

SKANSKA

May 21, 2019

San Mateo County PDU
 1402 Maple Street
 Redwood City, CA 94063
 Attn: Scott Gurley

Re: Cordilleras Health System Replacement Project
 Preconstruction Change Order #01

Dear Scott,

In accordance with approved Cost Proposal #001r1, we respectfully submit COR #01 for a preconstruction extension as outlined in the proposal.

Description

Additional Lump Sum Preconstruction Services (Skanska)	\$170,449
Total:	\$170,449

Original Lump Sum Value for Preconstruction Services	\$473,413
New value of Lump Sum Preconstruction Services	\$643,862

Original Contract Value	\$11,383,105
Sum of changes by prior Change Orders	\$0
Contract Value Prior to this Change Order for Preconstruction Services	\$11,383,105
Contract Value will be changed by this Change Order in the amount of	\$170,449
New Contract Value including this Change Order will be	\$11,553,554

The Contract duration will be changed by _____ days
 The revised Substantial Completion date as of this Change Order is _____

All terms are in accordance with the approved Cost Proposal.

Schedule has not been finalized
 per 01 3200 requirements. Cost
 submitted herein are approved

Approved by:
 Skanska

Lindsay Corotis

Lindsay Corotis, VP, Account Manager
 Date: 5/21/19

attachments: Cost Proposal #001r1

County of San Mateo

By: _____

Date: _____

Sam
 5/31/19



May 21, 2019

San Mateo County PDU
1402 Maple Street
Redwood City, CA 94063
Attn: Scott Gurley

Re: Cordilleras Health System Replacement Project
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Dear Scott,

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Contract Value Prior to this Change Order for Preconstruction Services	\$11,383,105
Contract Value will be changed by this Change Order in the amount of	\$170,449
New Contract Value including this Change Order will be	\$11,553,554

The Contract duration will be changed by	161 calendar days
The revised Substantial Completion date as of this Change Order is	June 28, 2022

All terms are in accordance with the approved Cost Proposal.

Approved by:
Skanska

Lindsay Corotis

Lindsay Corotis, VP, Account Manager
Date: 5/21/19

Schedule has not been finalized
per 01 3200 requirements. Cost
submitted herein are approved

County of San Mateo

By: _____

Date: _____

attachments: Cost Proposal #001r1

Skanska Pre-Construction Cost Proposal #001r1
CoSM Cordilleras Health Replacement

Owner:

County Manager's Office
Project Development Unit
1402 Maple Street
Redwood City, CA 94063

CMAR Entity:

Skanska.
One California Street
Suite 1400
San Francisco CA

Date: April 1, 2019

Issued by: Scott Gurley

SCOPE of WORK: Skanska Pre Construction Cost Proposal 001r1

Ref: 19.01.23

DISPOSITION:

- ☐ Accepted
☒ Approved as noted
☐ Revise and Resubmit

NARRATIVE:

☐ See attached documents

The PDU has reviewed the Skanska Preconstruction Cost Proposal 1r1 for impacted preconstruction services durations. The PDU approves as noted the full and final cost of \$170,499.00 for all labor, material, equipment, and incidentals related to extension of preconstruction services related to budget and estimate misalignment at the Schematic Design estimate phase and associated revised Schematic Design deliverables.

The PDU does not accept the updated submitted project schedule included in COR 1r1. The updated project schedule will need to be collaboratively agreed to with the modified SD package scope distributed 3/17. The project schedule is to be developed in accordance with all requirements set forth in the conformed project manual including but not limited to 01 3200.

The PDU also notes that the Skanska noted deliverables

1. Original Estimate
2. 100% SD
3. 100% DD
4. 80% CD

in COR 1r1 are not all inclusive of required deliverables of the preconstruction scope of work. All deliverables included in the conformed project manual still remain included in the scope of work.

Skanska is to provide an updated organizational chart for review for Cordilleras project moving forward as it has been discussed that team members may have been reassigned during the delay period.

Accepted cost proposals do not formally modify the contract. Per 01 2600 1.02.C.1 – CMR may initiate changes by submitting a change order request (COR) accompanied by a Cost Proposal.

The CMAR shall proceed per the disposition stated above and remains subject to all requirements set forth in specification section 01 2600 Contract Modification Procedures as well as specification 00 7200 12.02.D

ADJUSTMENT:

Cost: ☐ TBD ☒ Add ☐ Deduct \$ **\$170,499.00** Schedule Impact: ☐ TBD ☐ **161** calendar days

Owner/County:

(signature)

(printed)

(date)

- ☐ Differing Site Condition
☐ Program Change
☐ Regulatory Requirement
☐ Errors & Omissions



January 23, 2019

San Mateo County PDU
1402 Maple Street
Redwood City, CA 94063
Attn: Scott Gurley

Re: Cordilleras Health System Replacement Project
Preconstruction Cost Proposal #1R1 (PRECON COR#01R1)

Dear Scott,

In accordance with 01 2600, Contract Modification Procedures, we respectfully request the contract be modified by the following amount and include a schedule duration change for Phase 1 Preconstruction Services of 665 days.

