Should a Respondent realize during the review process that there has been a substantive error or omission in its submittal, which does not alter basic services and has not already resulted in disqualification from participating in the SOQ process for other reasons, Respondent is invited to submit to the RFSOQ Manager(s) a written request and explanation of Respondent's desire to correct its submittal. It shall be at the sole discretion of the County's selection committee to decide whether to grant Respondent's request to correct its SOQ submittal.

4.03 SOQ Deliverables.

Respondents are requested to submit one (1) signed, original SOQ Response Packet electronically to Sam Lin, Assistant Director, County of San Mateo Project Development Unit, at slin@smcgov.org with copy to Jasmine Gao, Capital Project Manager, at jgao@smcgov.org. SOQ and attachment files exceeding 8 megabyte size should be electronically sent to [Navigation Center RFSOQ with separate notification to RFSOQ Manager\(s\) that the SOQs and other materials have been submitted to the Dropbox address.](#)

4.04 SOQ Submission Deadline.

- A. SOQ submissions must be submitted no later than 2:00 PM PST on **August 11, 2021** to be assured consideration. The County will not be responsible for late or incomplete responses due to mistakes or delays of the Respondent or slow internet connection, or for any other electronic failure (including but not limited to information transmission and internet connectivity failures). The County reserves the right to request, to receive, and to evaluate supplemental information after the above time and date at its sole discretion and in the best interest of the County.

4.05 Formatting

- A. SOQs should be typewritten or prepared on a computer and have consecutively number pages, including any exhibits, charts, and/or other attachments. Supplemental marketing materials may be provided as set forth in Paragraph 4.02.
- B. SOQs should be formatted for printing vertically or portrait on standard 8½" by 11" paper. When printed, SOQs should not exceed 15 pages single-sided (excluding cover letter, project lists, project drawings, financial documents, and any marketing materials), but will preferably be shorter. Type size shall be no small than 10-point font, but preferably larger.
- C. SOQs should adhere to the specified content and sequence of information described by the RFSOQ. SOQs should contain separate sections with headings or tabs related to each of the Statement of Qualifications requirements outlined in Part 5 of this RFSOQ.

- D. SOQ's submittals should be titled "SOQ Submittal for Provision of Prefabricated Modular Units for Navigation Center, [Proposer's Name]" and the same should be indicated in the subject line of the submittal email.
- E. Page one of the SOQ should state the Respondent's name, address, telephone number, fax number, e-mail address, and list the name of each person authorized to represent the Respondent in negotiations. Page one should also indicate which modular type(s) (SL-3, SL-2, TS-1, SPT-7) and the number of that type of unit Respondent is applying to be qualified to provide. A cover letter is optional.
- F. The signed, original SOQ should include a statement signed by an owner, officer, or authorized agent of the Respondent, acknowledging and accepting receipt of all published Addenda and acceptance of the terms and conditions of this RFSOQ.
- G. The SOQ must be verified under oath by the Respondent including the following statement "I declare under penalty of perjury under the laws of the State of California, that to the best of my knowledge all information submitted under this SOQ is true and correct."

5 CONTENT OF STATEMENT OF QUALIFICATIONS

SOQ's shall be presented in the order listed below and clearly indicate which item is being addressed. The SOQ's should include the following information:

5.01 Company Information

- A. Provide your Company's name, address (headquarters and local offices), primary contact person with telephone and email, and the name and title of each person authorized to represent Respondent in negotiations.
- B. Provide your Company's legal structure (e.g., corporation, partnership, limited partnership), size of business, number of staff members, years in business, tenure of executive management, and administrative structure. Include an organization chart. If your Company is a partnership or association, provide a listing of partners, general partners, or association members known at time of SOQ submission who will participate in providing the requested goods or services.
- C. Concisely describe the history and mission of your company.
- D. Provide an overview of the key Team members who will participate in the provision of the modular units and their roles and background. Identify the person who will be overseeing the County account and their level of education, background and experience.

5.02 Modular Unit

- A. Describe the modular unit products you provide and concisely detail the process you use to procure, manufacture, and deliver such units. Include the location(s) of your design and manufacturing facilities.

- B. Provide evidence of certification with the California Department of Housing and Community Development (HCD) for “Commercial Modular” and/or “Factory-Built Housing”. Include as an addendum to the SOQ, a copy of typical HCD approved documents (drawings and structural calculations) prepared according to the requirements stated in Exhibit 3 (Applicable Codes and Approval).
- C. Provide module warranty information and typical installation instruction; include typical installation instructions as an Addendum to the SOQ.
- D. Provide information demonstrating the quality and design-flexibility of your modular unit products. Provide information demonstrating the anticipated lifespan of the modular units and requirements for usage to maintain this anticipated lifespan.
- E. Confirm you have reviewed the Performance Specifications for the module type for which you wish to be qualified, including the general performance specifications, and that your modular products comply (or can be designed to comply) with these Performance Specifications. Describe any material modifications to your typical modular products in order to comply with the Performance Specifications.

5.03 Production Capacity

- A. Confirm you have reviewed and understand the Project Schedule and Performance Specifications for the units you wish to qualify to provide and have the capacity to reliably provide the specified modular units as required.
- B. Describe how you can ensure the quantities and timeframes outlined in the RFSOQ can be met. Include your proposed implementation work plan, including timelines for the design, fabrication, and delivery of the modules specified, including lead times. Identify when orders must be placed in order to meet schedule timelines. Demonstrate the capacity to implement the program by the dates outlined in the project schedule.
- C. Describe your ability, if any, to stockpile/store/protect completed units at your factory or other location until delivery is requested, and for how long such capacity could be anticipated and at what cost to County.
- D. Provide a list of licensed design professionals, if any, who will be retained to design the modular units, including architect, structural engineer, and MEP-FP engineers. List any other consultants or partners you anticipate having a role in the provision of these units.

5.04 Quality Control

- A. Describe your quality control program. Explain the methods used to ensure quality control during the manufacturing, delivery, and installation by others process.
- B. Describe your philosophy and policy regarding production and post-production quality issues including those identified during and after installation.

- C. Describe the process you use to ensure that materials used for the modular units are of superior quality, meet applicable requirements, and will stand the test of time.
- D. The County and XL Construction may want to conduct factory inspections. The scope of the inspections will be defined by the County and/or XL prior to factory production. Confirm you will provide access for full inspections.

5.05 Relevant Experience

- A. Provide a description of your experience within the last three (3) years in delivering modular units on public and/or private projects of similar nature and complexity including your history of successfully delivering to meet specifications, regulatory requirements, and needs of public and/or private entities in a timely fashion. Include the following information:
 - 1. Project name and location;
 - 2. Project description including how many units were provided, the production and installation timeline, whether timeline was met, and whether project was public or private;
 - 3. Project visuals (plans, elevations, renderings, photographs);
 - 4. Delivery completion date / anticipated completion date;
 - 5. Per unit modular cost; and description of unit type;
 - 6. Client reference information including point of contact name, title, phone, and email.
- B. Include three references recently familiar with the quality and reliability of your work. These may be the same as identified in 5.05.A.6. Include the contact name, title, phone, and email for each reference and the project name and description including whether the project was private or public.

5.06 Unique Qualifications, Value Adds, Sustainability

- A. This is your opportunity to provide specific information, if any, that differentiates you from others who may be participating in this RFSOQ process.
- B. Provide any specific value adds that the County should be aware of in determining from whom it will purchase the required modular units.
- C. Describe how your modular units and the manufacturing of your units promote sustainable practices and design.

5.07 Financial Information

- A. Include financial information for the Respondent in order to demonstrate Respondent's financial capability to complete the Project. This may be submitted under seal and treated as confidential to the extent permitted under applicable federal and state law.

5.08 Litigation and Insurance Claims

- A. List and describe all current litigation involving the Respondent, Respondent's litigation history during the last 5 years, and all warranty claims over the same period.

6 REVIEW AND SELECTION

6.01 Review of SOQs

- A. The County will evaluate Respondents based on, *inter alia*, the materials and information provided in the SOQs.
- B. County may also: (1) elect to conduct interviews with Respondent(s)' representatives or require that additional questions be answered in writing; (2) require a visit to Respondent(s)' offices, materials yards, or manufacturing centers; (3) require demonstrations and inspections of product manufacturing and materials; (4) request opportunity to view and inspect Respondent's previously installed modular units; and (5) contact client references and previous customers whether listed or not in the SOQ. In the event, County does any of the foregoing, it may utilize information gleaned during such processes to evaluate Respondent(s).
- C. Following review of submitted SOQs, PDU will publish a short-list of prequalified Respondents that will be invited to participate in the subsequent RFP process. Successful and unsuccessful Respondents will receive a written notification of whether their submittal was elevated to the next phase of RFP finalist evaluation. The written notification will be sent to the name and address of the authorized officer of the firm provided in the SOQ submittal. The timing of written notification to Respondent is entirely at the County's sole discretion.

6.02 Evaluation Criteria for Provision of High-Quality and Durable Modular Units The County will evaluate the responses to this RFSOQ based on the criteria and point scale outlined below. The Vendors with the highest scores will be considered the most qualified and will be invited to participate in a subsequent Request for Proposals (RFP).

- A. **Completeness and quality of SOQ submission (10 points)**
 - County will evaluate extent to which Respondent responded to the RFSOQ, including each item listed in Part 5, Statement of Qualifications, adhered to formatting rules, and provided high-quality responses.
- B. **Experience, expertise, qualifications, quality and timeliness of prior performance (25 points)**

County will evaluate extent of Respondent's experience, technical expertise, and qualifications as set forth in the SOQ and determined through ancillary processes. County will evaluate Respondent's past performance on public and/or private projects of similar nature and complexity, including Respondent's history of successfully delivering to meet

specifications, regulatory requirements, and needs of public and/or private entities in a timely fashion.

C. Production timing, capacity, and quality control – (25 points)

County will evaluate the extent to which Respondent shows the production capability to reliably provide selected modular units within the time outlined in the Preliminary Schedule according to the Project Specifications. Such evidence will include, but not be limited to, Respondent's demonstrated competency and experience in timely delivering units of scope and type depicted in the RFSOQ, and other information demonstrating the requisite manufacturing, delivery, quality, and quality control capabilities. County desires exemplary performance in satisfying project timelines, specifications, and quality mandates in the manufacture and delivery of units.

D. References, Customer Service, and Warranties – (10 points)

County will evaluate the quality of Respondent(s)' references and other indicators of quality execution and customer service. County will evaluate the quality of any warranties or guarantees provided by Respondent.

E. Proposed approach – (10 points)

County will evaluate the approach proposed by Respondent to ensure timely provision of the modular units including ability to secure long-lead items, deliver units to site in timely fashion, and stockpile or store units until needed.

F. Sustainability, Unique Factors, and Value Adds – (10 points)

County will evaluate any unique qualifications, value adds, and sustainability factors provided or demonstrated by Respondent.

G. Financial Stability and Litigation – (10 points)

County will evaluate the overall financial stability and litigation history of Respondent as determined by information provided in the SOQ.

7 General Terms and Conditions

7.01 Though the County is strongly committed to proceeding with the Project and the current Prefabricated Modular Unit Design concept, this RFSOQ does not constitute a commitment to issue an RFP, award a contract, or pay any costs incurred in the preparation of a response to this request. Costs for preparing the SOQ will be paid entirely by Respondent(s).

7.02 County reserves the right to interpret or change any provision of this RFSOQ at any time prior to the SOQ submission date. Such interpretations or changes shall be in the form of addenda to this RFSOQ and posted on the San Mateo County Project Development Unit webpage. County, in its sole discretion, may determine that a time extension is required for submission of SOQs, in which case such addenda shall indicate a new SOQ submission deadline.

7.03 County reserves the right to reject any and all SOQ's, to contract work with whomever and in whatever manner County decides, or to abandon the work entirely. County shall make final

decisions regarding a Respondent's qualifications as of Proposal day. All decisions concerning Respondent selection shall be made in County's best interests.

- 7.04** County reserves the right to request clarification or additional information or an alternative presentation of data from any Respondent, at the County's sole discretion.
- 7.05** The failure of a Respondent to comply fully with the instructions in the RFQ may eliminate its response from further evaluation as determined at the sole discretion of the County.
- 7.06** County reserves all legal rights to waive deviations from stated requirements consistent when, in sole discretion of County and its representatives, such waiver is determined to be in County's best interest.
- 7.07** The County reserves the right to pursue all ideas generated by this RFSOQ and SOQs.
- 7.08** While every effort has been made to ensure the information presented in the RFSOQ is accurate and thorough, the County accepts no responsibility or liability for any errors or omissions in this document.
- 7.09** Government Code Sections 6250 *et seq.*, the California Public Record Act, defines a public record as any writing containing information relating to the conduct of the public business. The Public Record Act provides that public records shall be disclosed upon written request and that any citizen has a right to inspect any public record unless the document is exempted from disclosure. Be advised that any contract that eventually arises from this Request for Statement of Qualifications is a public record in its entirety. Also, all information submitted in response to this RFSOQ is itself a public record **without exception**. Submission of any materials in response to this RFSOQ constitutes a waiver by the submitting party of any claim that the information is protected from disclosure. By submitting materials, (1) you are consenting to release of such materials by the County if requested under the Public Records Act without further notice to you and (2) you agree to indemnify and hold harmless the County for release of such information.
- 7.10** County has determined in accordance with Section 6255 of the Government Code that all SOQ's submitted in response to this RFSOQ shall not be made public by County until after County issues a notice of intent to enter into a Contract with the successful Respondent.
- 7.11** County has determined in accordance with Section 6255 of the Government Code that all Respondent proprietary financial information submitted in response to this RFSOQ and specifically and clearly identified by the Respondent as "confidential" will not be made public by County and will be returned to each Respondent, unless otherwise required by law. If the County receives a request for information designated as confidential proprietary financial information in response to this RFSOQ, it will not assert any privileges that may exist on behalf of the person or business submitting the proposal. Rather, the County will notify the party whose proposal is being sought. In the event that a Respondent who has submitted a proposal wishes to prevent disclosure, it is the sole responsibility of that party to assert any applicable privileges or reasons why the document should not be produced, and to obtain a court order prohibiting disclosure.

8 ENCLOSURES

8.01 Exhibits

Exhibit 1 – Modular Unit Performance Specifications

Exhibit 2- Performance Specification Drawings

A1.01 Site Plan and Module Schedule

A1.02 Perspective Views

A4.11 SL-3 Sleeping Module Concept Design

A4.12 SL-2 Sleeping Module Concept Design

A4.21 TS-1 Toilet/Shower Module Concept Design

A4.47 SPT-7 Meeting Room Module Concept Design

S0.00 Structural Concept

Exhibit 3 – Applicable Codes and Approvals

Exhibit 4 – Preliminary Project Schedule

Exhibit 1

MODULAR UNIT PERFORMANCE SPECIFICATION

AA. GENERAL MODULAR UNIT PERFORMANCE SPECIFICATIONS

1. Basis of Design is a 40 foot, Hi-Cube, single voyage shipping container, similar factory built modular units of similar size may be proposed. Final design will include 30foot and 20-foot modules based on Hi-Cube shipping container dimensions.
2. Basic construction of the modular unit shall be vendor's standard with some finish and technical exceptions as generally described below and specifically described for the different module types.
3. Exterior vertical cladding shall be a cement board rain screen system as depicted on the concept drawings. Design is based on the product Swiss Pearl, though other rain screen systems may be selected, an open joint system with no applied trim and minimally exposed flashings. Site architect will specify all exterior colors.
4. Gutters and rainwater leaders are not required. Back-to-back units will need to have field installed flashings at the joint between them, installed by the modular unit vendor.
5. Exterior walls will not need to be fire rated to meet building code-defined separation requirements between buildings (2019CBC Section 705.3, Exception 1). All sleeping spaces must be separated from adjacent occupancies and each other with 1-hour construction (2019CBC Sections 420.2, 420.3, 708 and 711).

Exterior envelope shall be designed and constructed to meet California Title 24 requirements for mixed use building occupancies. Vendor is responsible for preparing Title 24 calculations and the required documentation needed to get approvals.

6. Interior construction shall be as typically provided by the vendor to avoid finish damage during transport and installation of the modules. In general, gypsum wall board (GWB, drywall, etc.) will not be allowed.
7. Exterior doors shall be 3'-0" wide and meet disabled access code requirements including threshold slope/height and door hardware. Lockset trim shall be lever handles with end returns (equal to Schlage "Rhodes"). Assume keypad locks.
8. Modular units will be supported by reinforced concrete mat foundations as shown on Exhibit 2 – Schematic S0.00. SL-3 Sleeping Modules will be stacked as shown on A1.01 and S0.00. Modular units shall be capable of supporting metal egress decks, canopies, and shade sails without additional exterior supports.

Site structural engineer will provide reactions for site installed components for use by the vendors to design internal supports (if any) required in the modular units. Vendors shall provide reactions to the site structural engineer for the foundation design. Refer to notes on Exhibit 2 drawing S0.00.

Site structural engineer will design the connections between the modular units and the foundation. Vendor shall provide steel plates and threaded studs, installed and inspected in the factory to marry the connection components installed in the field.

Vendor shall provide backing and additional structural support as required for decks, canopies, shade sails, and other field installed components.

9. Mechanical: Units shall include heating and cooling, and ventilation may be provided passively via louvers as shown on the basis of design concept drawings. Mechanical units shall be electrical roof-mounted heat pumps. Packaged terminal air conditioner (PTAC) units are not allowed. All (4) of the modular unit types specified will need heating, cooling, and ventilation.
10. Electrical: At minimum, modular vendor shall provide lighting and electrical outlets shown on the basis of design concept drawings, Exhibit 2. Site electrical engineer will design the electrical service, and line voltage will be provided from below grade. Back-to-back units shall be fed from a single electrical panel. Panels shall be recessed

Exterior outlets will be required for field installed site lighting by the XL general contractor with power provided by the modular unit. Site lighting control will be wireless.

Telecommunications will be Wi-Fi based in general, but hard-wired data cabling will be required for security cameras mounted to modular units, fire alarm system controls, and in support offices as specifically noted. Cabling and external connection points shall be included in the modular units based on a future design to be provided by the site A/E design team as part of the RFP process.

11. Electrical Alternate. The County will explore the feasibility of a grid-tied photovoltaic (PV) system for the project. Under this alternate, vendor shall provide infrastructure pathways and structural supports for the PV system. Solar panels, inverters, and associated wiring will be field installed by the general contractor.
12. Plumbing. Only certain units will require plumbing fixtures as specifically noted.
13. Fire Protection – Fire Sprinklers. Fire sprinklers will be provided throughout. Fire sprinkler design will be provided by the site fire protection engineer considering the facility a mixed occupancy building – the modular units will be considered rooms in the building. HCD submittals should be coordinated with the site fire sprinkler system design.

To ensure single point of responsibility for the fire sprinkler system, factory installation shall be coordinated with the site infrastructure installer under the auspices of the general contractor. Factory installation of the fire sprinkler components may need to be provided by the fire sprinkler subcontractor.

14. Fire Protection – Fire Alarm. A centrally monitored fire alarm system is required for the project and will be site installed. Vendor shall provide pathways for devices consisting of conduits, electrical boxes, and pull strings as defined by the site fire alarm designer.
15. Points of utility connection will be located by the site civil engineer for all utilities required for the modular units. Utility lines from the modular units shall protrude from the modular unit carriage at the short end as noted on the basis of design concept drawings (except as noted for specific modular unit types). Although these locations may not be typical for some vendors, consistent location for utility connections is essential for site utility efficiency

Vertical utility pathways (“shafts”) will be defined by the site A/E team for stacked units

Field utility connections between the modular unit utility lines and the site points of connection will be carefully coordinated by the general contractor XL Construction. Vendor shall provide detailed installation instructions for the fit-up of these connections.

AB. SL-3 SLEEPING MODULES (70 UNITS) SPECIFICATIONS

SL-3 modules consist of three private sleeping rooms for single clients in one 40-foot modular unit. Refer to Exhibit 2 A4.11 for the basis of design concept. In addition to the general performance specifications cited above, the SL-3 modules shall meet specific specifications as follows:

1. For overall site architectural consistency, the site architect will design the canopy over the three entrance doors to each room. Assume a simple metal canopy as shown on Exhibit 2 A4.11. Vendor shall provide backing for connecting the canopies. Exact detail shall be coordinated with the site architect.
2. Subject to agreement by local building officials, requirements for sleeping units are described in 2019CBC Section 11B-224, which applies to “hotels, motels, inns, dormitories, resorts and similar transient lodging facilities”. These requirements include the following:
 - a. All entrance doors must provide a clear width of 32” (2019CBC Sections 11-B-224.1.2 and 11B-404.2.3).
 - b. 70 modular units will accommodate 210 clients. A total of 7 rooms must provide mobility features (2019CBC Table 11B-224.2) and 17 rooms must provide communication features (2109CBC Table 11B-224.4). At least 2 rooms must provide both mobility and communication features (2109CBC Section 11B-224.5).

Vendors shall be responsible for compliance with the code requirements cited above, including verification of the number of mobility and communications rooms. Refer to CBC Chapter 11-B for exact requirements.

3. Modular unit vendor shall provide built-in cabinets and bed platform as shown on Exhibit 2 A4.11. Cabinets and built-in components shall be of commercial quality and durable.

AC. SL-2 SLEEPING MODULES (8 UNITS) SPECIFICATIONS

SL-2 modules consist of two private sleeping rooms for couples in one 40-foot modular unit. Refer to Exhibit 2 A4.12 for the basis of design concept. SL-2 modules shall meet the specifications cited above for the SL-3 units, including mobility and communication features.

AD. TS-1 TOILET/SHOWER MODULES (2 Units) SPECIFICATIONS

TS-1 modules consist of shared toilet and shower facilities in one 40-foot modular unit. Ten similar 30-foot TS-2 modules will be provided in the stacked sleeping locations. Refer to A4.21 for the basis of design concept. In addition to the general performance specifications cited above, the TS-1 modules shall meet specific specifications as follows:

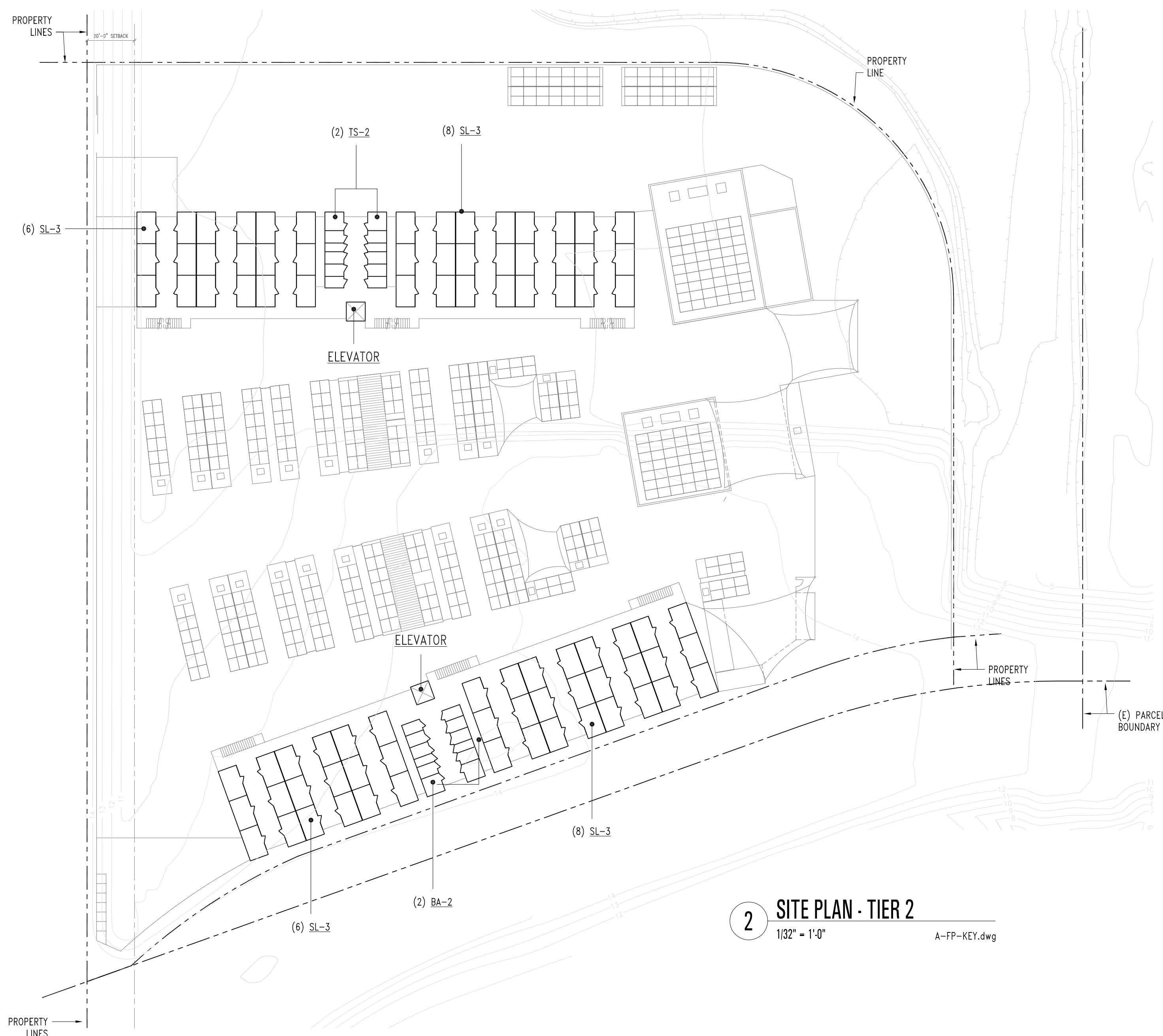
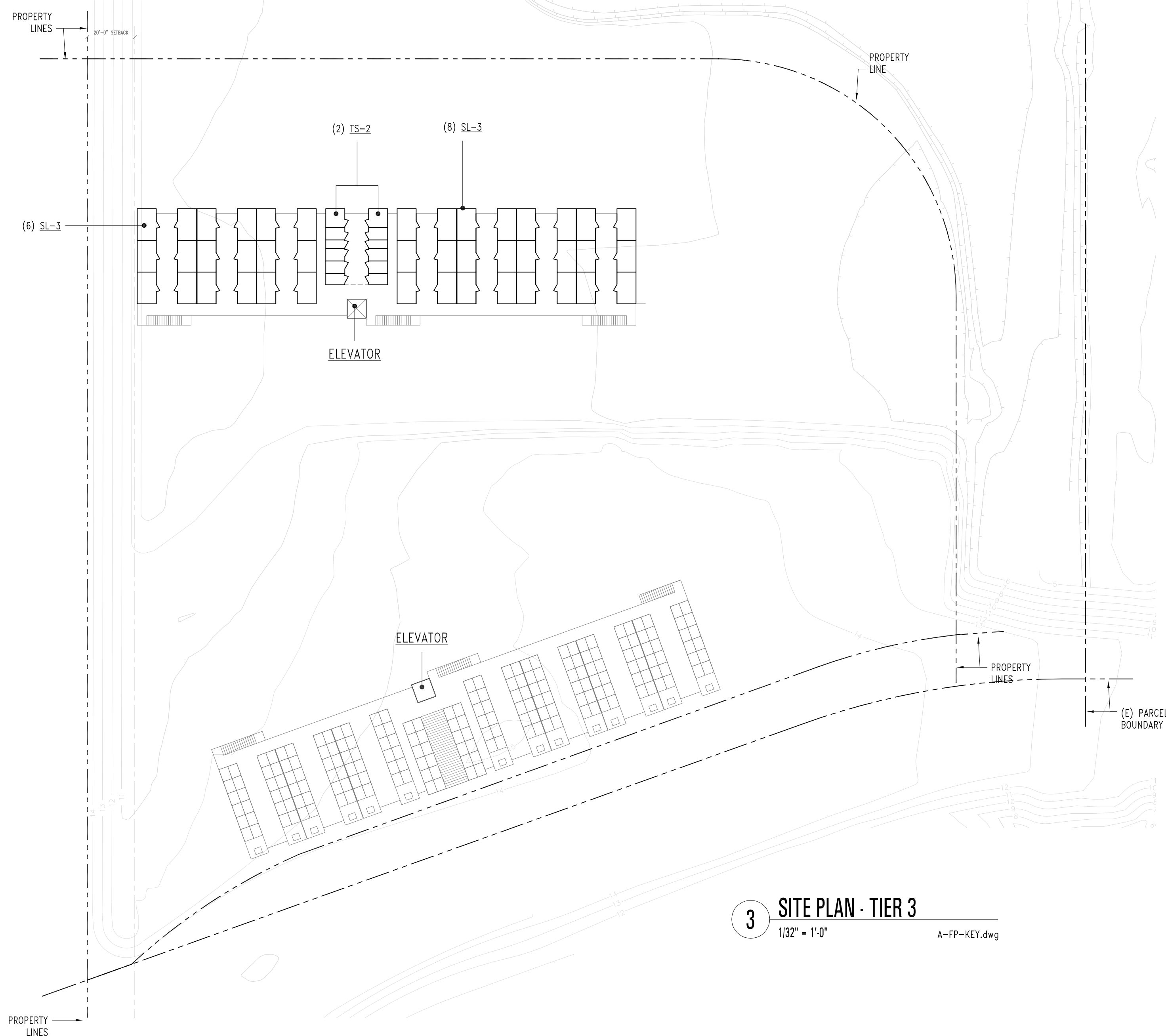
1. For overall site architectural consistency, the site architect will design the canopies between the TS-1 modules and modules facing them. Vendor shall provide weldments or similar attachment points for connecting the canopies. Exact details shall be coordinated with the site architect.
2. Plumbing fixtures and showers will be subject to rough use and high demand. Vendor shall provide toilets specified on A4.21 or equal, which do not meet California Energy Code requirements for water conservation. Assume the local building authority will approve this exception.
3. Site plumbing engineers will specify downstream plumbing lines and additional clean-outs as required to meet anticipated usage. Vendor shall provide point of connection fittings compatible with the downstream plumbing design.
4. TS-1 modules will not be placed back-to-back with other modules, but will be separated by a four-foot-wide horizontal "chase". Fixtures, including toilets, shall be wall mounted and discharge within or above the modular unit carriage for connections to the downstream system designed by the site plumbing engineers. Vendor shall coordinate fittings with the general contractor.

AE. SPT-7 MEETING ROOM MODULE (2 UNITS) SPECIFICATIONS

SPT-7 modules consist of four private meeting rooms for client-case manager meetings in a single 40-foot modular unit. SPT-7 is typical of other support modules that serve other client needs which will be defined during subsequent design phases. Refer to A4.47 for the basis of design concept. In addition to the general performance specifications cited above, the SPT-7 modules shall meet specific specifications as follows:

1. Support modules will house B occupancies as defined by the 2019CBC and shall meet all applicable code requirements for B occupancy.
2. Data and telecommunications lines will be hardwired in support modules. Vendor shall provide internal pathways between terminal jacks and the module entry point shown on the drawings. Pathways may be conduits with pull strings and shall be coordinated with the site low voltage system.

EXHIBIT 2



MODULE SCHEDULE

CATEGORY	MARK	NAME	QUANTITY	REFERENCE	NOTES
SLEEPING UNITS (SL)	SL-3	SLEEPING MODULE (INDIVIDUALS)	70		3 UNITS/3 BEDS PER MODULE
	SL-2	SLEEPING MODULE (COUPLES)	8		2 UNITS/4 BEDS PER MODULE
	SL-2 BA	SLEEPING MODULE (W/ BATHROOM)	4		SPECIAL NEEDS UNITS WITH EN SUITE BATHROOM. 2 UNITS/2 BEDS PER MODULE
TOILETS + SHOWERS (TS)	TS-1	40" TOILET/SHOWER MODULE	2		
	TS-2	30" TOILET/SHOWER MODULE	10		
	TS-3	STAFF RESTROOMS	1		
FOOD SVC. (FS)	FS-1	CLIENT SELF-SERVE	1		24 HR. SELF SERVICE/FOOD PREP MODULE
SUPPORT (SPT)	SPT-1	SECURITY MODULE	1		
	SPT-2	BEDBUG ZAPPER MODULE	1		
	SPT-3	INTAKE MODULE	1		INCLUDES MPOE AND IT ROOM
	SPT-4	STAFF BREAKROOM MODULE	1		
	SPT-5	ADMINISTRATIVE MODULE	1		INCLUDES DIRECTOR'S OFFICE AND ADMIN OFFICES
	SPT-6	20' MEETING ROOM MODULE	2		
	SPT-7	40' MEETING ROOM MODULE	2		
	SPT-8	MEETING + CONF. ROOM MODULE	2		
	SPT-9	CONFERENCE ROOM MODULE	2		(2) BACK-TO-BACK MODULES
	SPT-10	CLINIC MODULE	1		INCLUDES SOBERING STATION
	SPT-11	OFFICE MODULE	1		
LAUNDRY (LA)	LA-1	LAUNDRY ROOM	1		
JANITOR (JA)	JA-1	JANITOR'S ROOM	1		INCLUDES STORAGE SPACE FOR SUPPLIES
STORAGE (ST)	ST-1	STORAGE MODULE	4		

SITE-BUILT BUILDINGS

NAME	QUANTITY	REFERENCE	NOTES
COMMUNITY BUILDING	1		
SUPPORT CENTER	1		
DINING HALL	1		

PROJECT METRICS

SITE METRICS:		METRICS BY TIER:		METRICS BY UNIT TYPE:	
PROJECT BOUNDARY:	2.5 ACRES	FIRST TIER:		SL-3 (SINGLES):	70
PARKING:	77 SPACES (3 ACCESSIBLE, 1 VAN ACCESSIBLE)	SL-3 UNITS:	28	BEDS:	210 (84.0% OF TOTAL)
BIKE PARKING:	52 SPACES	SL-2 UNITS:	8	SL-2 (COUPLES):	8
TOTAL SLEEPING UNITS:	82 UNITS	SL-2 BA UNITS:	4	BEDS:	32 (12.8% OF TOTAL)
TOTAL BEDS:	250 BEDS	BEDS:	124 (49.6% OF TOTAL)	SL-2 BA:	4
		SECOND TIER:		BEDS:	8 (3.2% OF TOTAL)
		SL-3 UNITS:	28		
		BEDS:	84 (33.6% OF TOTAL)		
		THIRD TIER:			
		SL-3 UNITS:	14		
		BEDS:	42 (16.8% OF TOTAL)		

Project Number
21009.00

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Supportive Interim Housing
Facility at

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Redwood City, CA

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File Name: 21009-A2.01 Drawn By: MB Checked By: CB

Issues 1

Number	Date	Description
1	07.16.21	PERFORMANCE SPECIFICATIONS

Revisions

Number	Date	Description
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MODULE SCHEDULE

Date: JUL 16, 2021


A1.01

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File Name: 21009-A1.02 Drawn By: SG Checked By: CD

Number	Date	Description
1	07.16.21	PERFORMANCE SPECIFICATIONS

Revisions: 