Contractor	
Skanska (Preconstruction Services)	\$170,449
Total:	\$170,449

Below is a narrative summary of the changes that occurred resulting in this request for extended preconstruction services fee and schedule.

The contract preconstruction services are currently 446 days. Below is a chronology of events which has impacted our preconstruction service duration.

- July 3, 2018: Notice to Proceed with Preconstruction Services initiates Preconstruction Phase of the contract.
- November 1, 2018: Notified that project is on hold due to cost concerns.
- November 28, 2018: Option Pricing requested from the team
- December 7, 2018: Option pricing provided by Skanska
- January 8, 2019: Project commenced again with a kick-off meeting
- **February 12, 2019 (Revised): Schematic Design Documents Issued**
- September 22, 2019 (Original Contract): GMP Approval
- December 6, 2019 (Original Contract): Phase 1 Preconstruction Services Contractual Completion
- **April 27, 2020 (Revised): Phase 1 Preconstruction Services Complete with GMP submittal**

Total preconstruction services are now at 665 days less the 58 days we were on hold for a total of 607 days. This represents an additional 161 days.

The Preconstruction pricing at bid time was based upon 4 major deliverables:

1. Original Estimate
2. 100% SD
3. 100% DD
4. 80% CD

Skanska's bid for preconstruction services was organized by providing major resources for each of these four deliverables and then a smaller support group for ongoing activities between major deliverables.



The result of the extended preconstruction services are:

1. One (1) additional deliverable for the 100% SD's,
2. One (1) additional option pricing exercise based upon multiple conceptual designs, and
3. Ongoing support services for a longer duration.

Phase 1 has increased by almost 40% in duration. The additional duration and services are being requested in accordance with an average weekly rate: $\$474,413/64 \text{ weeks (446 days)} = \$7,413/\text{week}$. With an additional 23 weeks to the preconstruction period, this would equate to: $\$7,413/\text{week} \times 23 \text{ weeks} = \$170,499$. This lump sum would include the above deliverables. Should additional deliverables be required, additional costs would be incurred and requested at the time of request by the PDU.

We respectfully request a change order of \$170,499 for additional services due to an extension of preconstruction services for 161 days.

Construction related impacts are excluded from this change order and will be covered under a separate cover.

Sincerely,

Lindsay Corotis

Lindsay Corotis
VP, Account Manager

cc. Sam Lin, San Mateo PDU

COST PROPOSAL (CP)

CORDILLERAS HEALTH SYSTEM REPLACEMENT PROJECT

CP Number: _____ **Date:** 1/22/19

Contract Number: _____

In Response To: Extended Preconstruction Services

RFP #, etc.

To: COUNTY OF SAN MATEO

Attention: Scott Gurley, 1402 Maple Street, Redwood City, CA 94063

Subject Ref. No: _____

(for Project Manager use only)

[ENTER OWNER ADDRESS]

Telephone (408) [390-8918]

Fax: () []

From: [INSERT CMR'S NAME/ADDRESS]

Skanska USA Building

One California St, Suite 1400, San Francisco, CA 94111

This Cost Proposal is in response to the above-referenced _____ [insert RFP, etc. as applicable].

Brief description of change(s): Additional 161 days of preconstruction services. Request is for modification to lump sum preconstruction fee.

ITEM DESCRIPTION	CMR	SUB 1	SUB 2	SUB 3	SUB 4	TOTAL
Direct Labor Cost	\$170,499					\$170,449
Material						
Equipment						
Total Cost of Extra Work						
CMR Self-Performing (Not to exceed 15% of total Cost of Extra Work)						
Subcontractor's Overhead & Profit on Labor, Materials & Equipment (Not to exceed 15% of total Cost of Extra Work)						
Overhead & Profit to CMR for Subcontractor's Work (Not to exceed 5% of total Cost of Extra Work)						
Contingency (3% of total Cost of Extra Work)						
(Percent of Total Cost above not including any Overhead, Profit or Contingency)						
GRAND TOTAL						\$170,449
REQUESTED CHANGE IN CONTRACT TIME (DAYS)					161 days	
By CMR:	Signature:				Date:	