Number	Date	Description

AERIAL VIEWS

Date: JUL 16, 2021

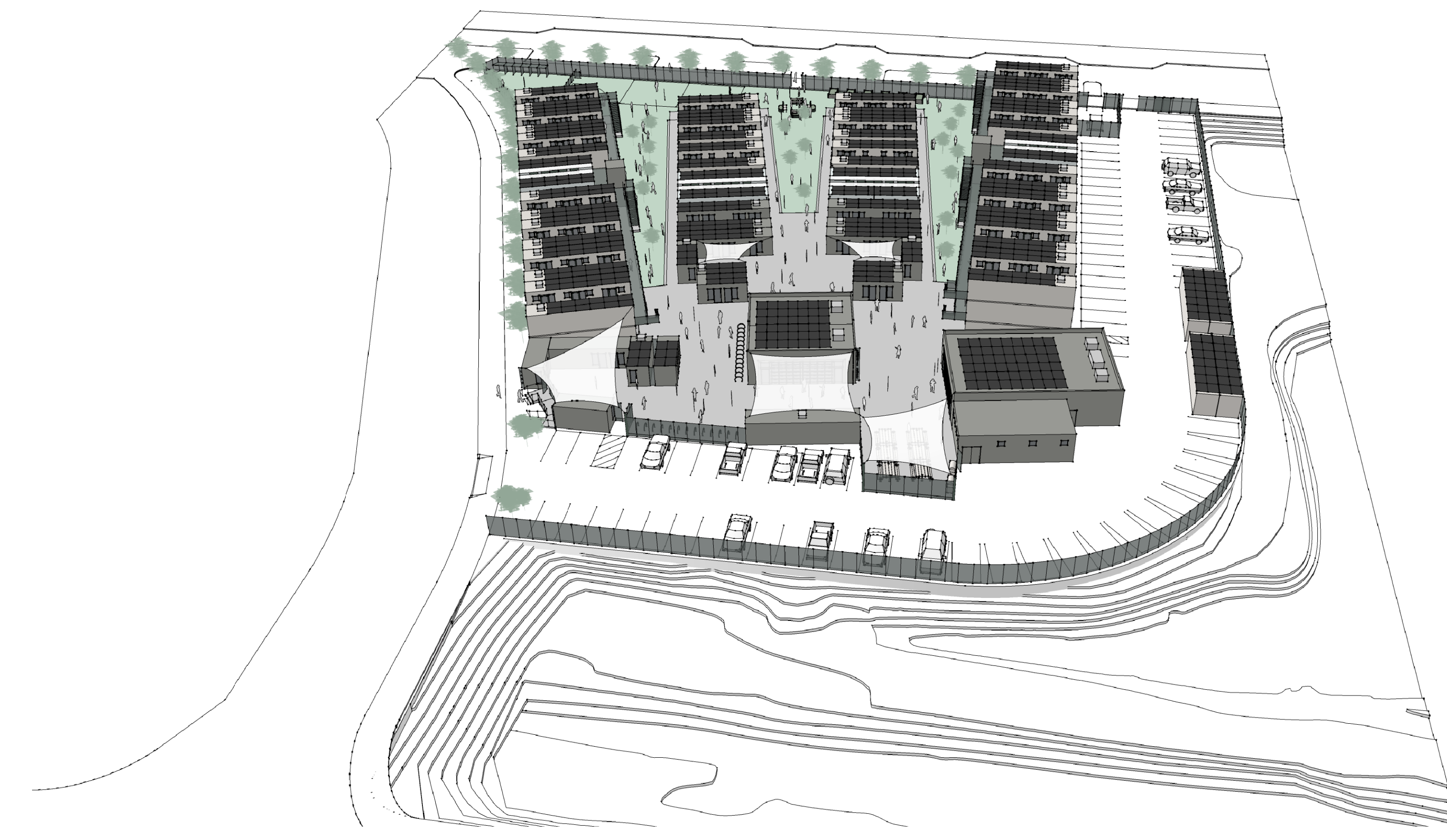
A1.02



4 EAST VIEW



2 NORTH VIEW



3 NORTHWEST VIEW



1 TOP VIEW

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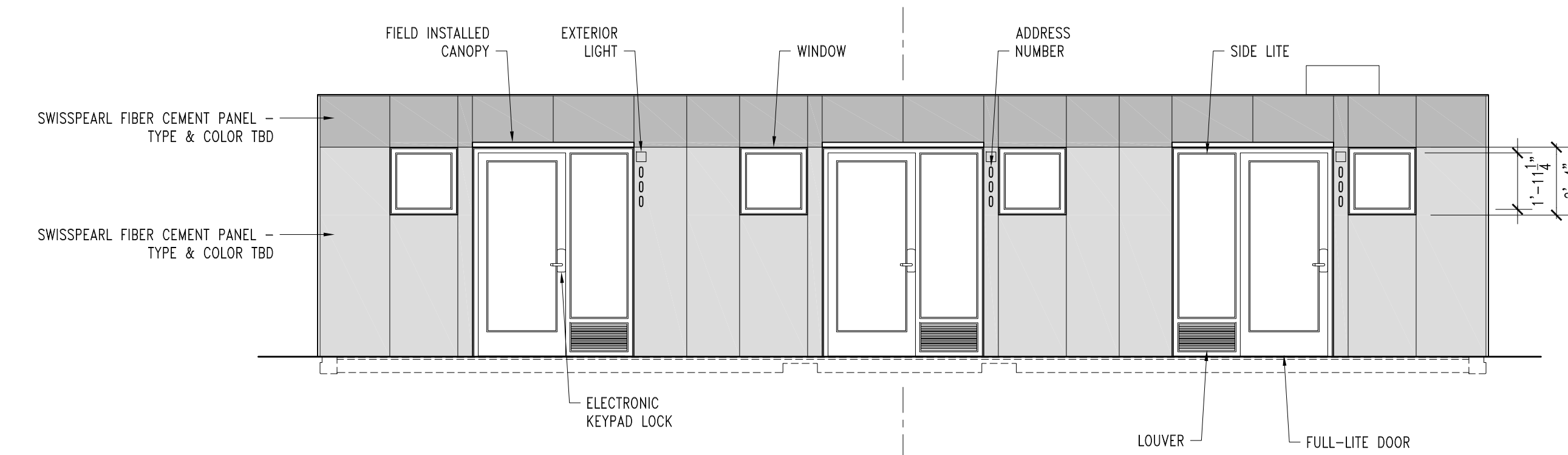
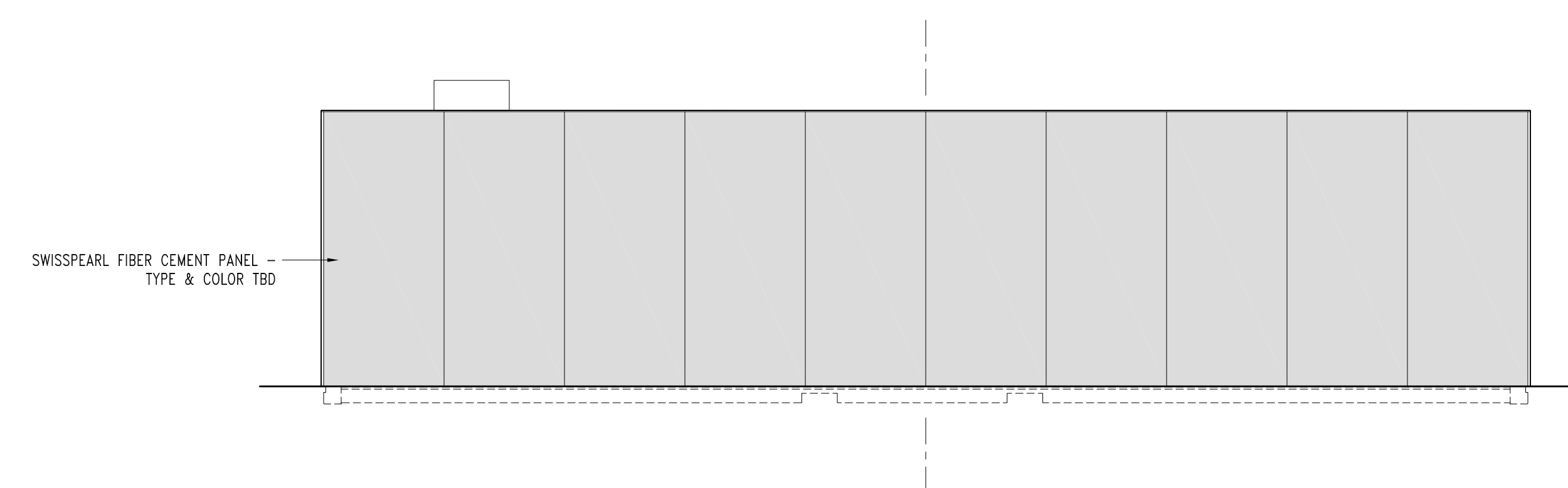
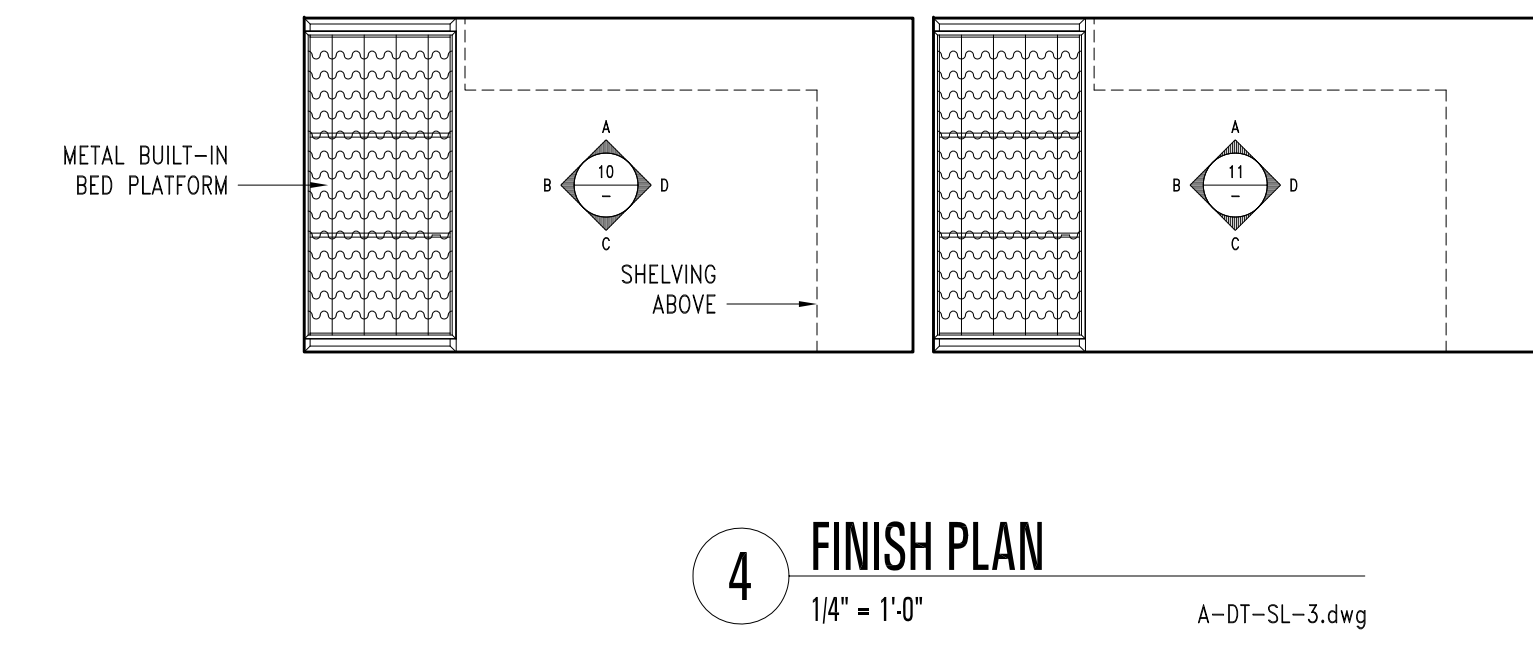
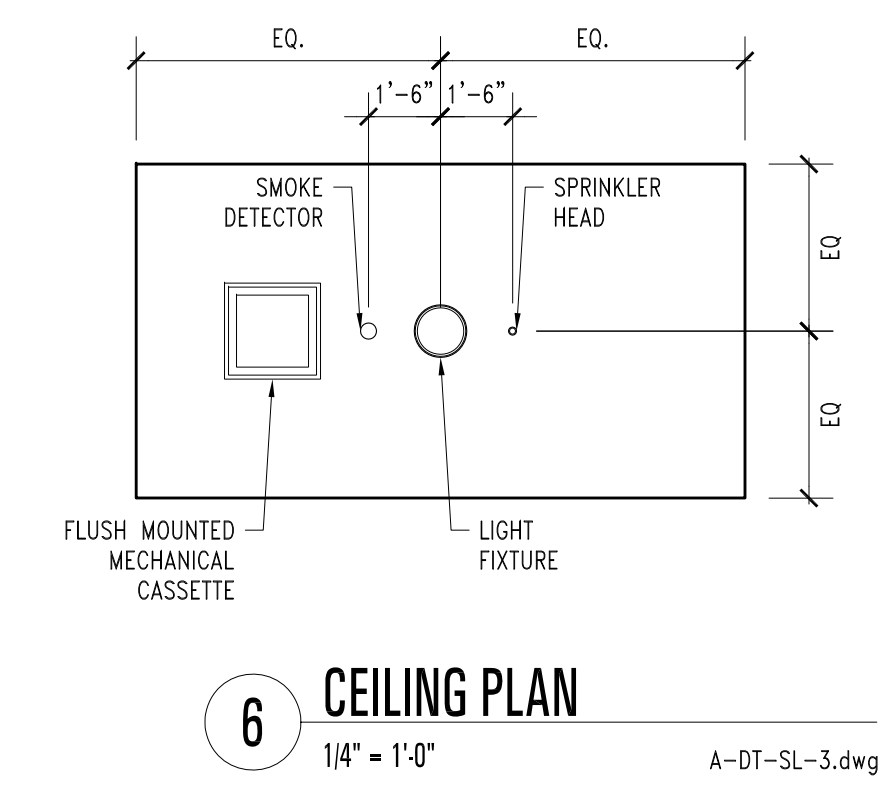
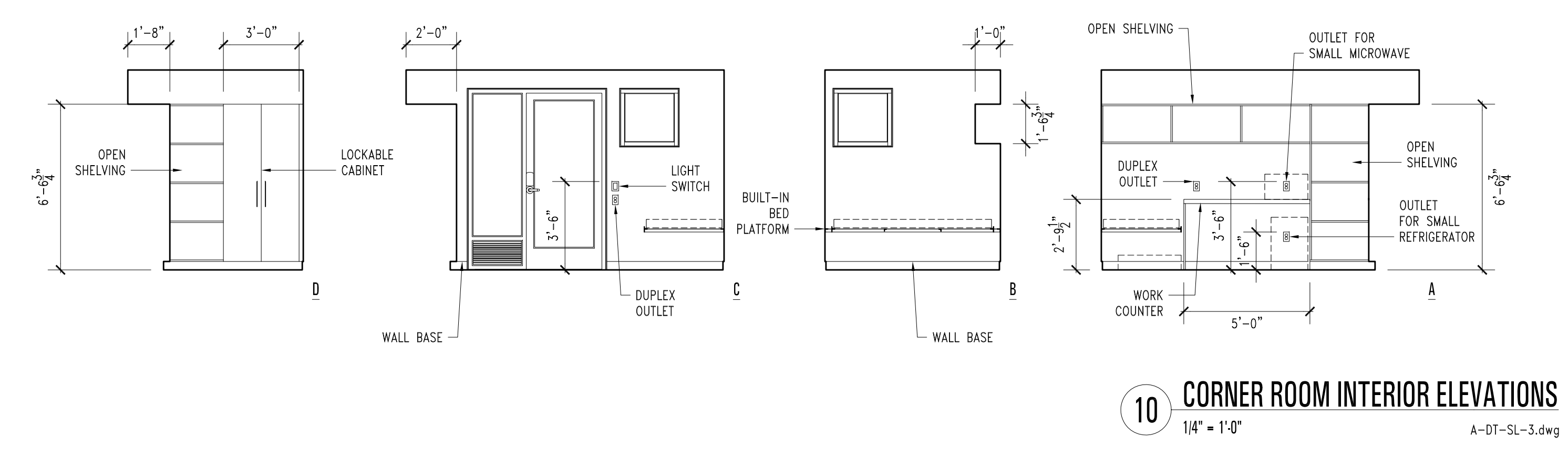
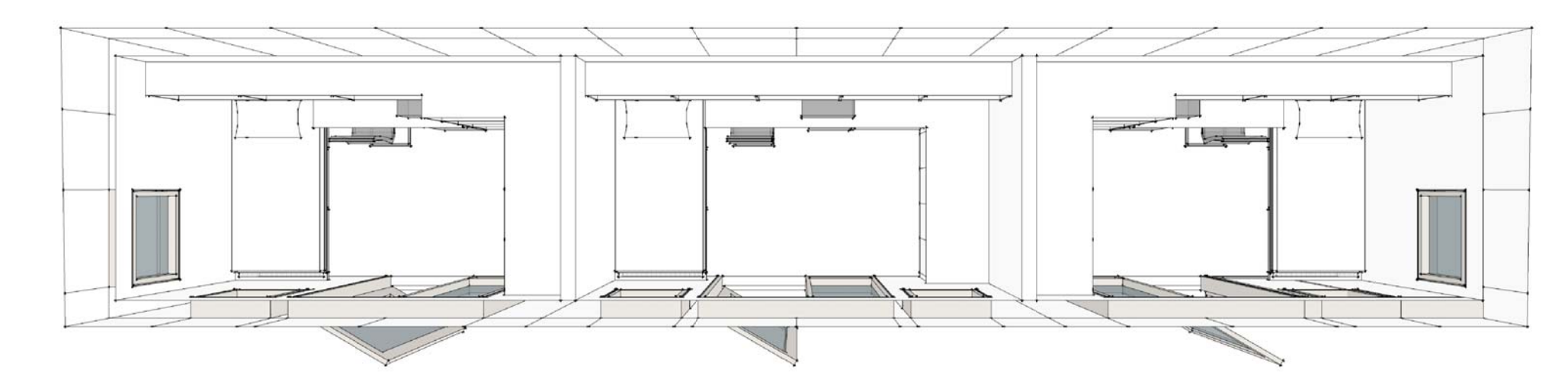
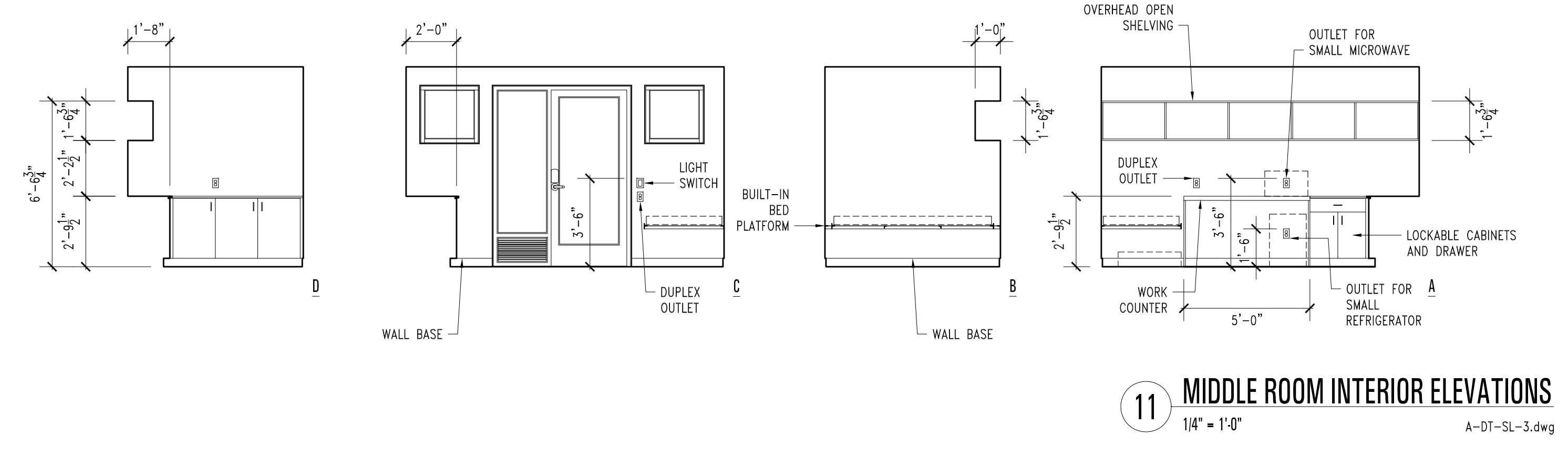
Number	Date	Description
1	07.16.21	PERFORMANCE SPECIFICATIONS

Number	Date	Description

SLEEPING MODULE SL-3 DETAILS

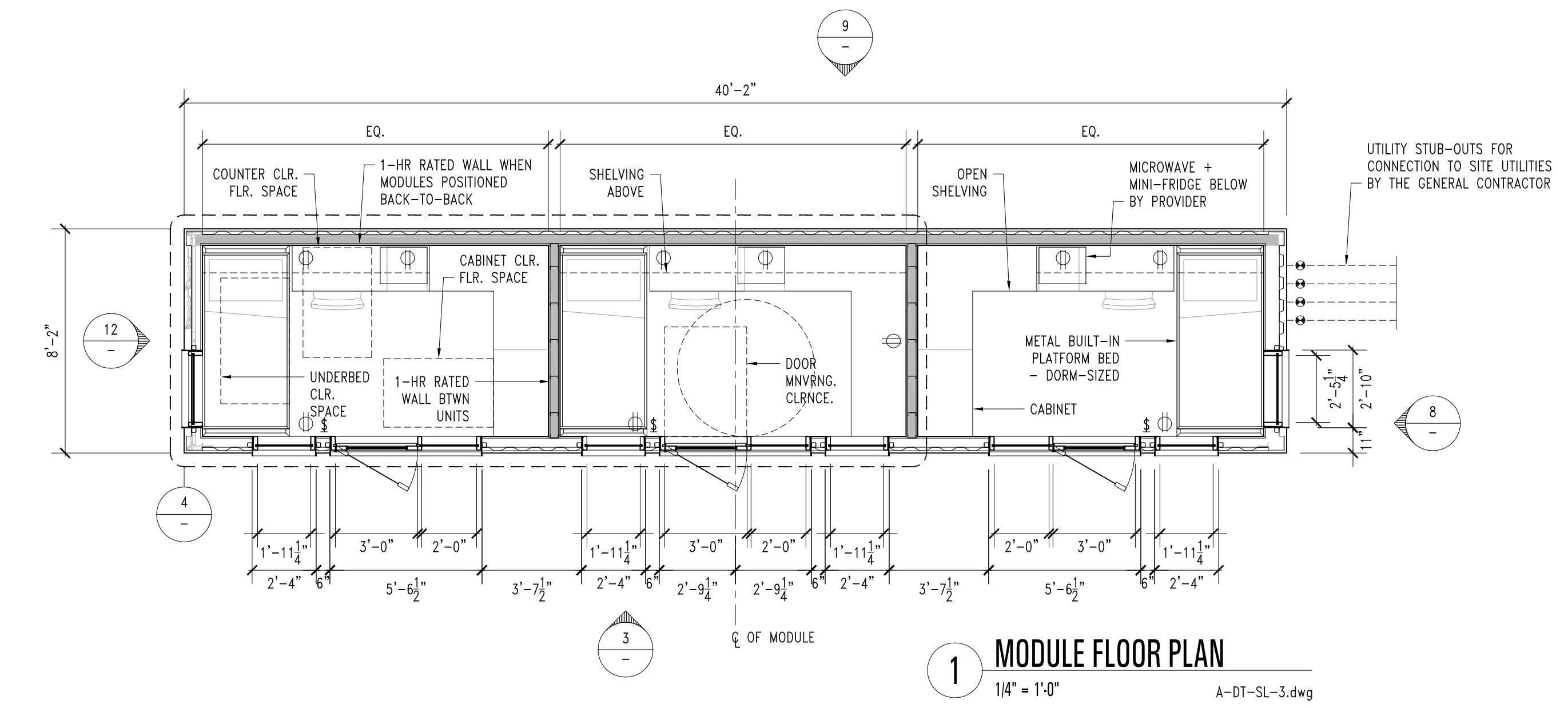
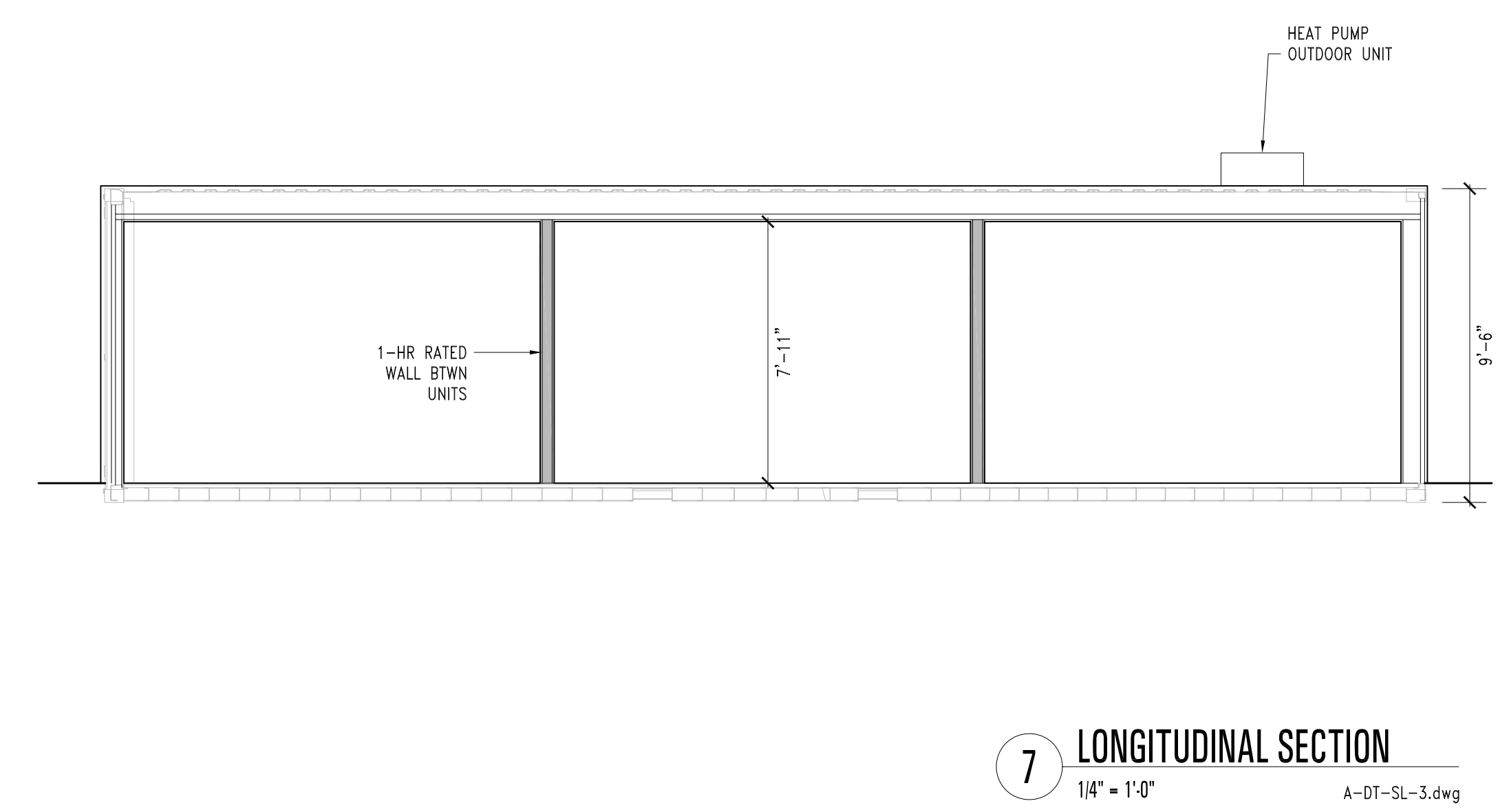
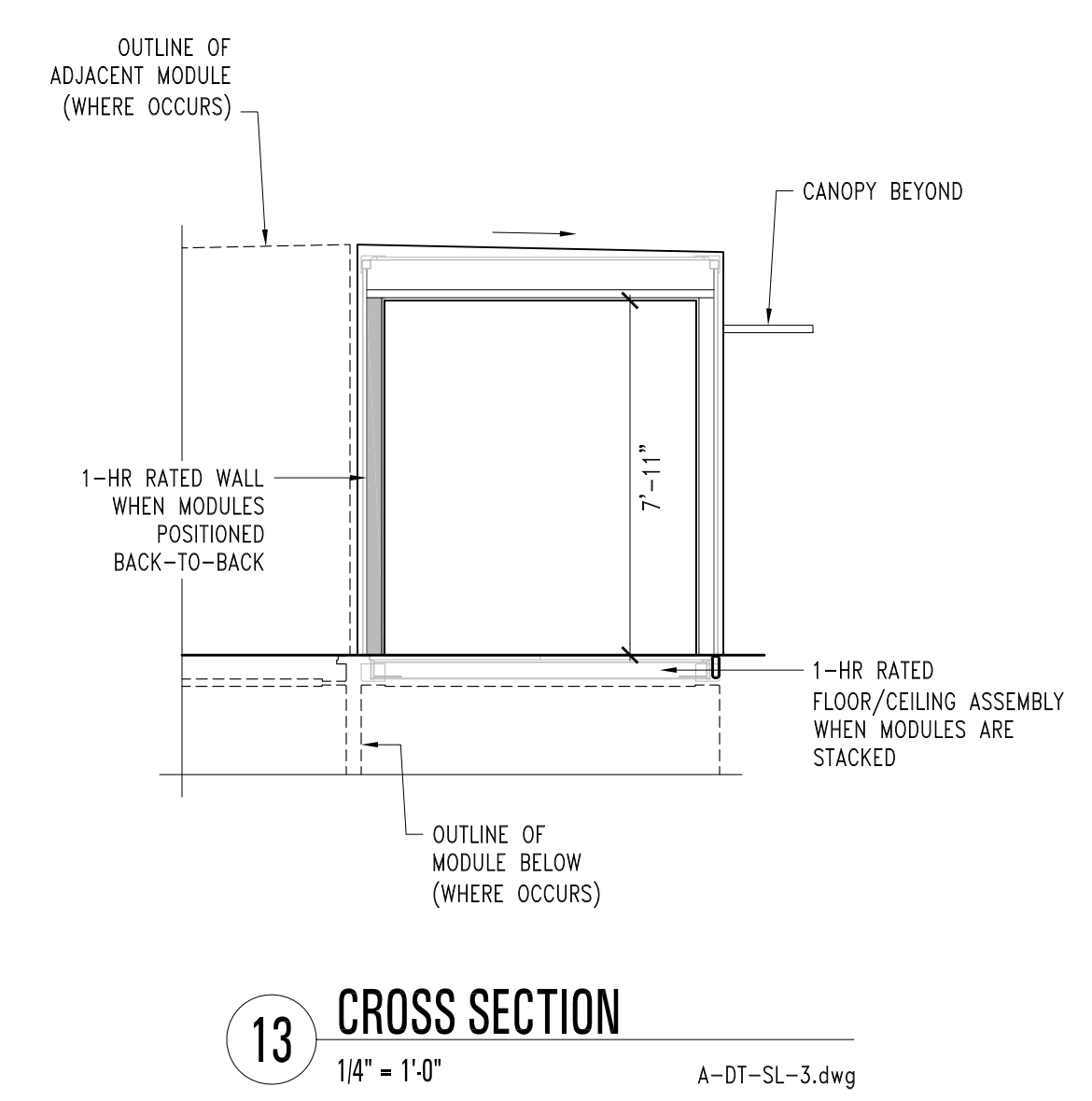
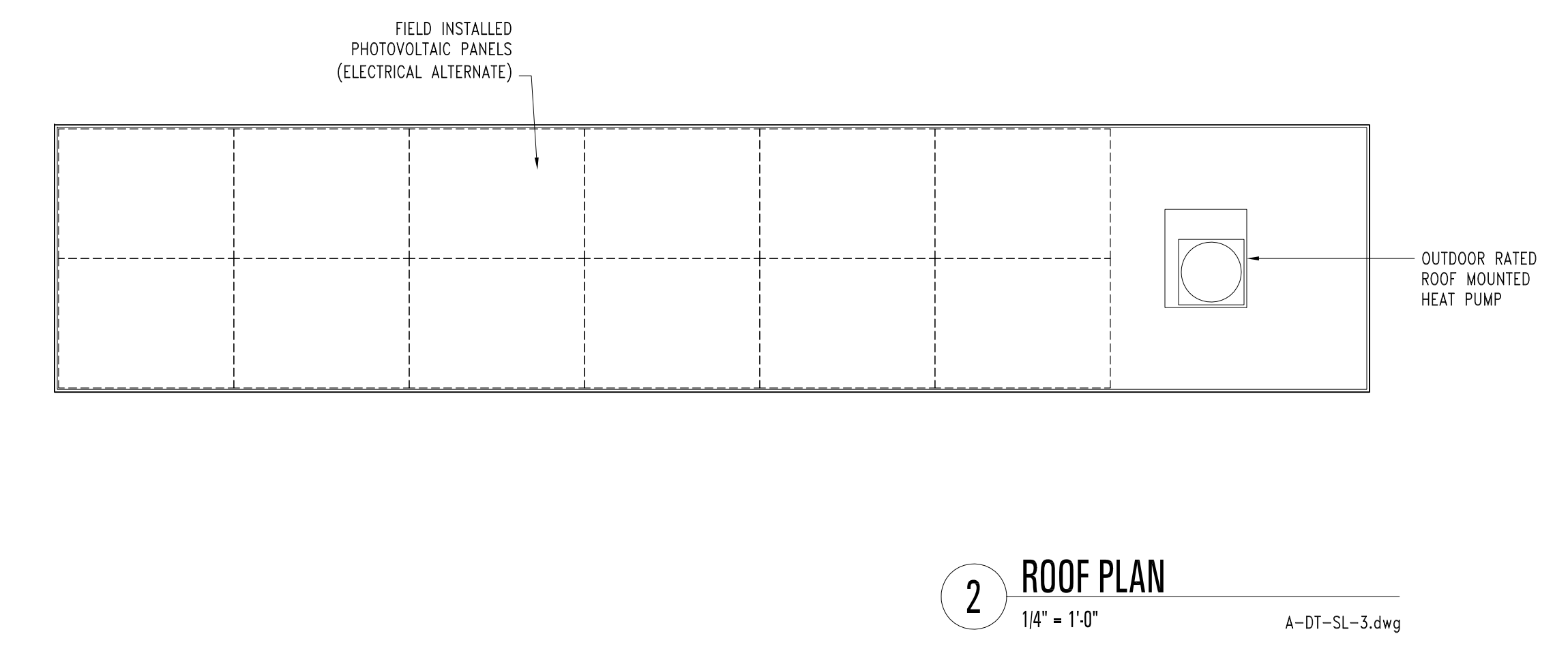
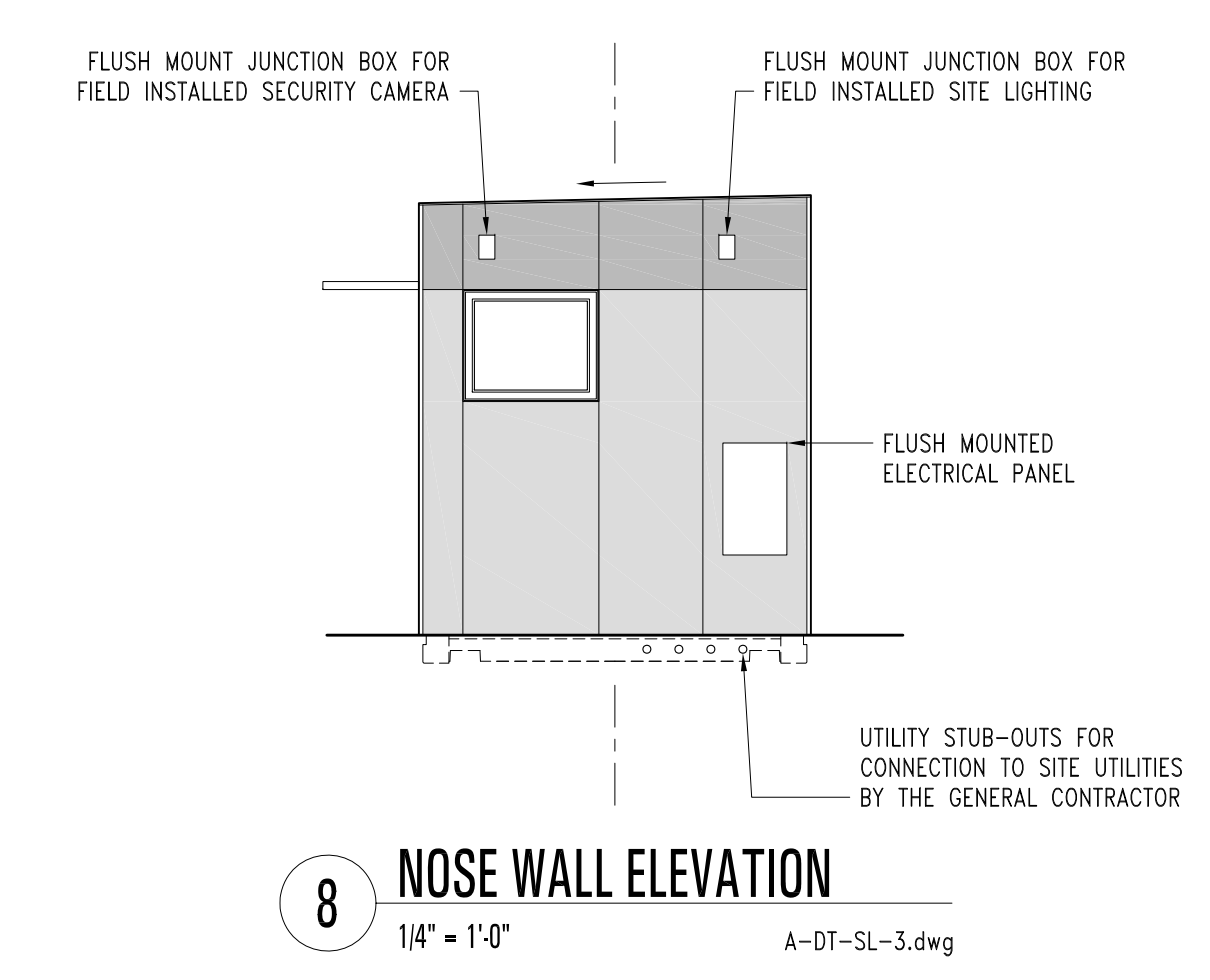
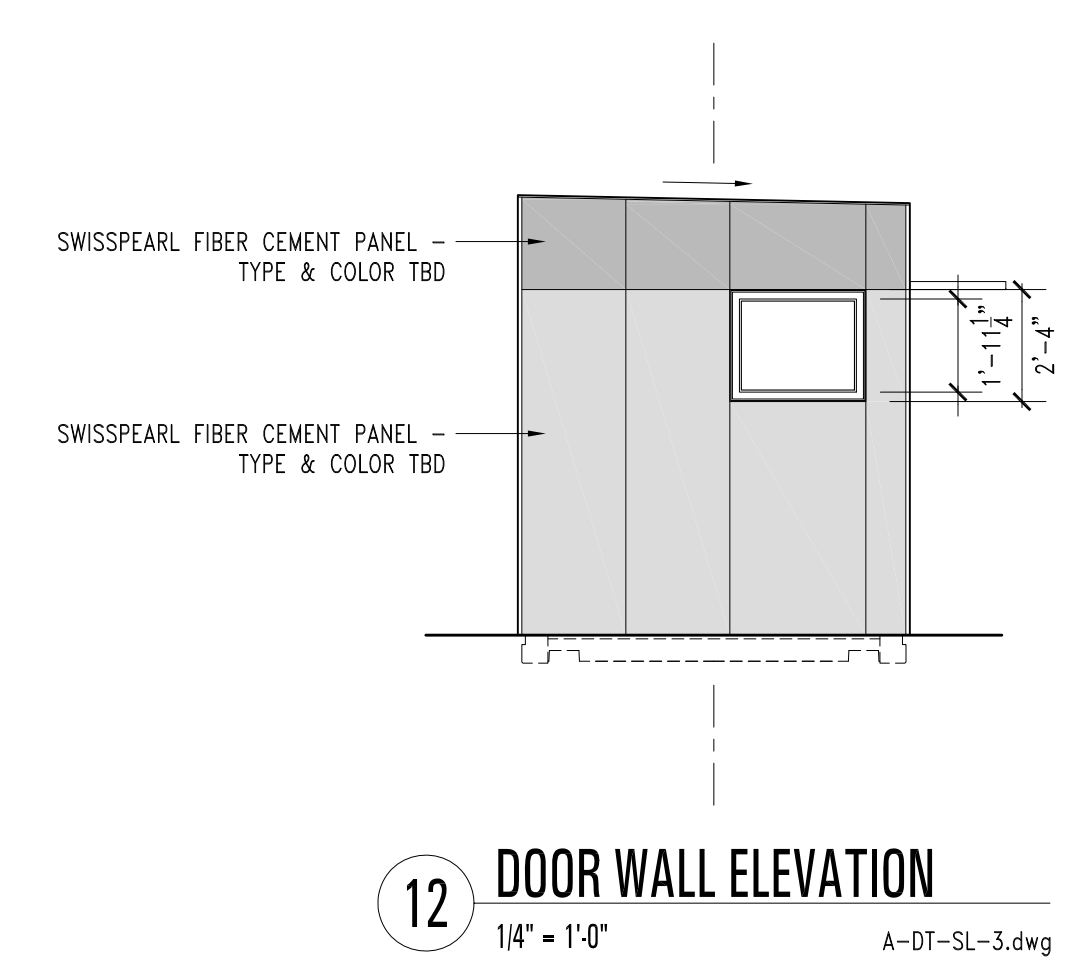
Date: JUL 16, 2021

A4.11



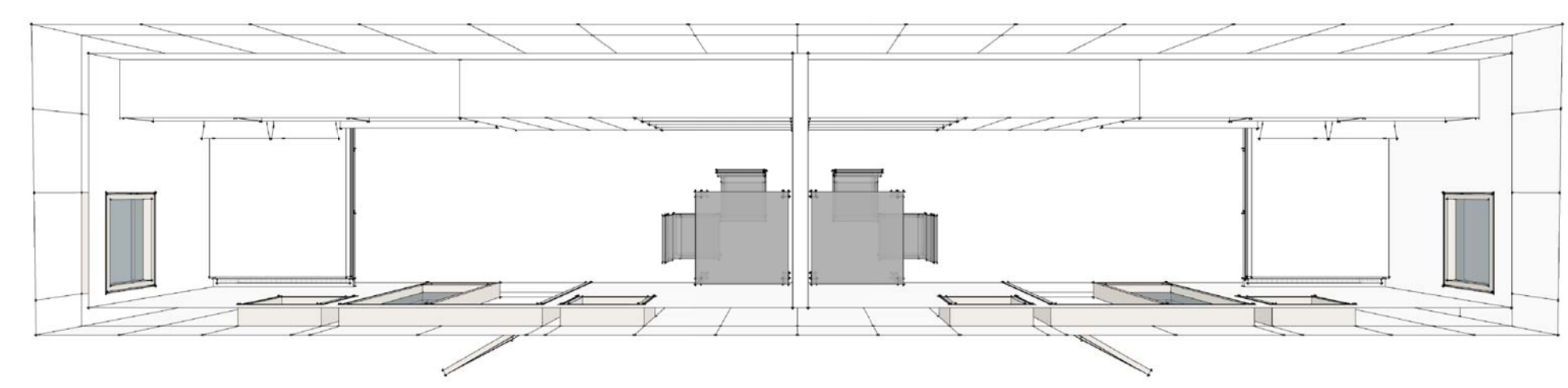
GENERAL NOTES

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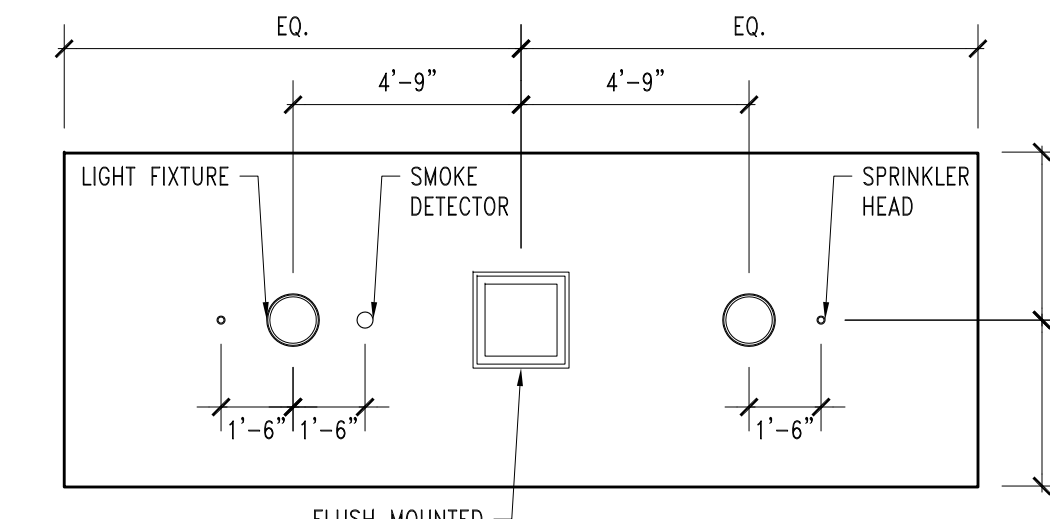


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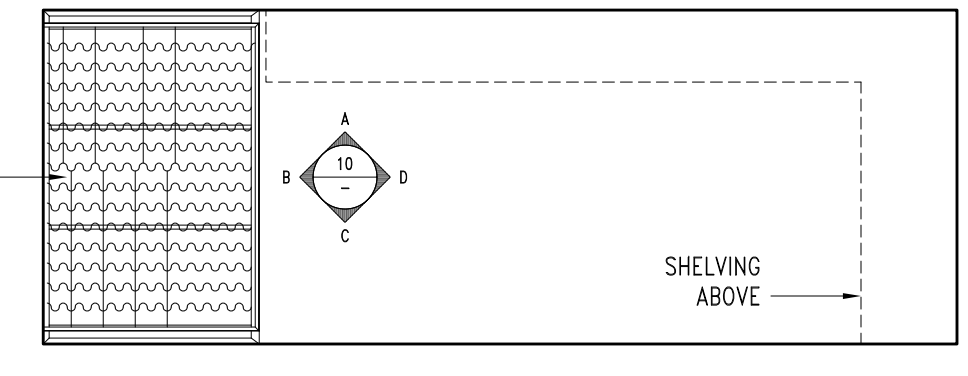
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- SLEEPING MODULES SHALL BE CERTIFIED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AS "FACTORY-BUILT" HOUSING UNITS.



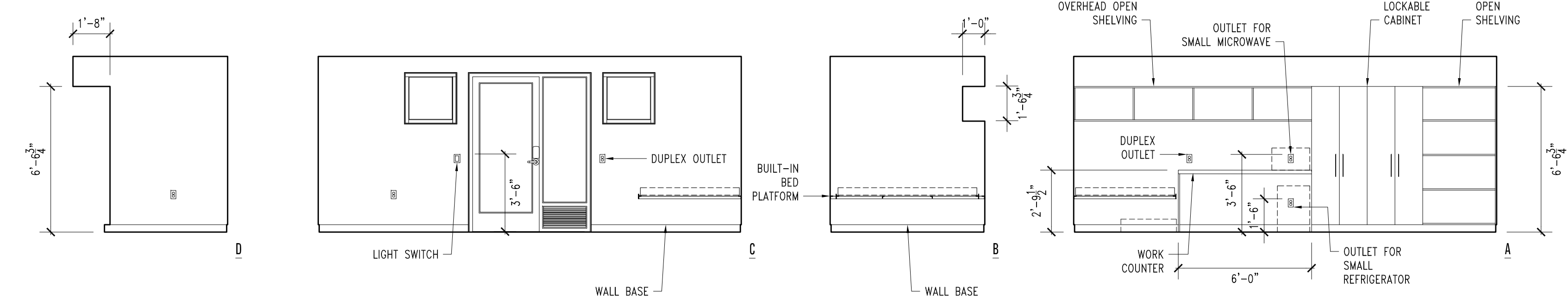
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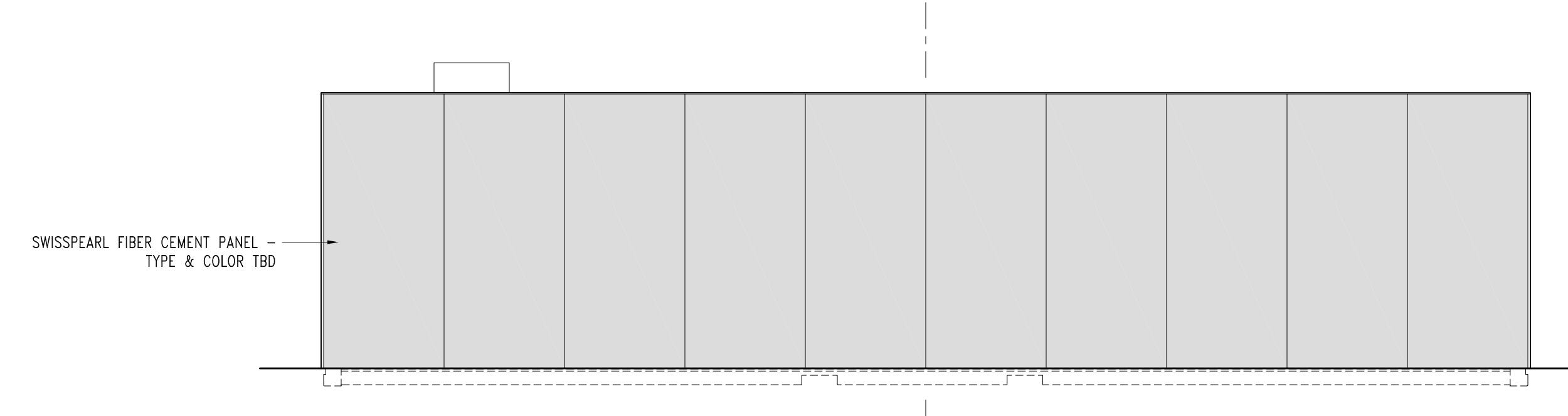
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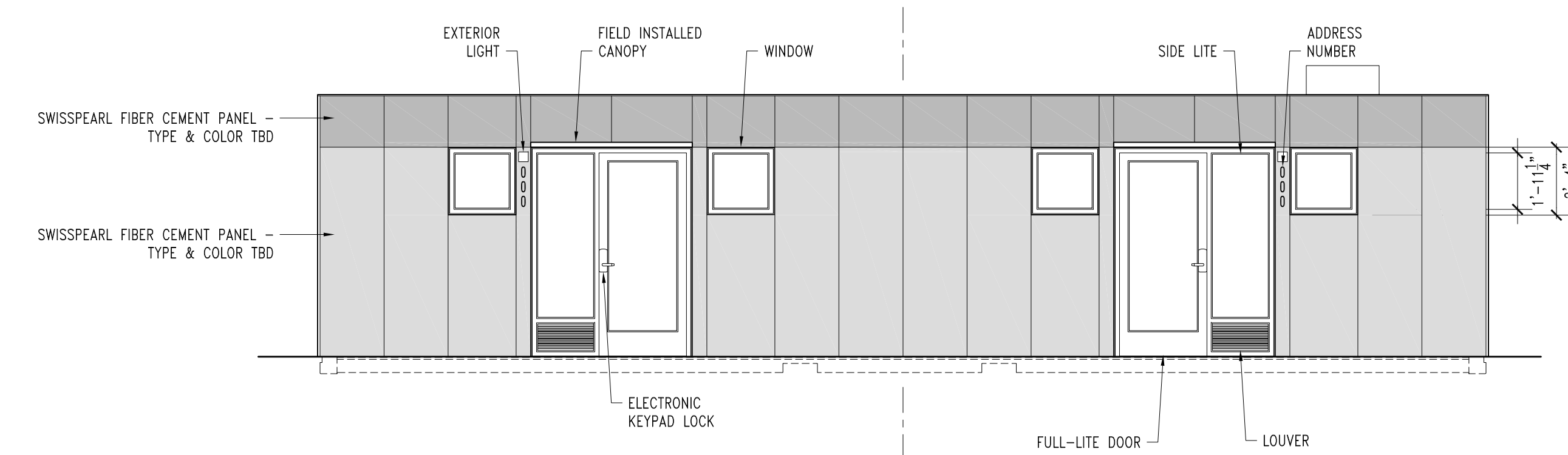
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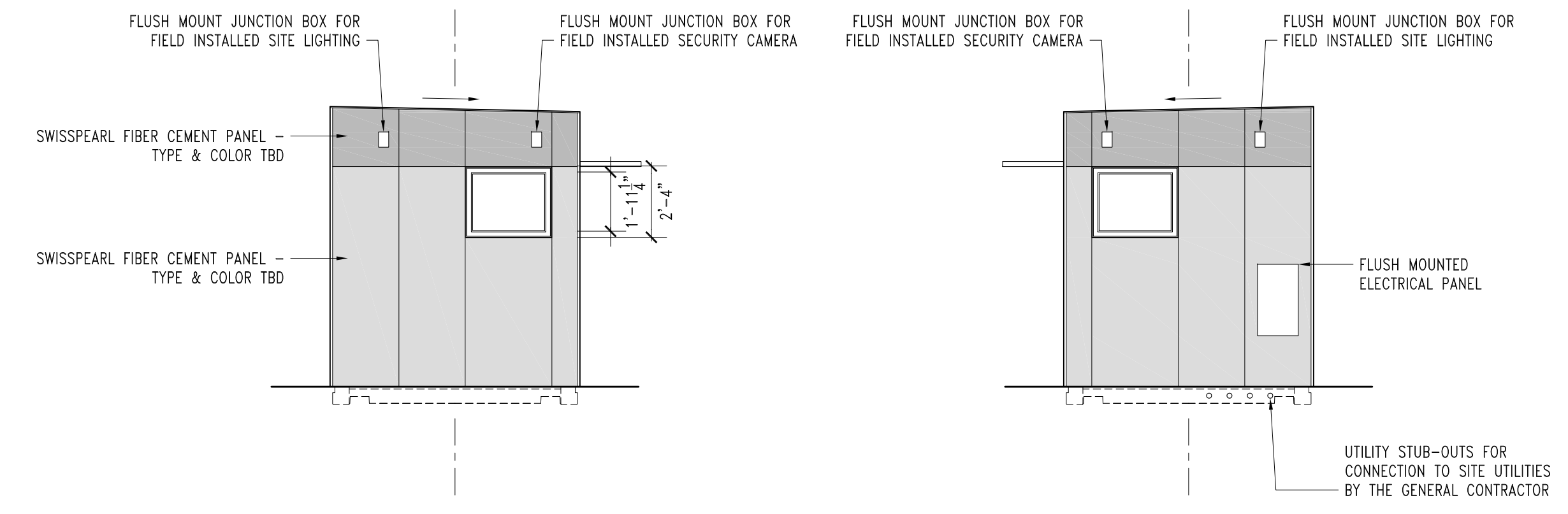
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9 BACK ELEVATION
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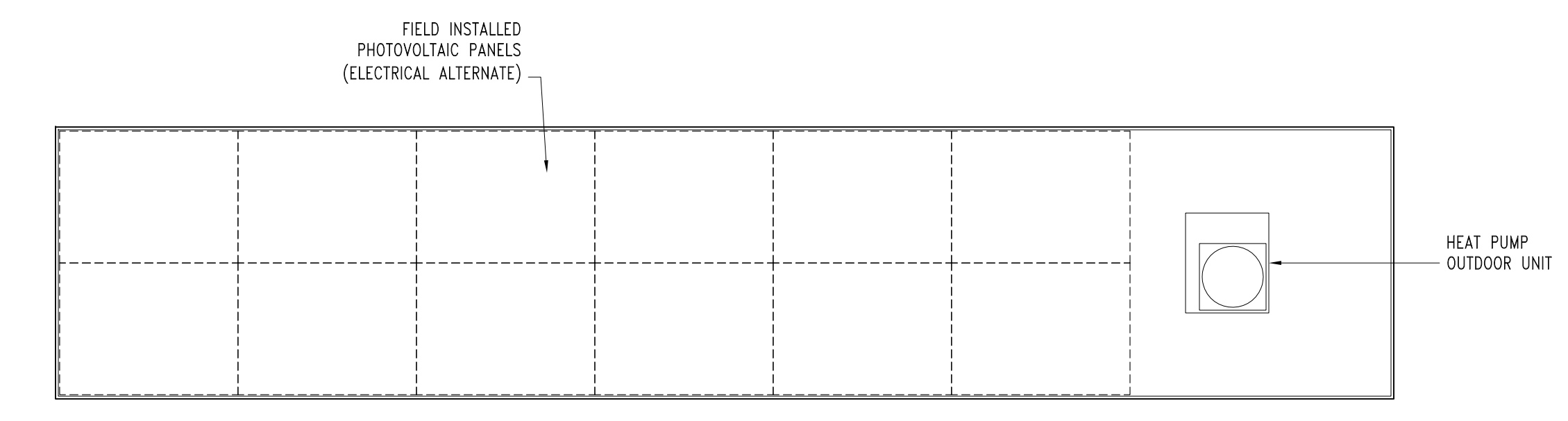


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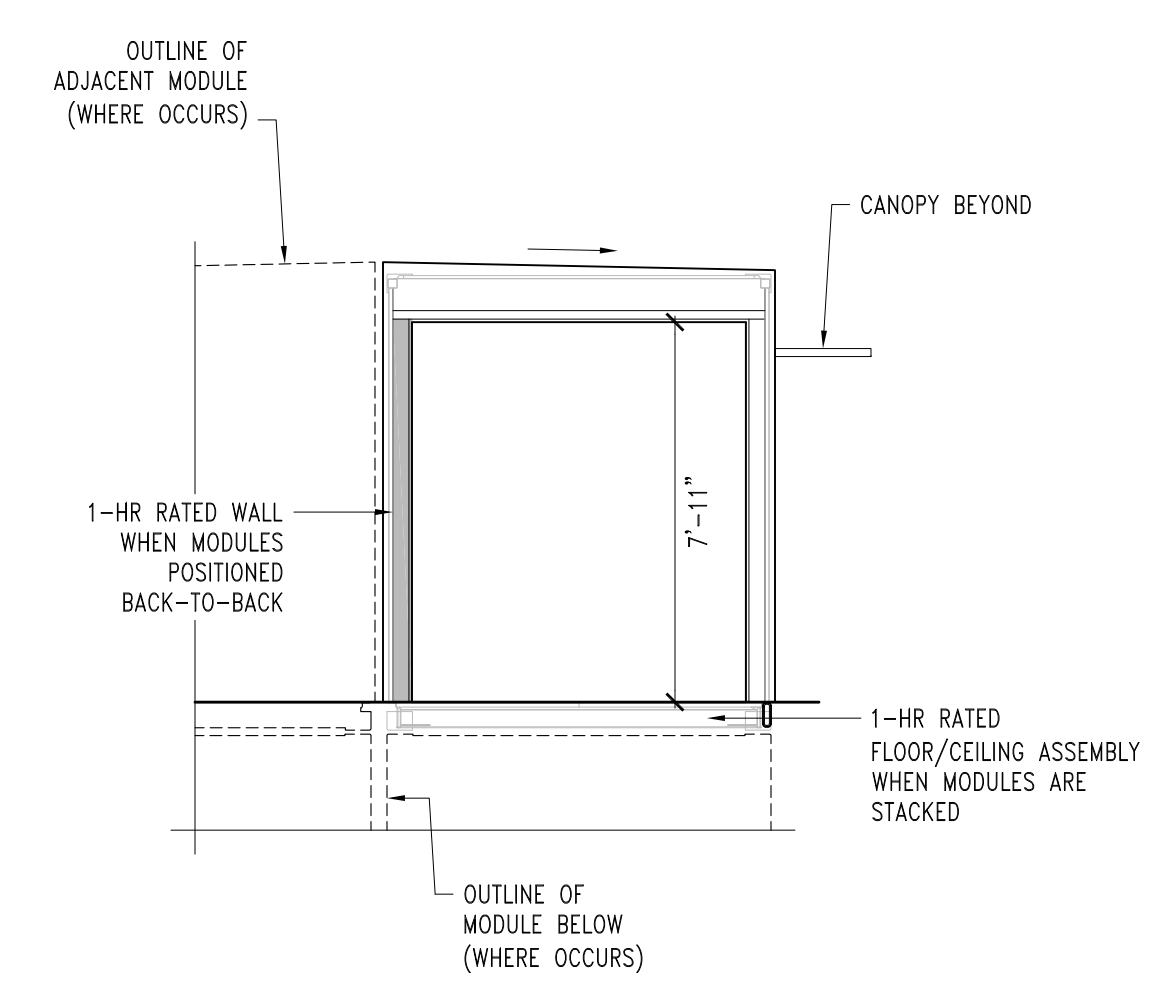


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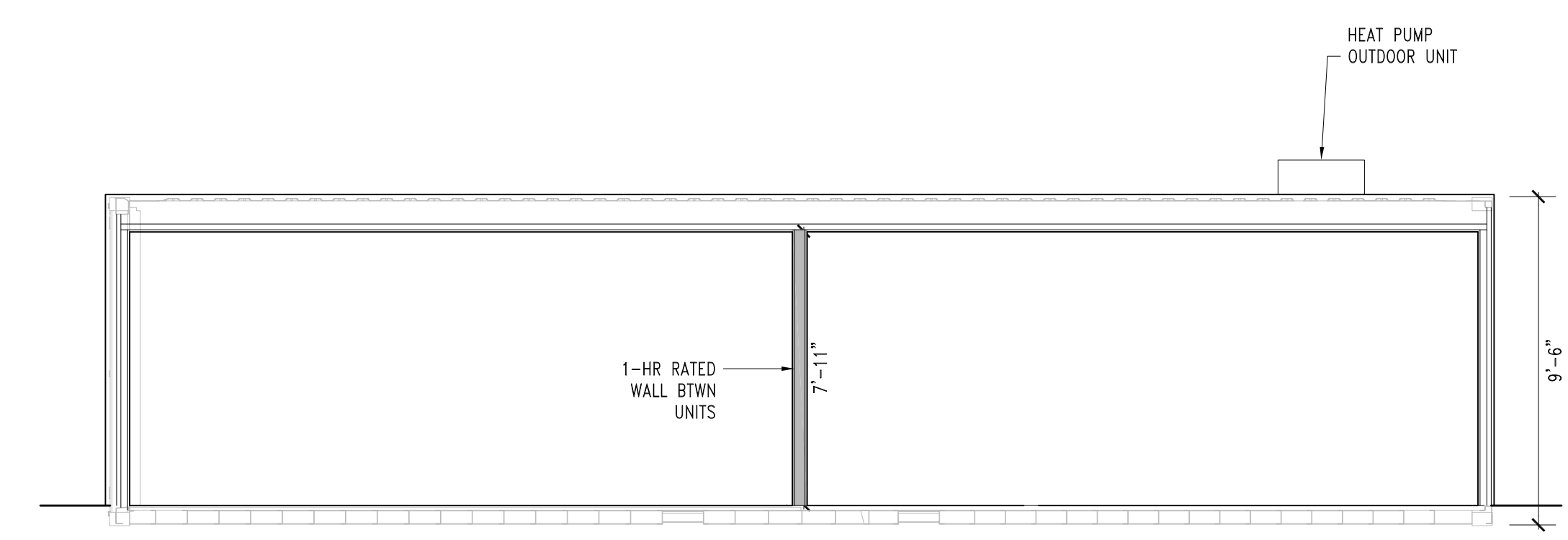
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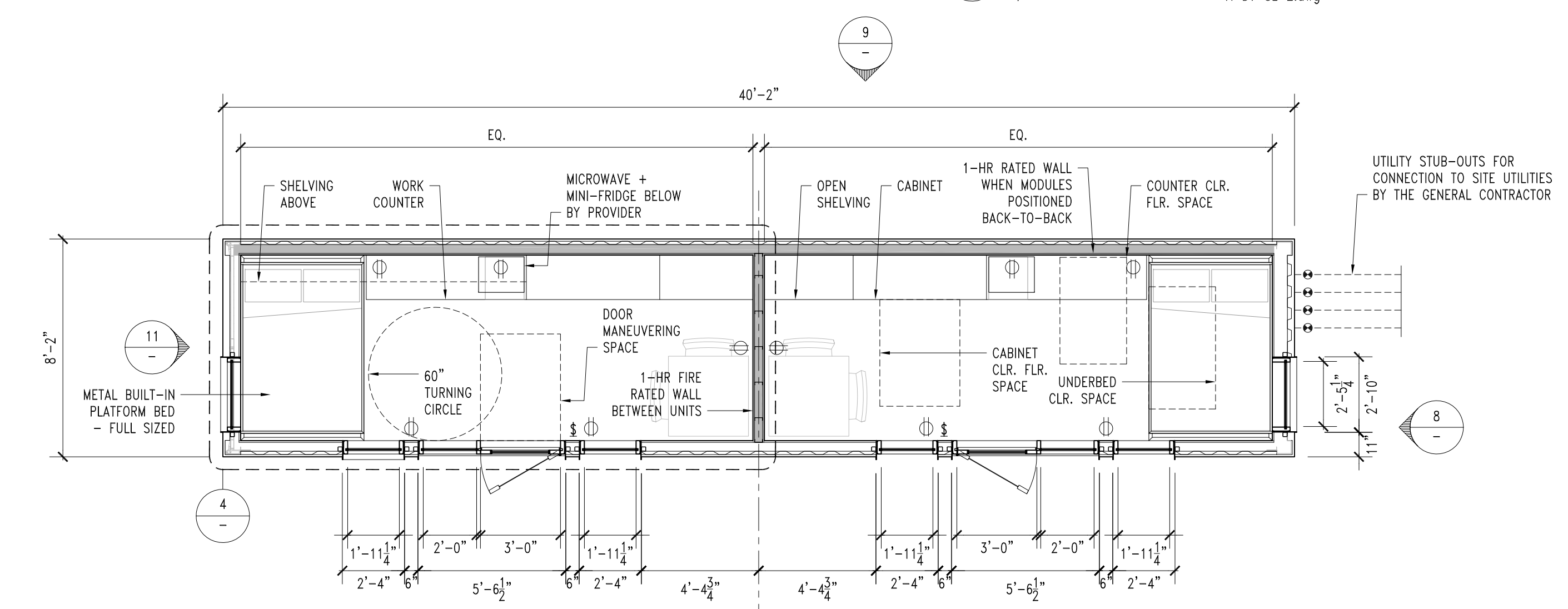
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12 CROSS SECTION
1/4" = 1'-0" A-DT-SL-2.dwg



7 LONGITUDINAL SECTION
1/4" = 1'-0" A-DT-SL-2.dwg



1 MODULE FLOOR PLAN
1/4" = 1'-0" A-DT-SL-2.dwg

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Number	Date	Description
1	07.16.21	PERFORMANCE SPECIFICATIONS

Number	Date	Description
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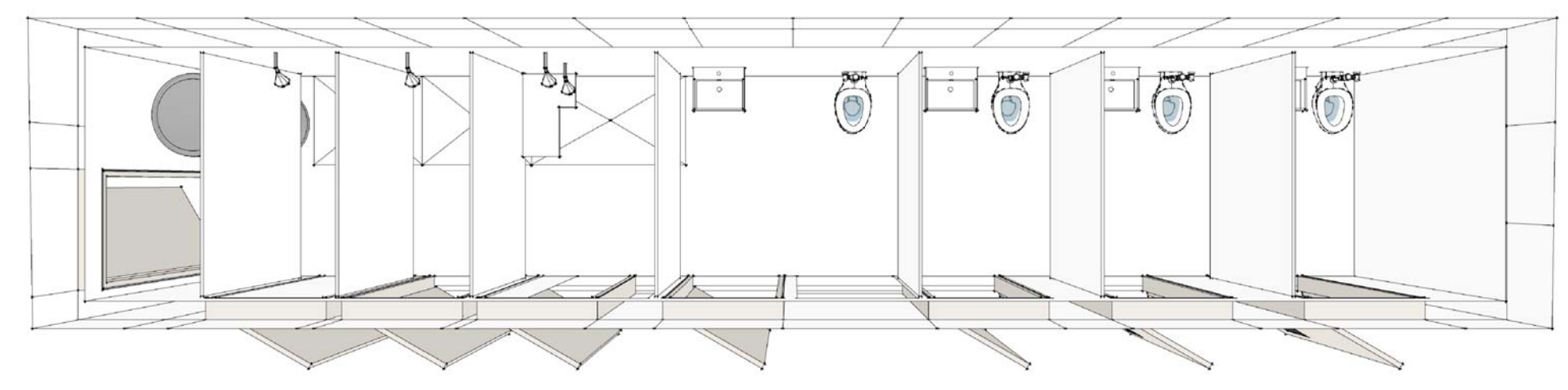
**SLEEPING MODULE
SL-2 DETAILS**

Date: JUL 16, 2021

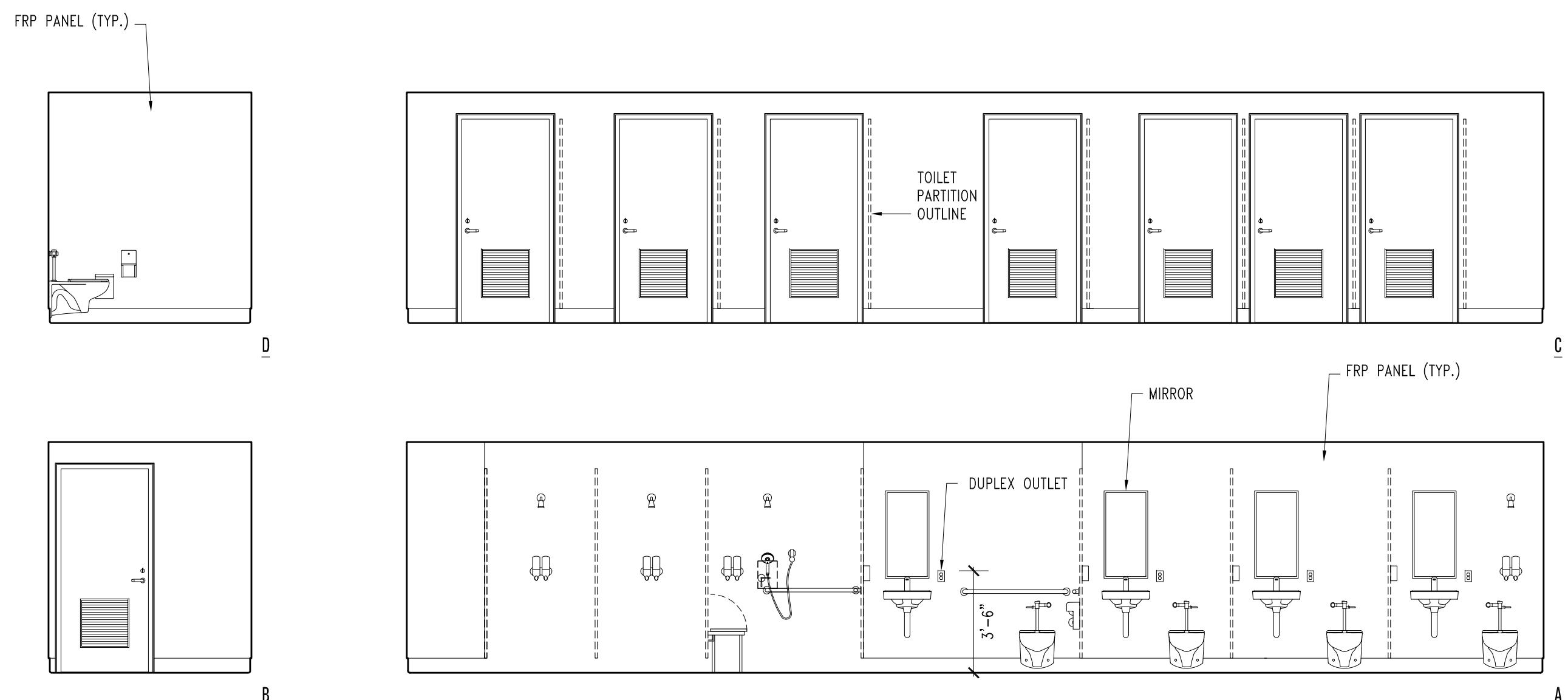
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GENERAL NOTES

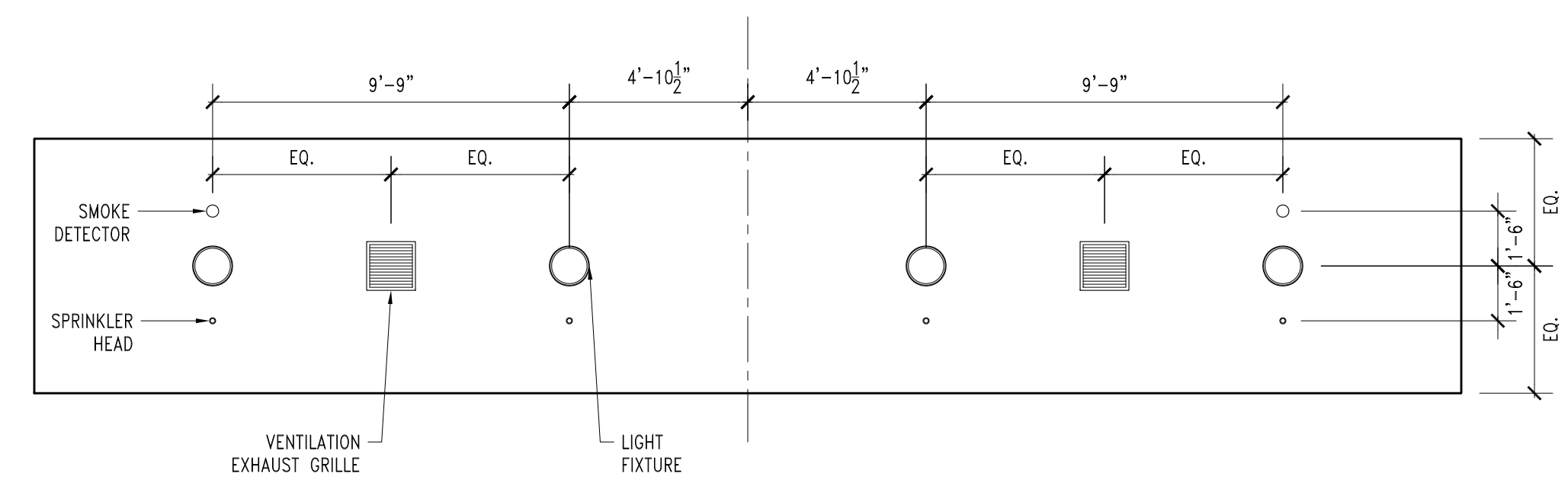
1. THIS SHEET IS NOT A CONSTRUCTION DOCUMENT. IT IS INTENDED TO CONVEY THE OWNER'S PROGRAMMATIC REQUIREMENTS FOR USE BY THE DESIGNERS OF THE MODULAR UNITS SHOWN ON THE OVERALL SITE PLANS.
2. SHOWER/TOILET MODULES SHALL BE CERTIFIED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AS "COMMERCIAL MODULAR" UNITS.



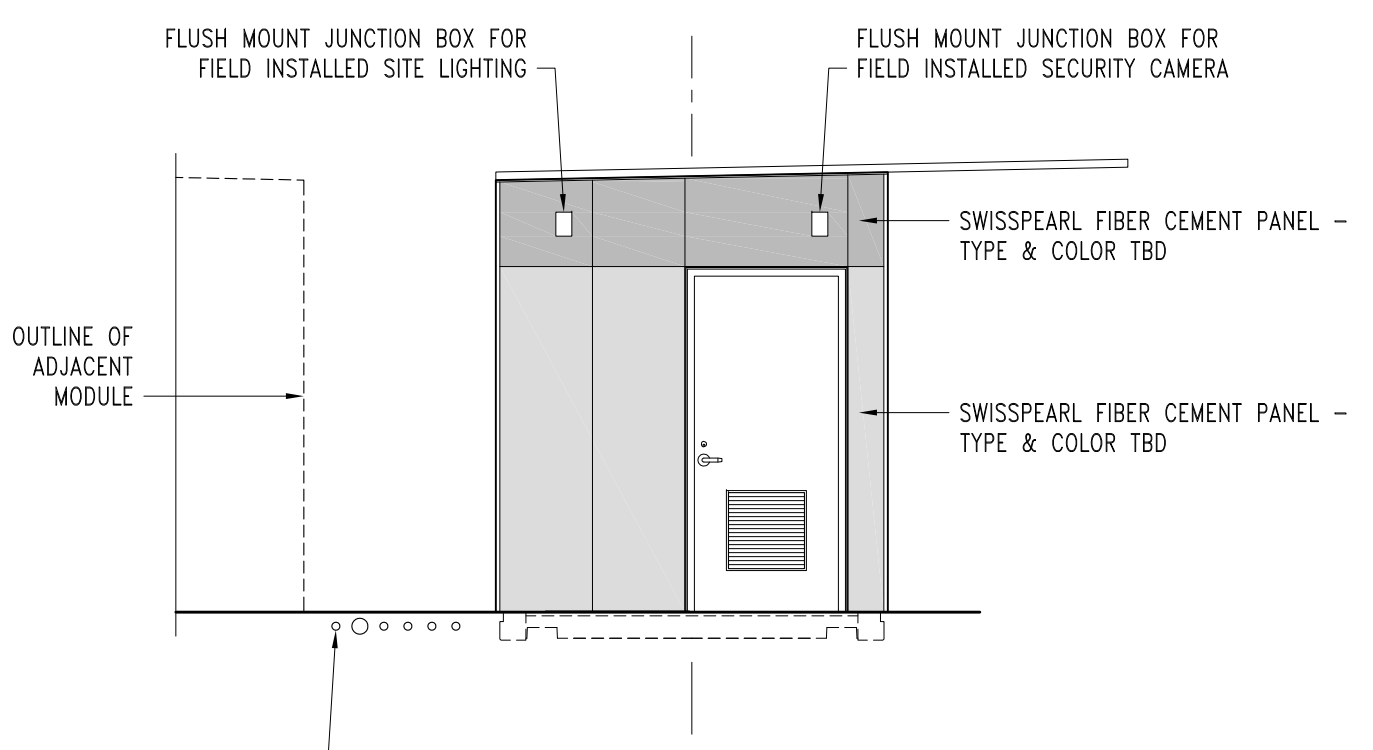
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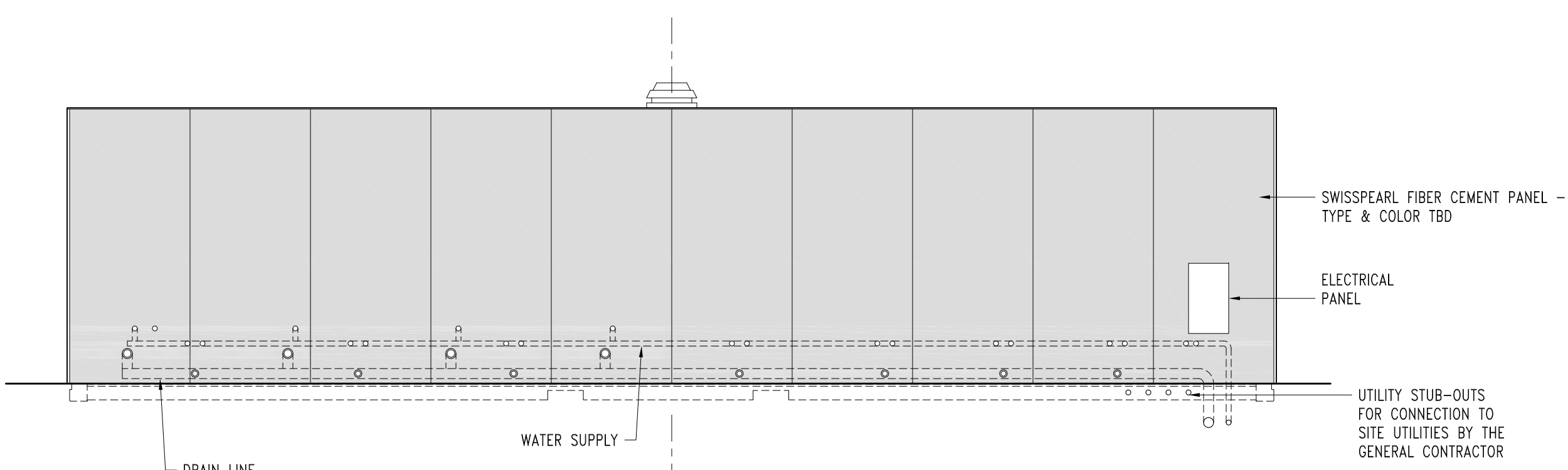
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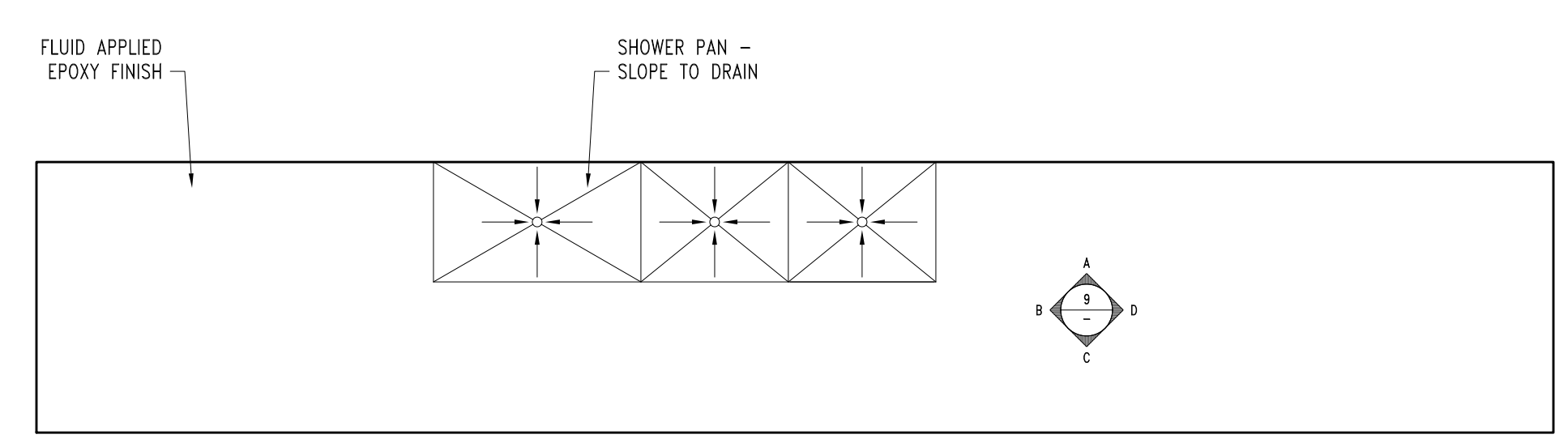
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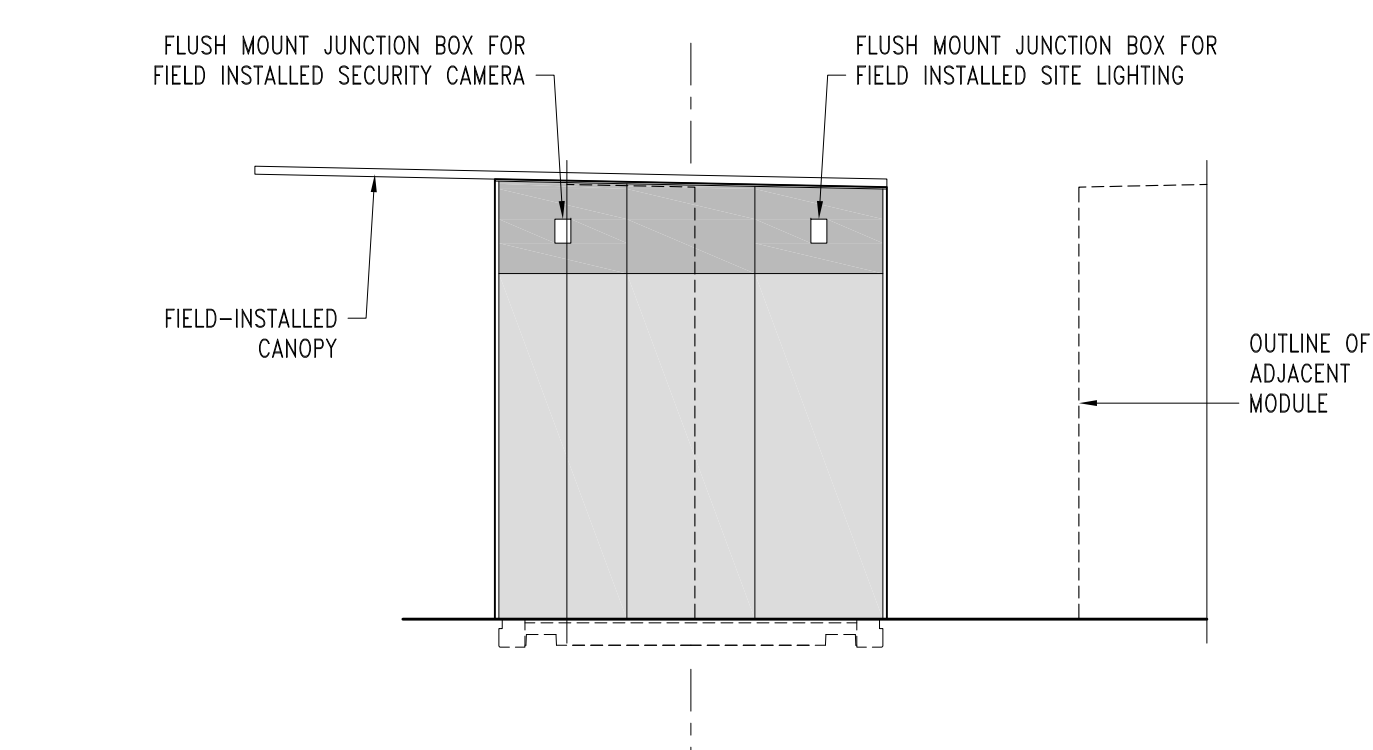
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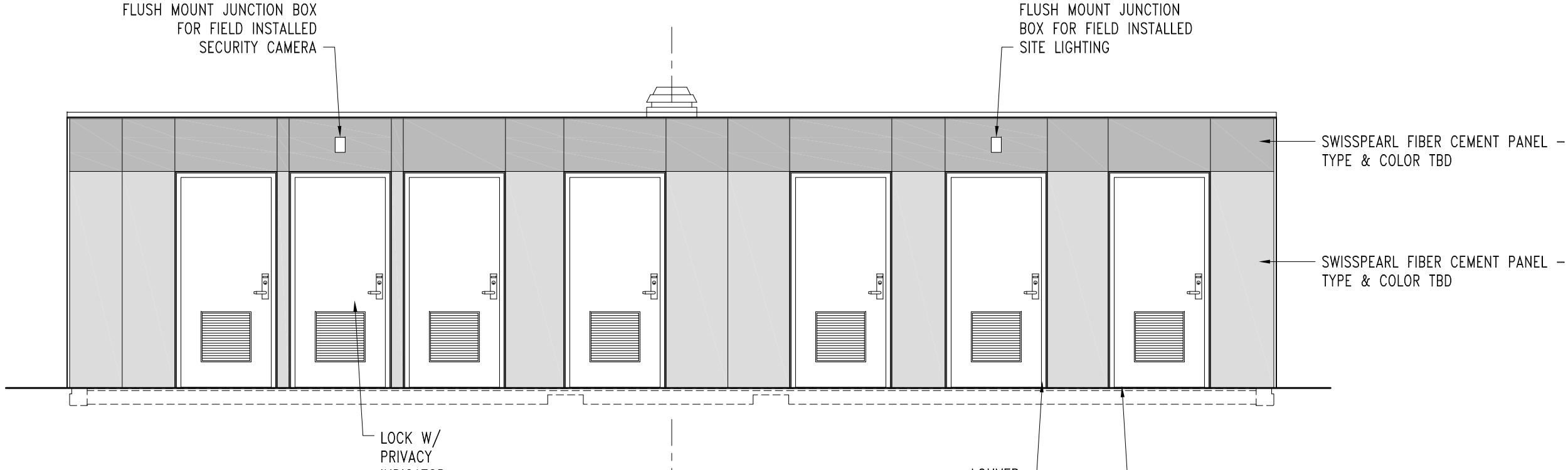
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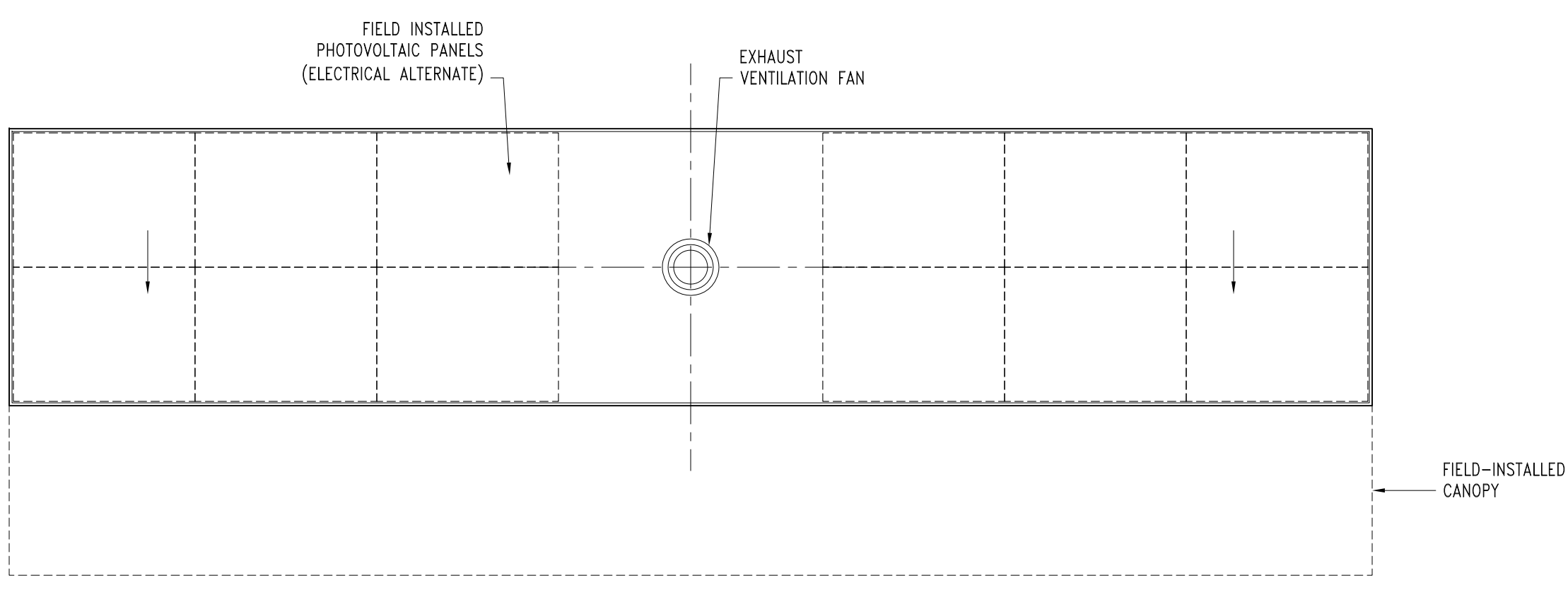
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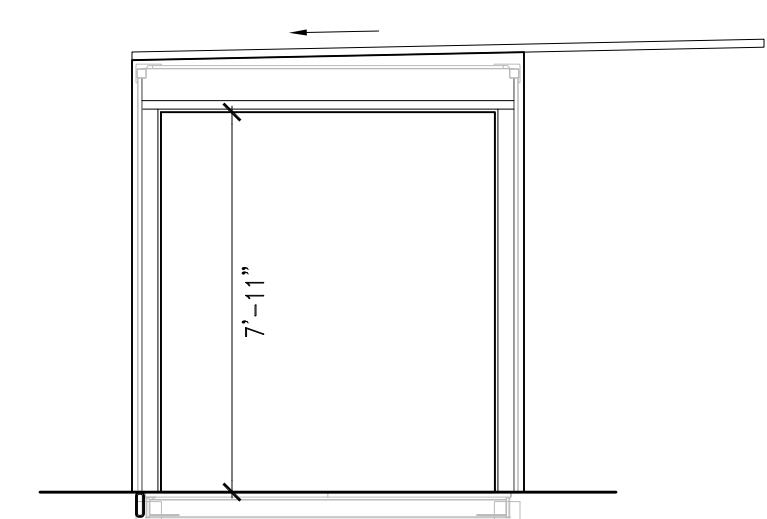
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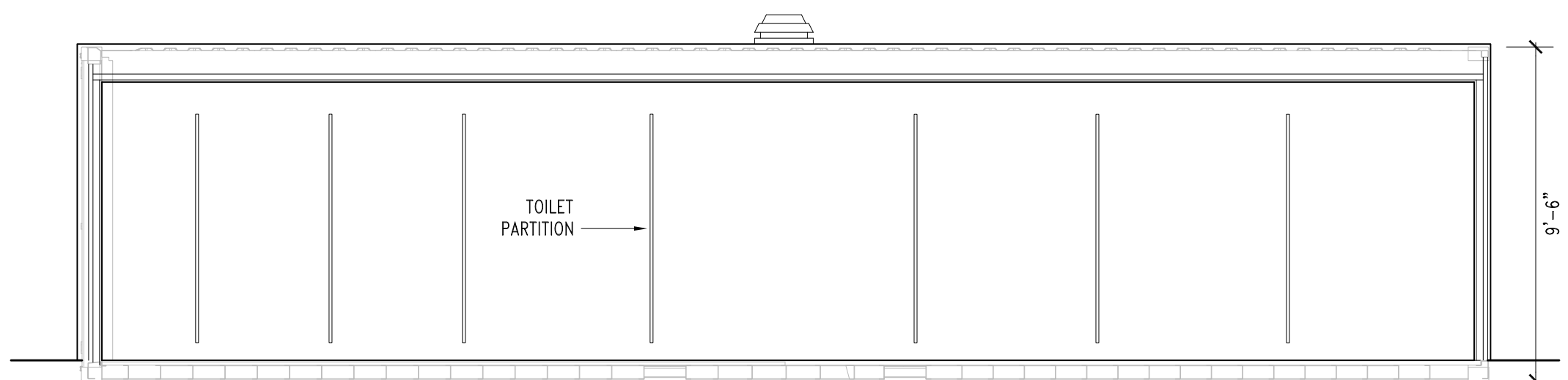
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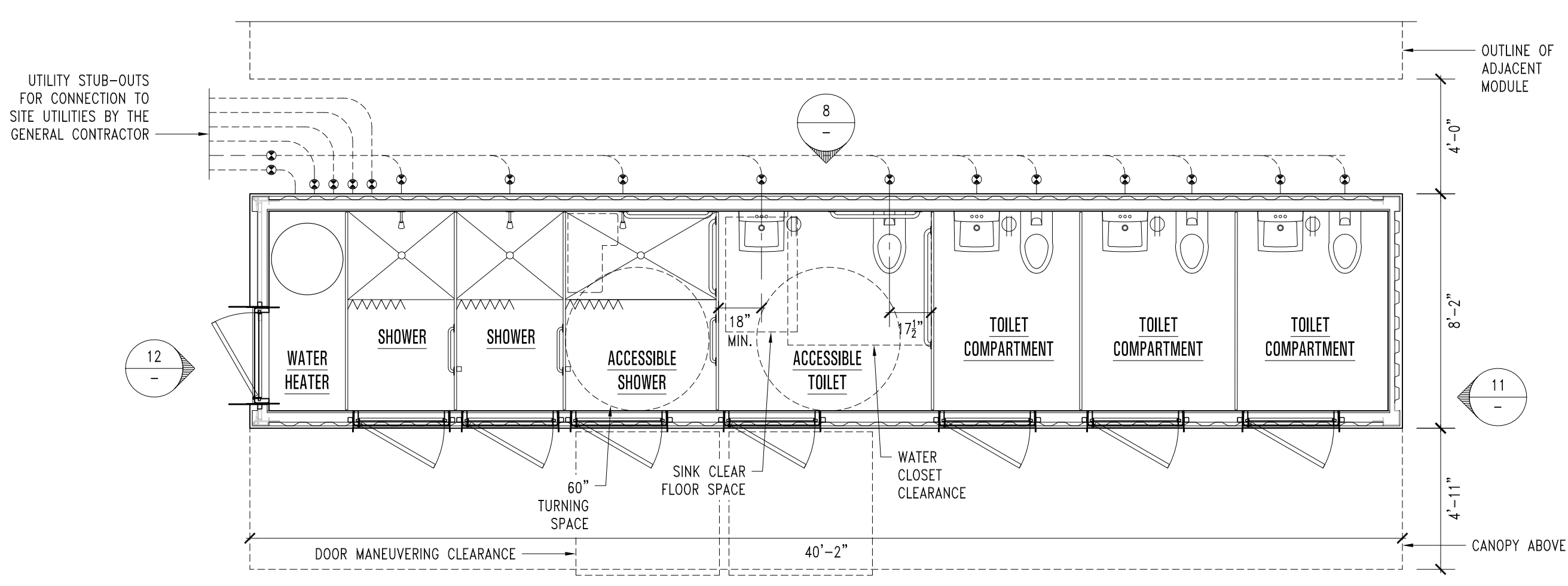
2 ROOF PLAN
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10 CROSS SECTION
1/4" = 1'-0" A-DT-TS-1.dwg



6 LONGITUDINAL SECTION
1/4" = 1'-0" A-DT-TS-1.dwg



1 MODULE FLOOR PLAN
1/4" = 1'-0" A-DT-TS-1.dwg

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Issues	Number	Date	Description
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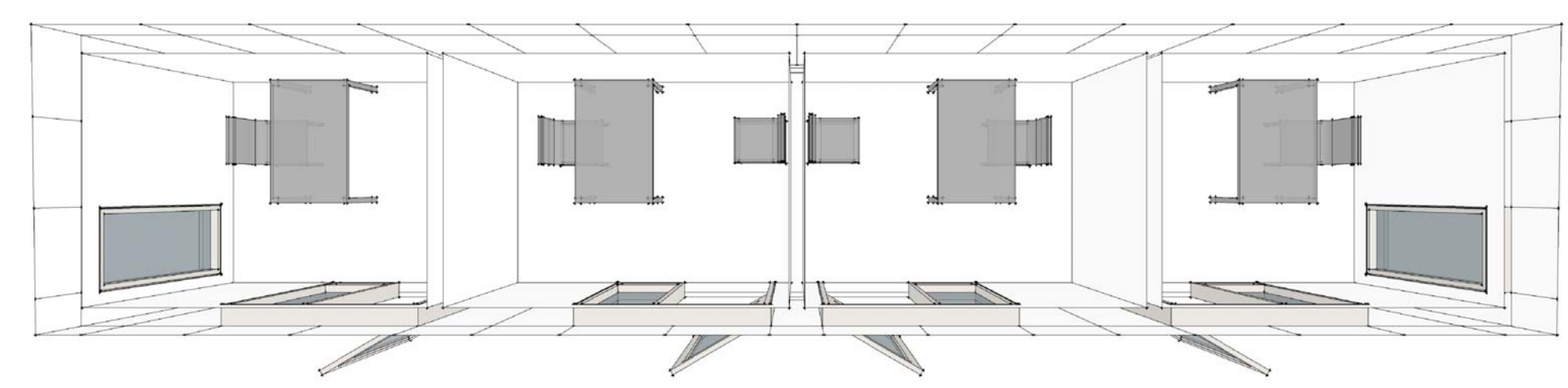
Revisions	Number	Date	Description
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**TOILET/SHOWER
MODULE
TS-1 DETAILS**

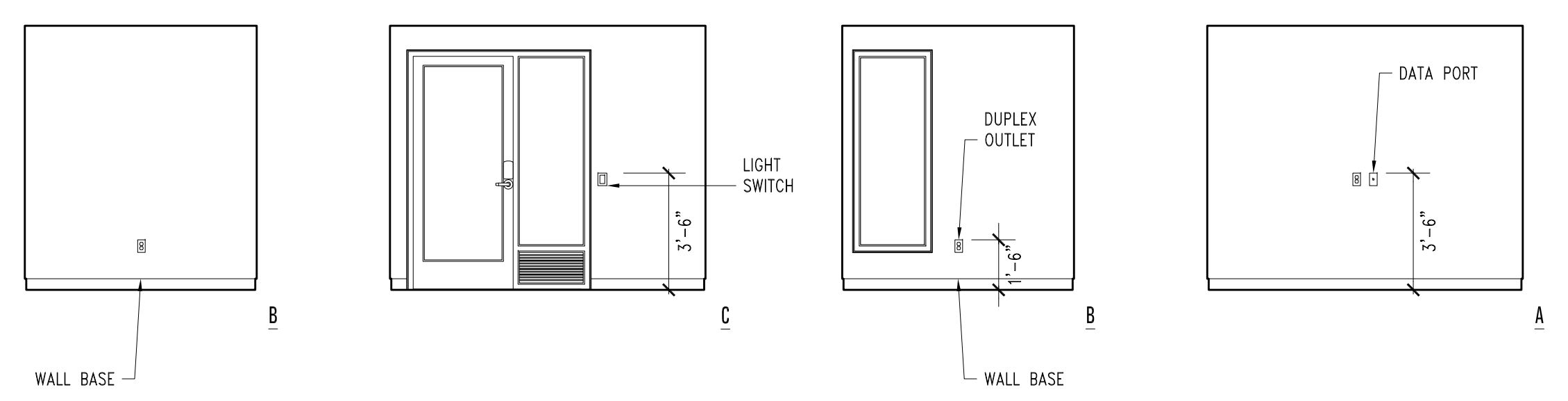
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GENERAL NOTES

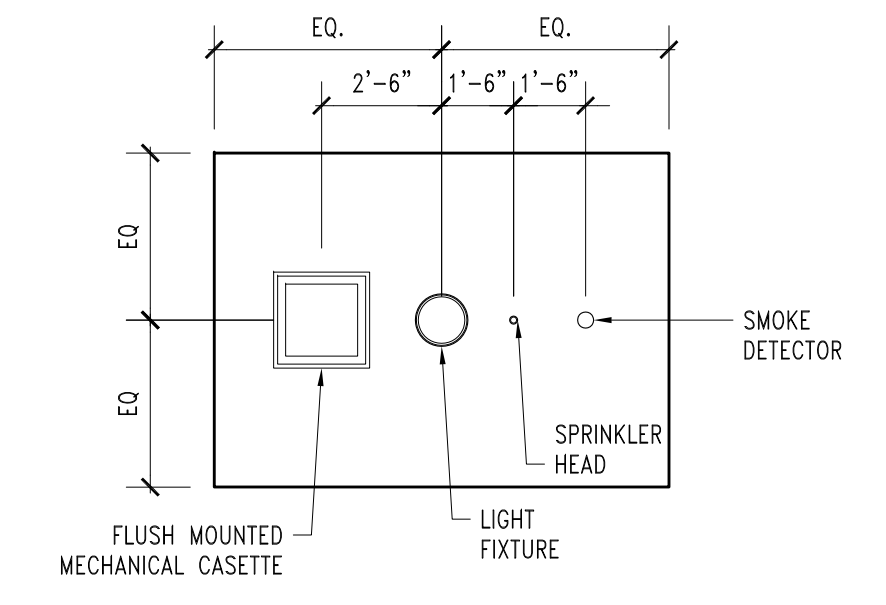
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- SUPPORT MODULES SHALL BE CERTIFIED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (CHCD) AS "COMMERCIAL MODULAR" UNITS.



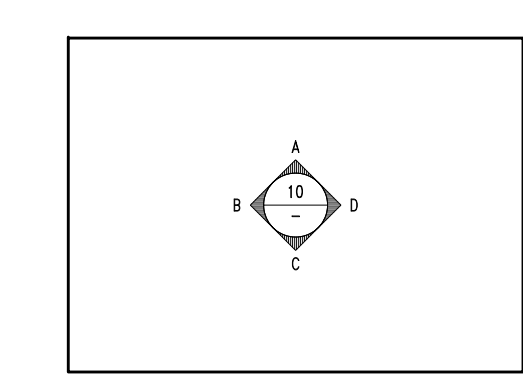
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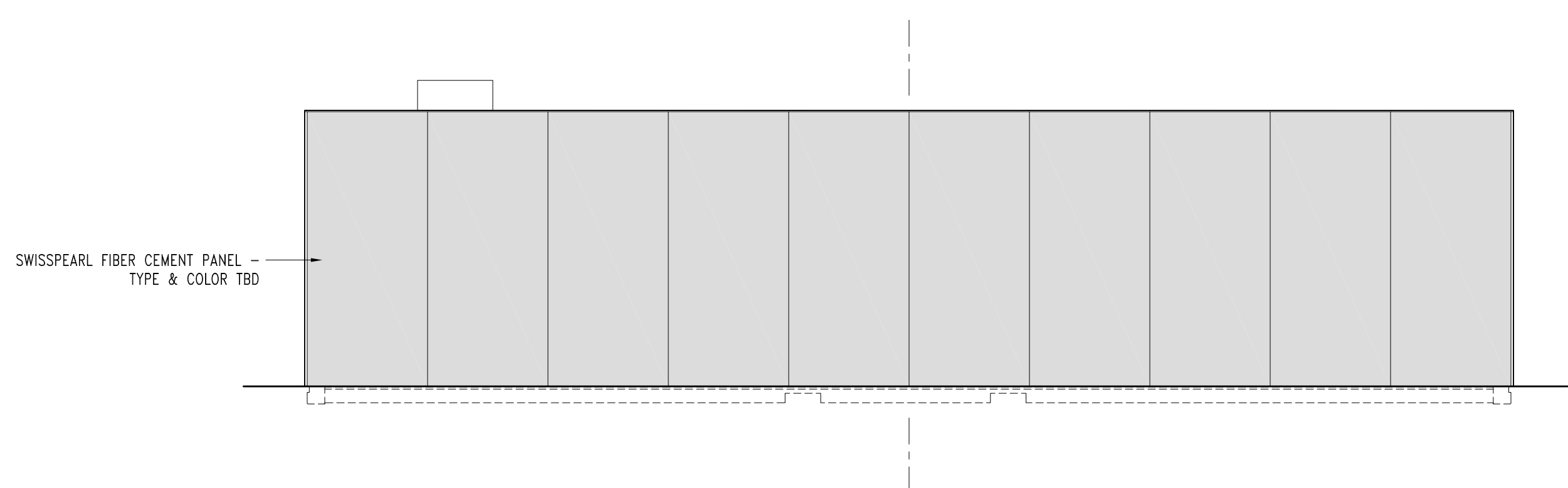
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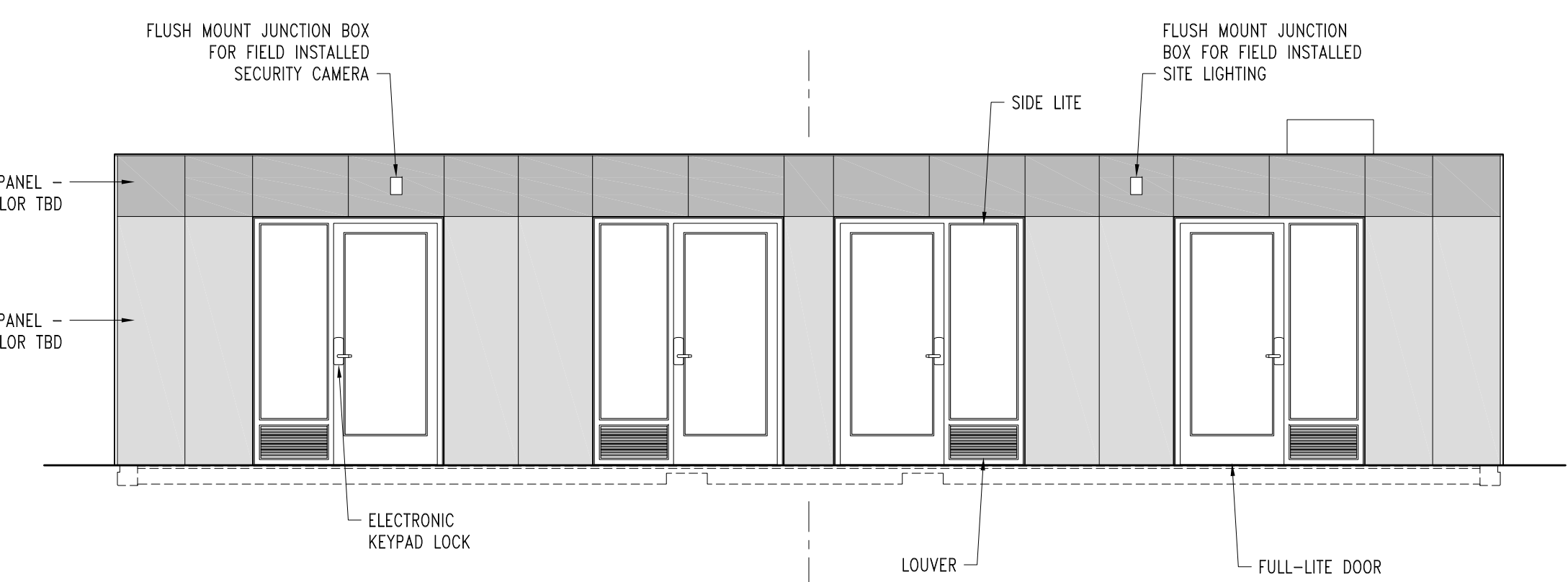
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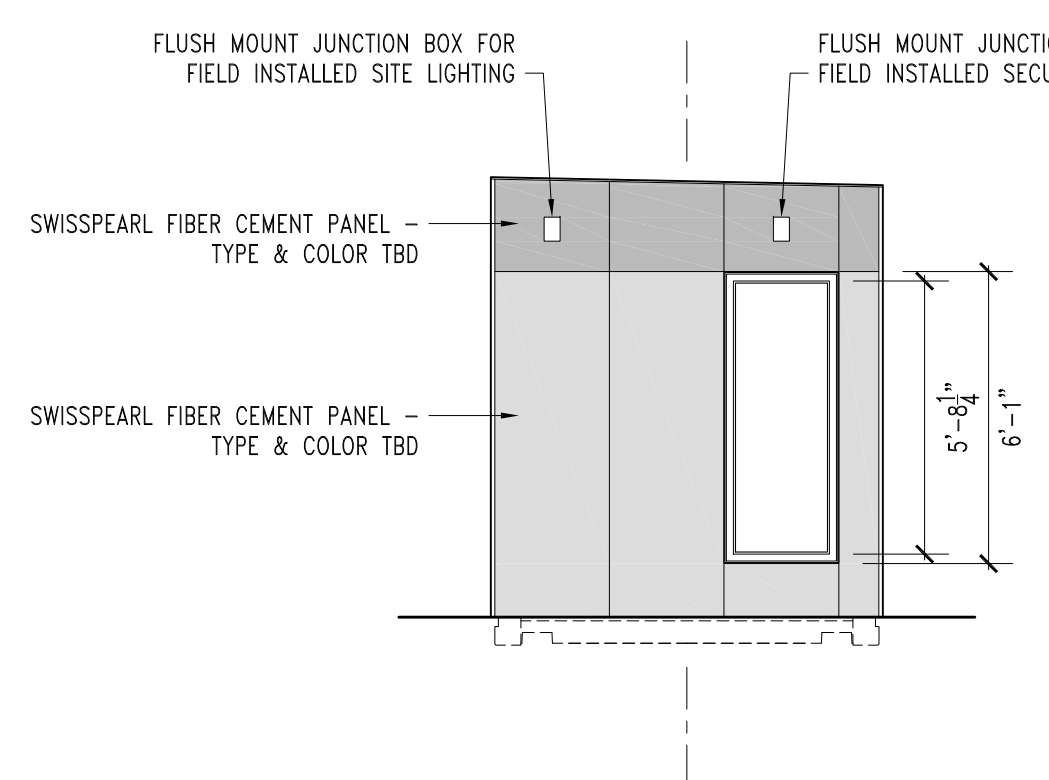
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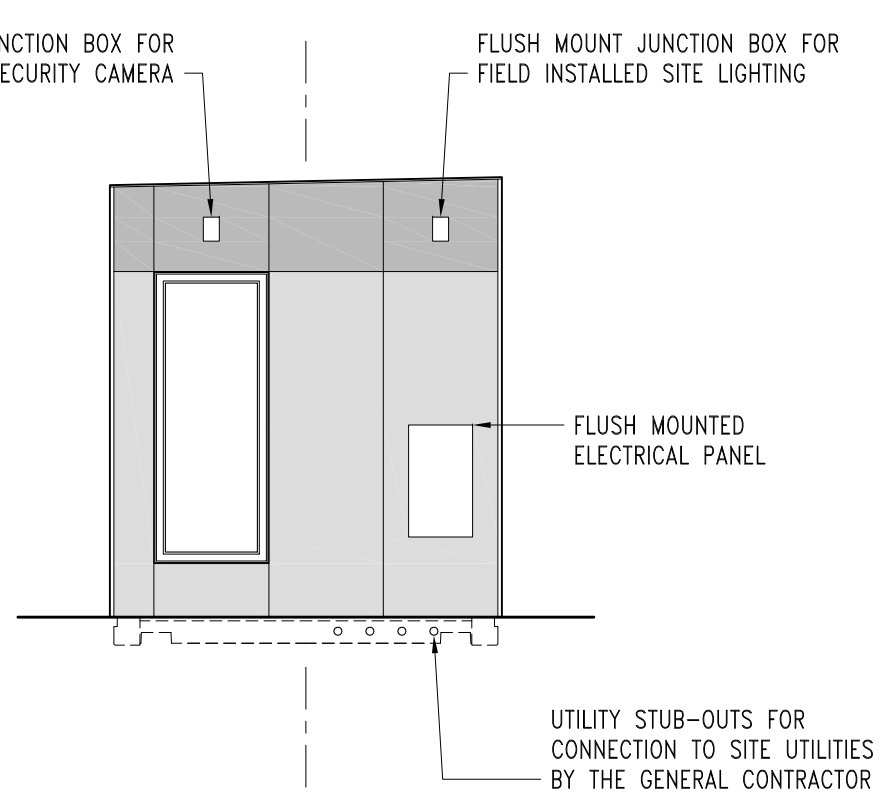
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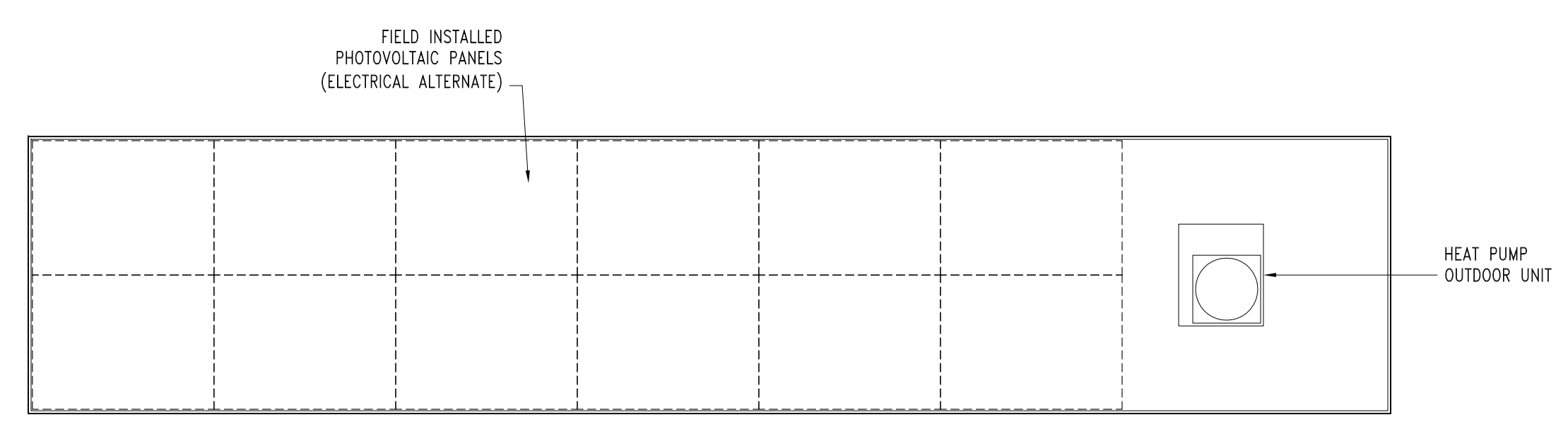
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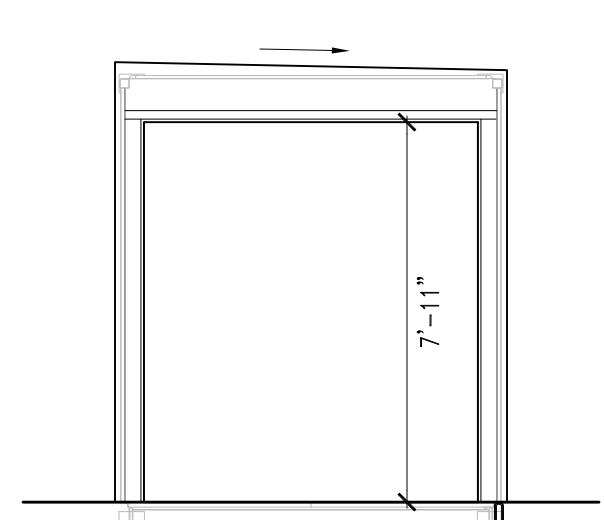
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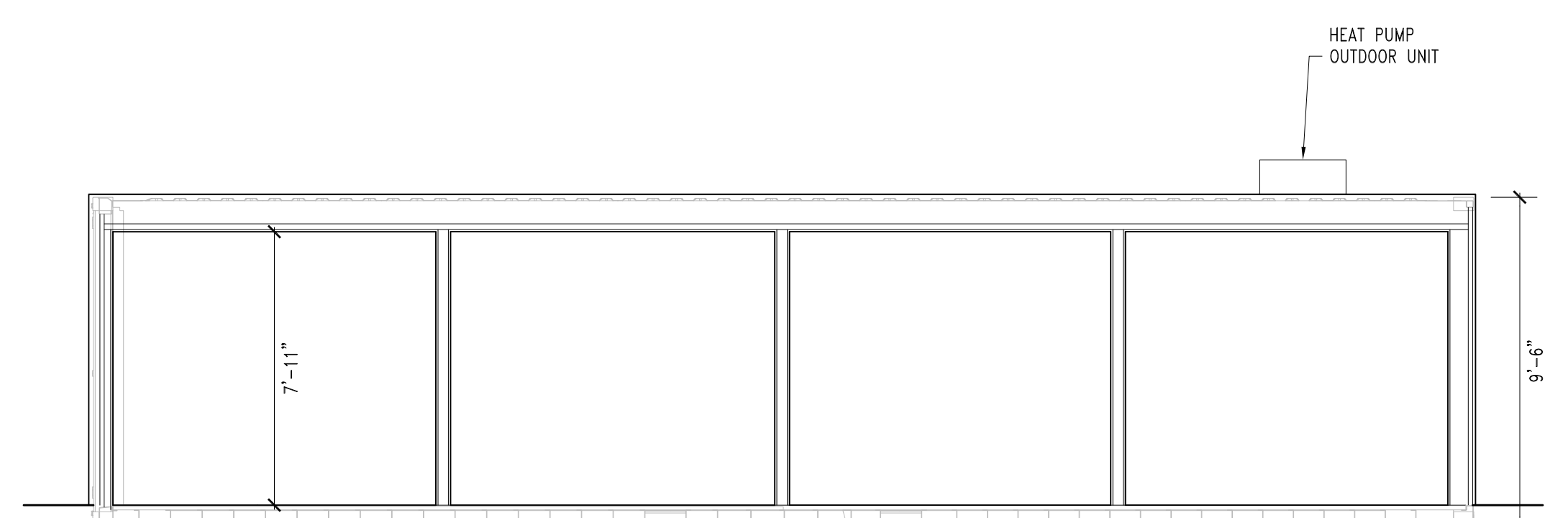
8 NOSE WALL ELEVATION
1/4" = 1'-0" A-DT-SPT-7.dwg



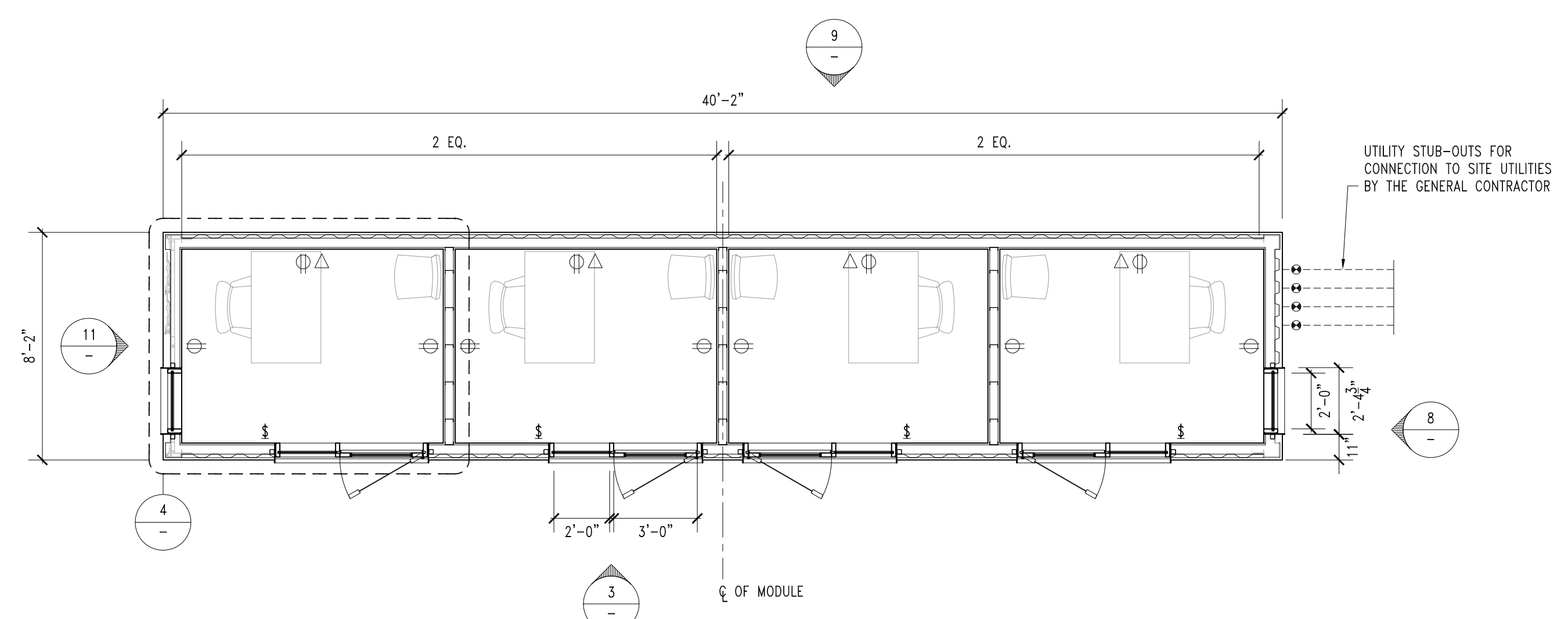
2 ROOF PLAN
1/4" = 1'-0" A-DT-SPT-7.dwg



12 CROSS SECTION
1/4" = 1'-0" A-DT-SPT-7.dwg



7 LONGITUDINAL SECTION
1/4" = 1'-0" A-DT-SPT-7.dwg



1 MODULE FLOOR PLAN
1/4" = 1'-0" A-DT-SPT-7.dwg

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Number	Date	Description
1	07.16.21	PERFORMANCE SPECIFICATIONS

Number	Date	Description

**MEETING ROOM
MODULE
SPT-7 DETAILS**

Date: JUL 16, 2021

A4.47

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Number	Date	Description
1	07.16.21	PERFORMANCE SPECIFICATIONS

Number	Date	Description

STRUCTURAL CONCEPT

Date: JUL 16, 2021

SO.00

KEY NOTES

- DECK MAY BE FIELD INSTALLED OR SHOP FABRICATED AND INSTALLED IN PIECES.
- HSS6x4 WILL BE PART OF THE DECK ASSEMBLY, AND WILL BE SUPPORTED BY FIELD INSTALLED BRACKETS WELDED TO THE MODULAR UNIT CARRIAGE.
- EXACT METHOD OF ATTACHMENT OF ANGLE SUPPORTS WILL BE DETERMINED VIA COLLABORATION BETWEEN SITE AND MODULAR UNIT STRUCTURAL ENGINEERS. HSS6x2 SHOWN IN THIS DETAIL MAY NOT BE REQUIRED.

GENERAL NOTES

- DECK STRUCTURE WILL BE SUPPORTED BY THE MODULAR UNITS. SITE STRUCTURAL ENGINEER WILL PROVIDE DECK ASSEMBLY DESIGN AND BOUNDARY REACTIONS. MODULAR UNIT VENDOR SHALL PROVIDE STRUCTURAL CALCULATIONS FOR REVIEW BY THE SITE STRUCTURAL ENGINEER TO DEMONSTRATE THAT THE MODULAR UNITS ARE CAPABLE OF TRANSFERRING GRAVITY AND LATERAL LOADS TO THE FOUNDATIONS.
- SITE STRUCTURAL ENGINEER WILL DESIGN THE FOUNDATIONS. MODULAR VENDOR SHALL PROVIDE X, Y, AND Z AXIS REACTION COMPONENTS FOR ALL APPROPRIATE LOAD COMBINATIONS DEFINED BY ASCE 7-10.
- MODULAR UNIT STRUCTURAL CALCULATIONS AND REACTIONS (ITEMS 1 AND 2 ABOVE) SHALL BE SUBMITTED TO SITE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO H.C.D. MODULAR UNIT SUBMITTAL.

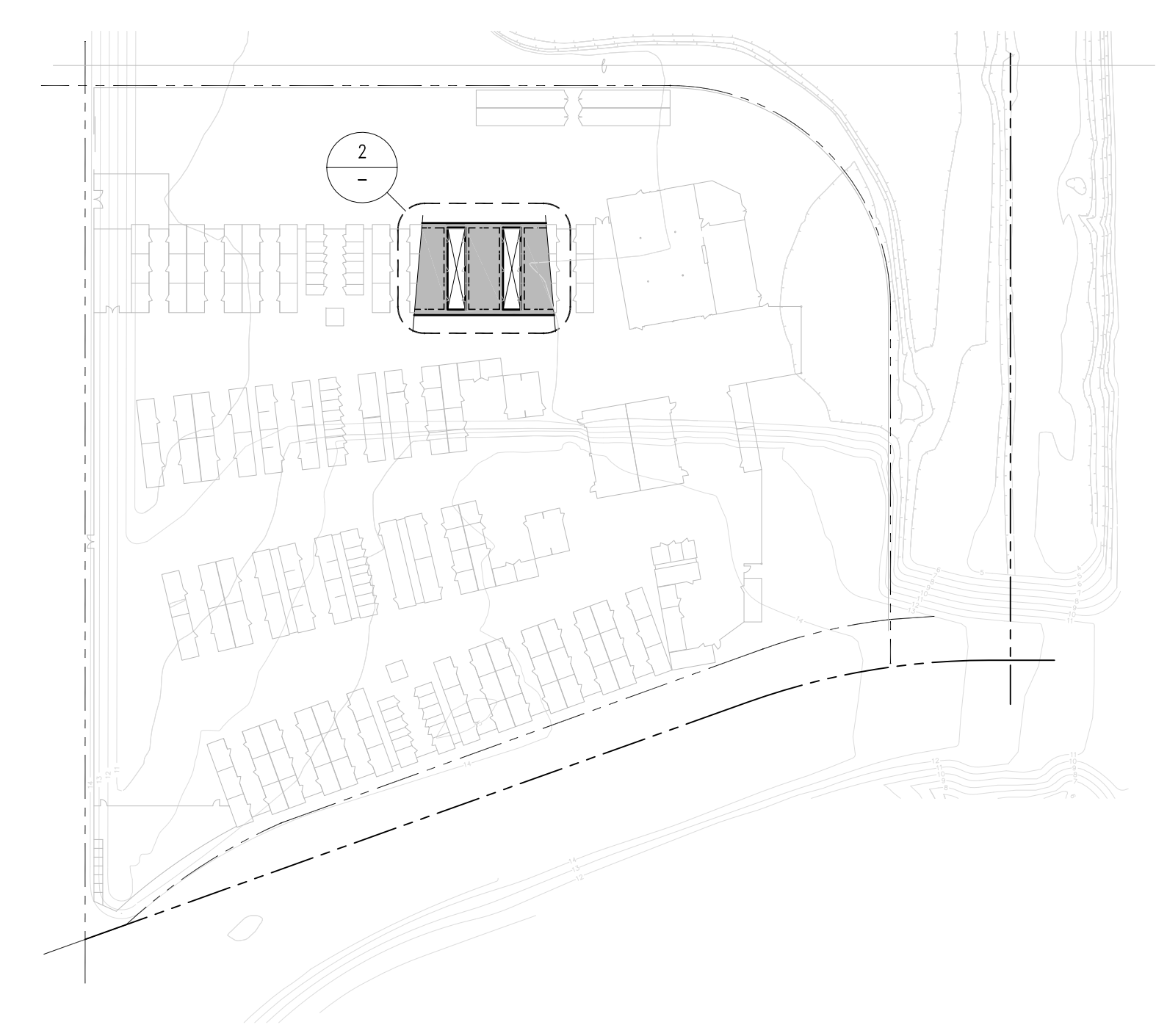
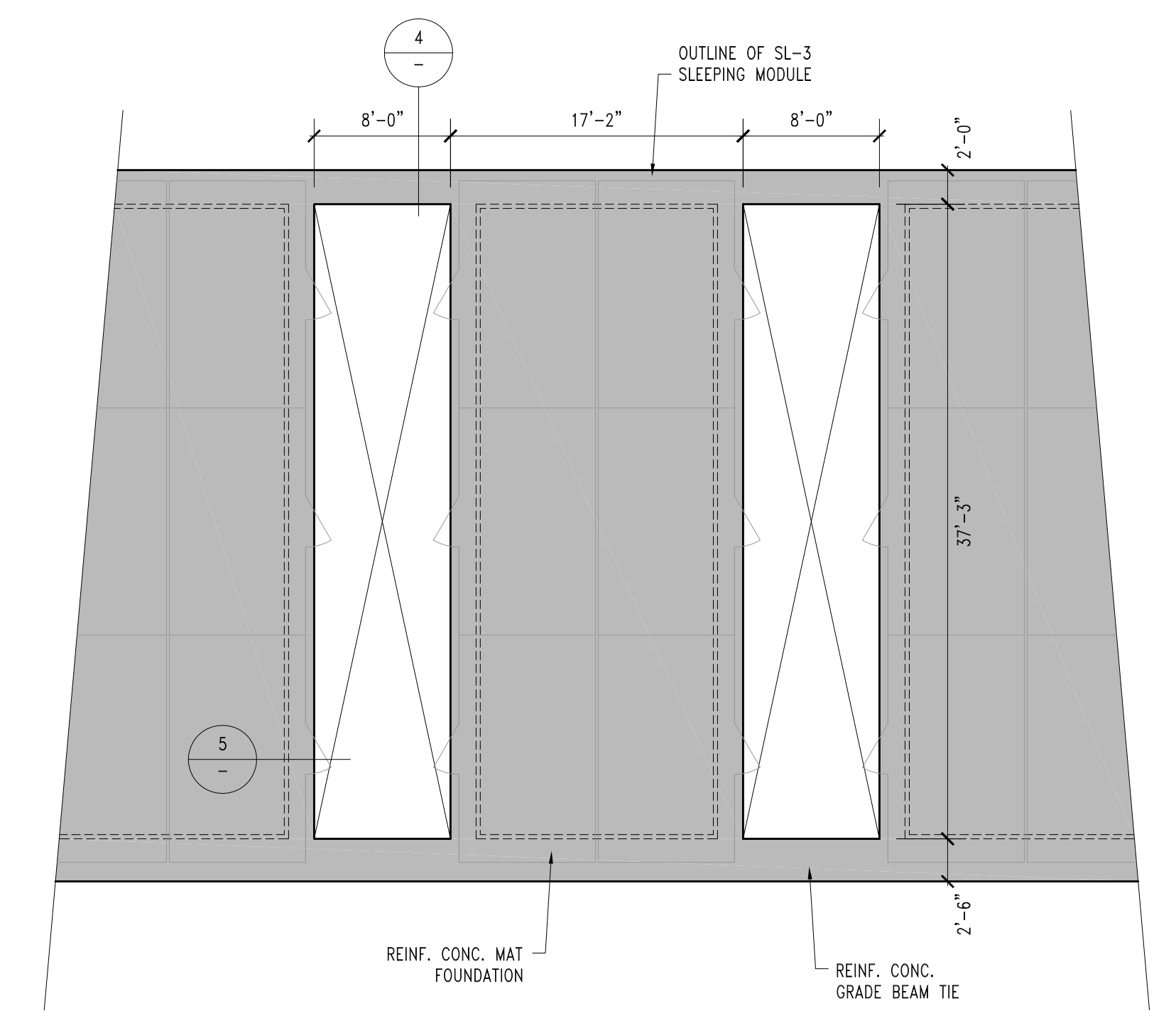
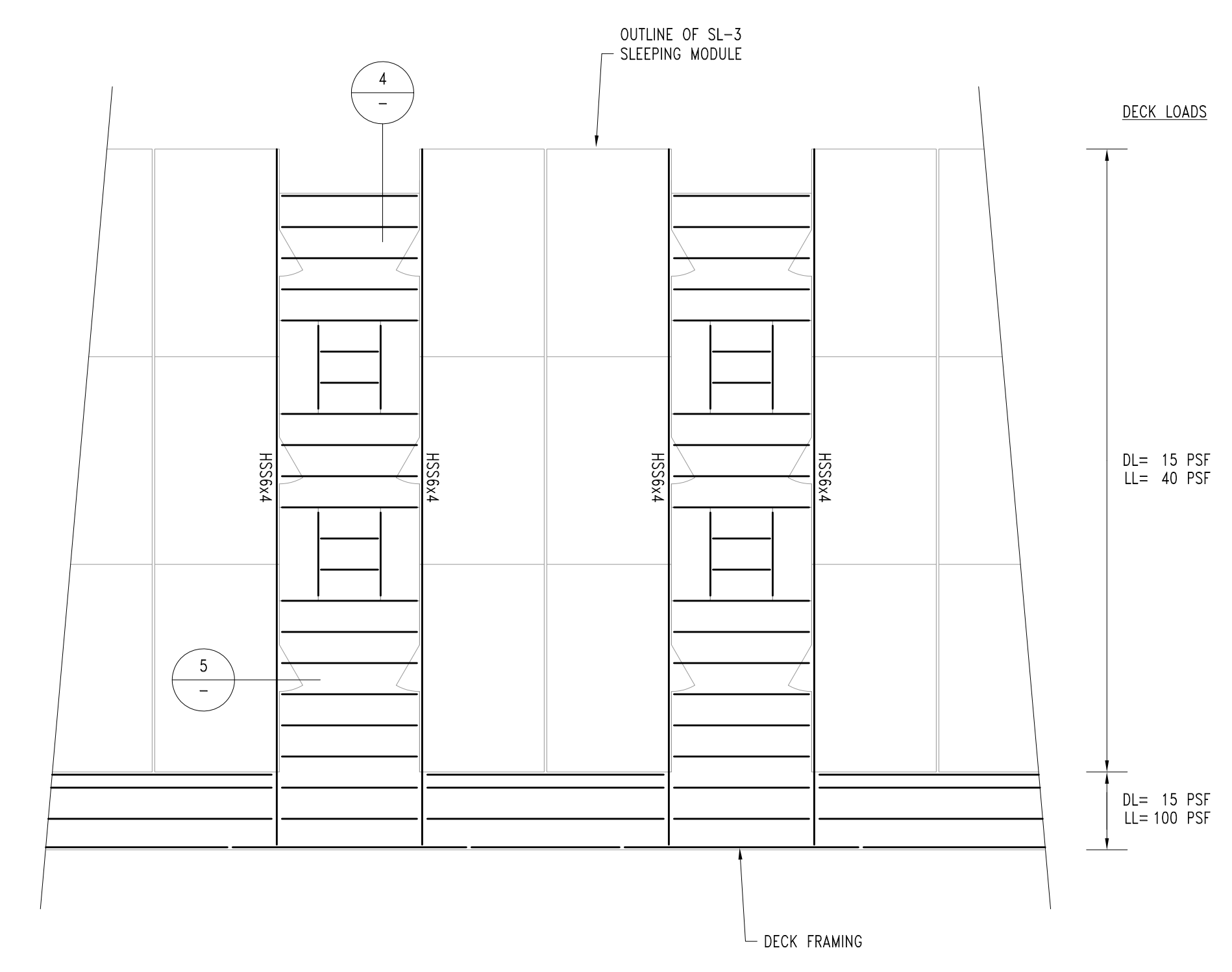
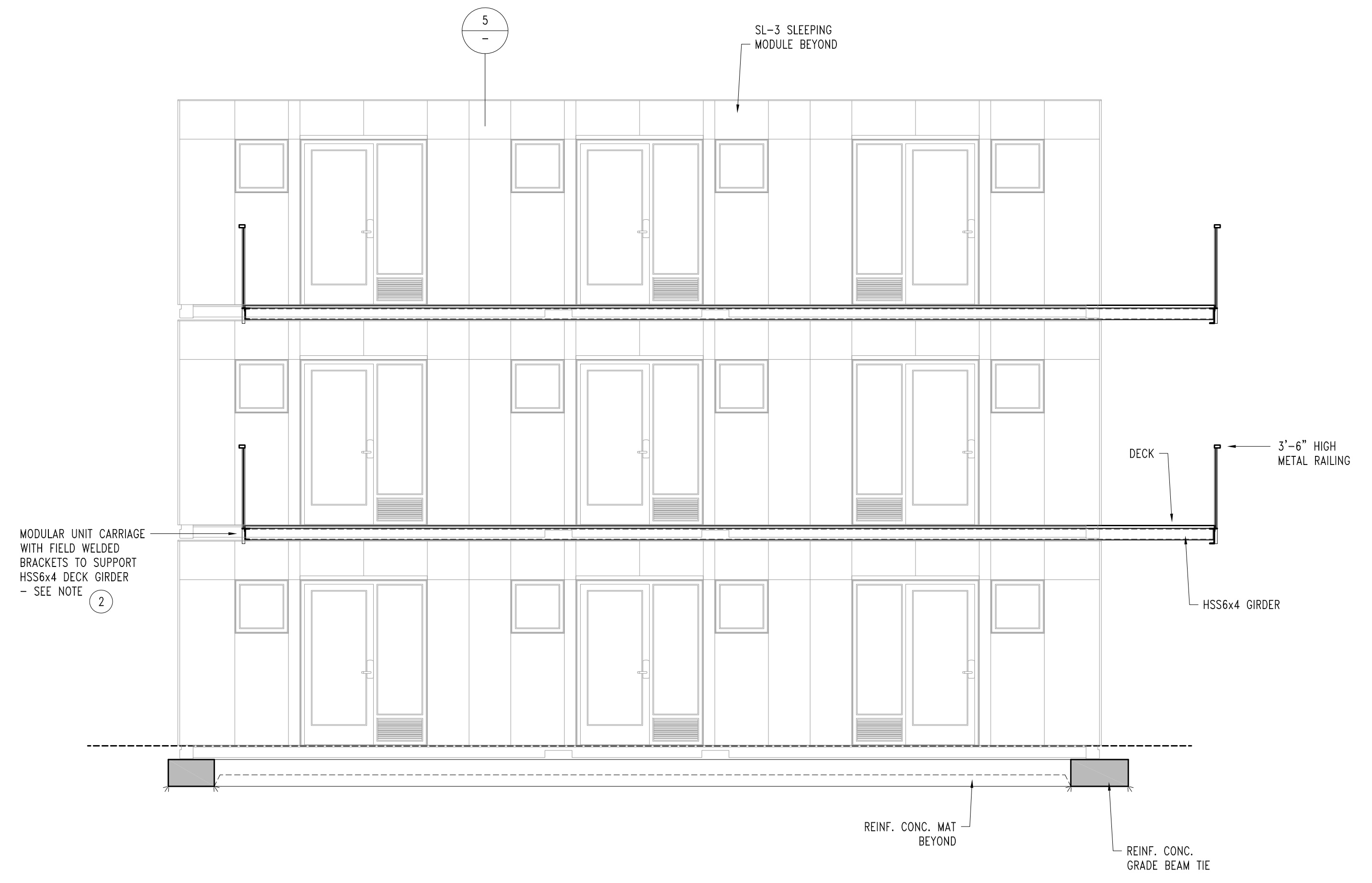
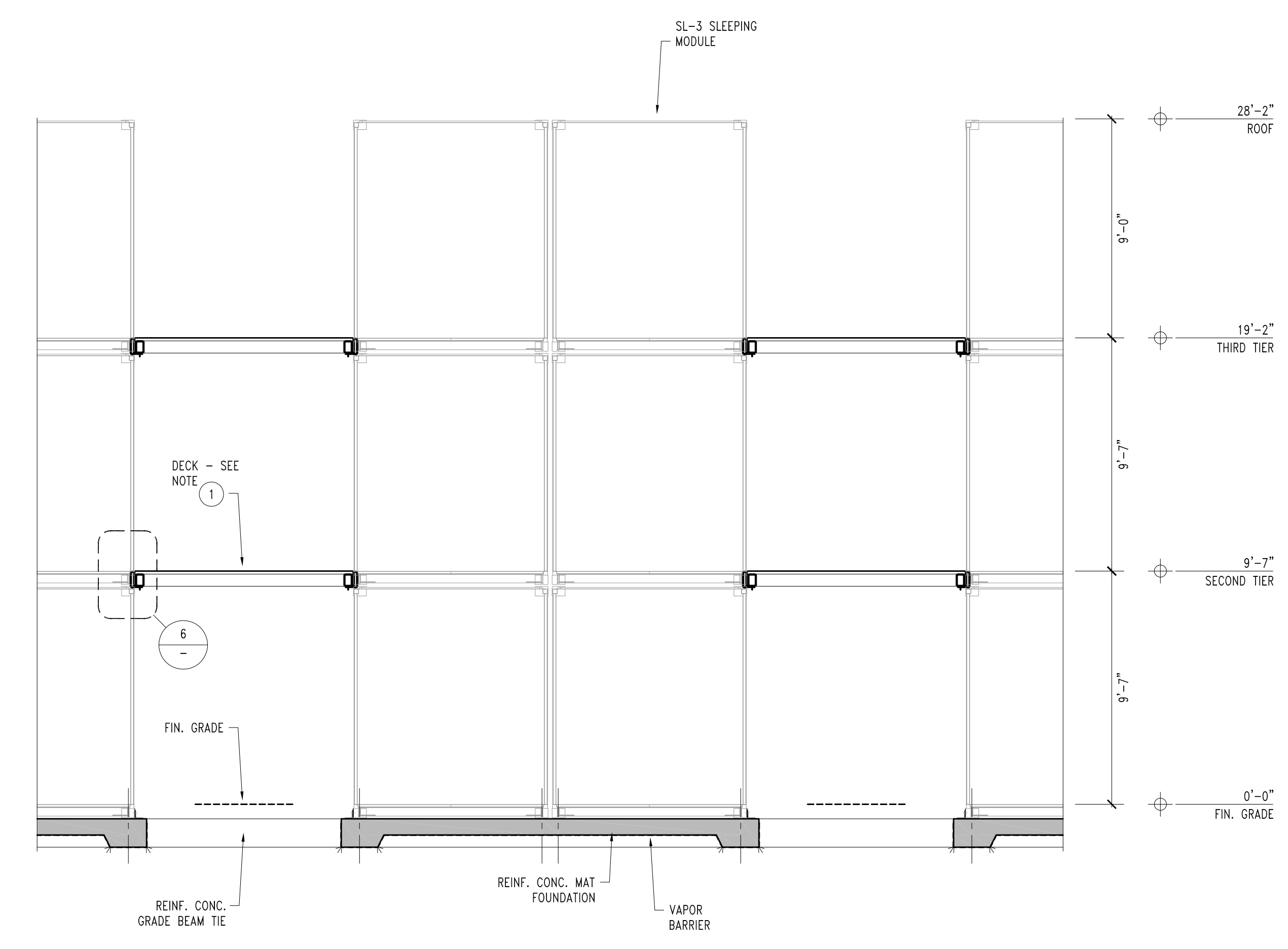
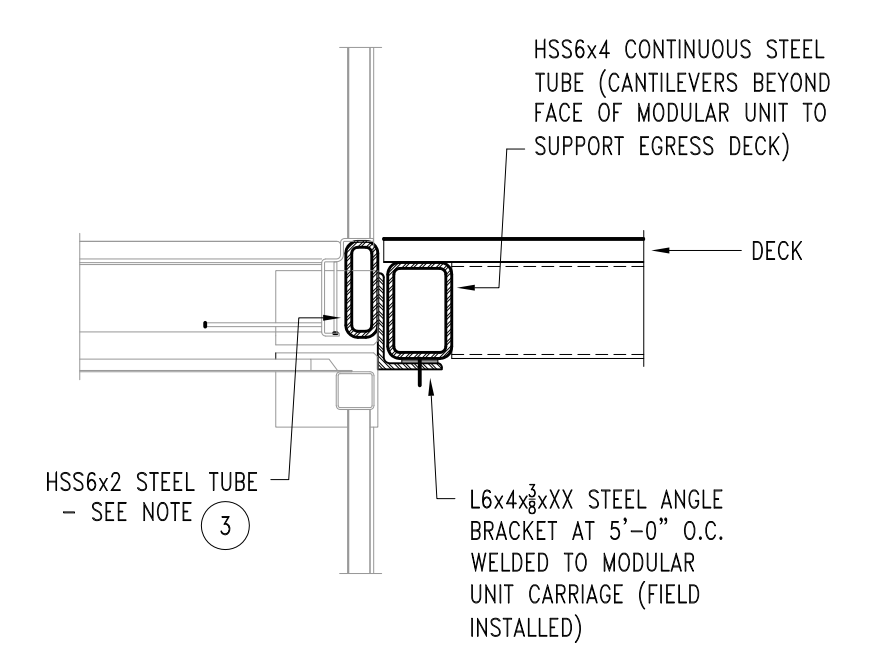


EXHIBIT 3

APPLICABLE CODES AND APPROVALS

Although vendor designs and factory inspections are under the auspices of the California Department of Housing and Community Development (HCD), the County will require additional review and compliance with codes as outlined below. All work must meet the requirements of the 2019 California Building Code (CBC), without local code overlays, including CBC Chapter 11-B for disabled access. All units must also meet applicable requirements of the Americans with Disabilities (ADA) act.

From a building code perspective, the facility will be designed as a single, mixed occupancy building, including R-1, B, A-2, and S-1 occupancies. Some local building officials define the occupancy of this type of facility as R-2, however, it operates more like a hotel (R-1) than an apartment building (R-2). For this RFQ, assume R-1 occupancy for the sleeping modules with individual sleeping rooms viewed as hotel rooms.

Approval documents for the building permit prepared by the site A/E team will include standard details for disabled access typically required by local building officials. These details will be provided as reference details for the modular unit designs, however, code compliance within the modules will remain the sole responsibility of the vendors.

The site A/E team will review the vendor's HCD approval documents, including structural and Title 24 calculations. The HCD drawings shall be thorough, complete, and clearly indicate how the module design will meet all detailed code requirements. Vendors shall not submit documents to HCD prior to A/E team and County approval. Assume the A/E team review will be completed in one week, and that approval does not shift design responsibility to the A/E team.

It is critical that the vendor provide the A/E team boundary condition information, including foundation reactions and utility stub-out details by the dates established in the schedule (Exhibit 4) so that site design is not subject to schedule delays.

The County and/or XL Construction may retain third parties to review the vendor design submittals and to make factory inspections.

EXHIBIT 4 PRELIMINARY SCHEDULE

Factory and site work for this project will occur concurrently. The site A/E team will provide concept drawings and performance specifications for all the module types. Vendors will need to provide boundary condition data -including foundation reactions and utility stub-out details for design of foundations and site utilities according to a schedule that will allow the site construction to commence. Vendors should assume that some minor design revisions will occur after HCD approvals, but will be limited to changes that will not adversely affect production schedules.

Anticipated project milestones are:

Oct 2021	Final concept drawings and performance specifications issued
Dec 2021	Vendor boundary information submittal and A/E team review
Jan 2022	HCD and local building permit submittals
Mar 2022	Start of site construction
Jun 2022	Delivery of modular units
Nov 2022	Completion of construction
Dec 2022	Operator move-in and facility opening

Milestones are preliminary and subject to change. Additional milestones including dates for procurement will be established as the concept design develops further.