END OF DOCUMENT 01 2600

Project ID: 4318012-000
Date Printed: 22-Jan-19

Cordilleras Health System Replacement Project

SKANSKA

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	018	019	2020	2021	2022	2023
Cordilleras Health System Replacement Project											
Milestones & Summary											
Milestones & Summary - Phase I Preconstruction											
A1360	Skanska Receive NTP for Phase I Preconstruction	0d	0d	03-Jul-18 A	27-Apr-20	◆	◆	◆	◆	◆	◆
A1350	Phase I Preconstruction Summary (665 CDs from NTP of Phase I on 7/3/18)	665d	470d	03-Jul-18 A	26-Nov-18 A	◆	◆	◆	◆	◆	◆
A2270	**Phase I Preconstruction Put ON HOLD via Email on 11/1/18**	1d	0d	01-Nov-18 A	28-Nov-18 A	◆	◆	◆	◆	◆	◆
A2280	**County Request Pricing for 3 Options**	1d	0d	28-Nov-18 A	07-Dec-18 A	◆	◆	◆	◆	◆	◆
A2290	**Skanska Price Options**	5d	0d	03-Dec-18 A	07-Dec-18 A	◆	◆	◆	◆	◆	◆
A2300	**County Evaluate Options**	0d	0d	10-Dec-18 A	08-Jan-19 A	◆	◆	◆	◆	◆	◆
A2310	**NTP for Re-Design**	0d	0d	08-Jan-19 A	27-Apr-20	◆	◆	◆	◆	◆	◆
A1370	Phase I Preconstruction Complete (665 CDs from NTP = 4/27/20)	0d	0d	27-Apr-20	27-Apr-20	◆	◆	◆	◆	◆	◆
A1590	Building Permit Issued	0d	0d	27-Apr-20	27-Apr-20	◆	◆	◆	◆	◆	◆
Milestones & Summary - Phase II Construction											
A2230	Non-Nesting Season Tree Removal Period (2019 and 2020)	0d	0d	01-Mar-19	01-Mar-20	◆	◆	◆	◆	◆	◆
A1580	Grading Permit Issued	0d	0d	13-Feb-20	13-Feb-20	◆	◆	◆	◆	◆	◆
A1380	Skanska Receive NTP for Phase II Construction	0d	0d	13-Feb-20	13-Feb-20	◆	◆	◆	◆	◆	◆
A1390	Phase II Construction Summary (872 CDs from NTP of Phase II)	0d	0d	13-Feb-20	13-Feb-20	◆	◆	◆	◆	◆	◆
A1400	Phase II Substantial Completion (872 CDs from NTP = 2/14/22)	0d	0d	13-Feb-20	13-Feb-20	◆	◆	◆	◆	◆	◆
Preconstruction											
Preconstruction - EIR											
Preconstruction - EIR - Draft EIR											
A1000	Data Request	16d	0d	03-Jul-18 A	19-Jul-18 A	◆	◆	◆	◆	◆	◆
A2380	Data Request for New Schematic Design #3	20d	20d	13-Feb-20	13-Feb-20	◆	◆	◆	◆	◆	◆
A1010	Admin Draft EIR	23d	23d	14-Mar-19	14-Mar-19	◆	◆	◆	◆	◆	◆
A1020	County Review Draft EIR	10d	10d	16-Apr-19	16-Apr-19	◆	◆	◆	◆	◆	◆
A1030	Screencheck Draft EIR	7d	7d	30-Apr-19	30-Apr-19	◆	◆	◆	◆	◆	◆
A1040	County Review Screencheck EIR	11d	11d	09-May-19	23-May-19	◆	◆	◆	◆	◆	◆
A1050	Public Draft EIR	5d	5d	24-May-19	31-May-19	◆	◆	◆	◆	◆	◆
A1060	CEQA Public Review Period	33d	33d	03-Jun-19	18-Jul-19	◆	◆	◆	◆	◆	◆
A1070	Board of Supervisors Hearing on DEIR (Within Public Review Period)	1d	1d	18-Jul-19	18-Jul-19	◆	◆	◆	◆	◆	◆
Preconstruction - EIR - Final EIR											
A1080	Admin Draft Final EIR and Mitigation Monitoring and Reporting Program (MMRP)	20d	20d	19-Jul-19	15-Oct-19	◆	◆	◆	◆	◆	◆
A1090	MMRP County Review	10d	10d	16-Aug-19	29-Aug-19	◆	◆	◆	◆	◆	◆
A1100	Screencheck Final EIR and Final MMRP	10d	10d	30-Aug-19	13-Sep-19	◆	◆	◆	◆	◆	◆
A1110	Final MMRP County Review	5d	5d	16-Sep-19	20-Sep-19	◆	◆	◆	◆	◆	◆
A1120	Final EIR and MMRP	4d	4d	23-Sep-19	26-Sep-19	◆	◆	◆	◆	◆	◆
A1130	Copy of Responses to Commenting Public Agencies	12d	12d	27-Sep-19	15-Oct-19	◆	◆	◆	◆	◆	◆
Preconstruction - EIR - County Approval											
A1140	Board of Supervisors Hearing on Project Approval (One Meeting)	7d	7d	16-Oct-19	24-Oct-19	◆	◆	◆	◆	◆	◆

Layout: 00 - Activities by WBS
TASK Filter: All Activities

Project ID: 4318012-000
Date Printed: 22-Jan-19

Cordilleras Health System Replacement Project

SKANSKA

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	018	019	2020	2021	2022	2023
						Q3	Q4	Q1	Q2	Q3	Q4
Preconstruction - EIR - Permitting / Agency Reviews											
A1150	Notice of Determination Filed by County	5d	5d	25-Oct-19	31-Oct-19						
A1620	Prepare Permit Applications	20d	20d	16-Apr-19	13-May-19						
A1630	Team Review of Permit Applications	10d	10d	14-May-19	28-May-19						
A1640	MIG Submits Permit Apps to Agencies	10d	10d	29-May-19	11-Jun-19						
A1650	Agencies Deem Applications Complete (30 Cds)	30d	30d	12-Jun-19	11-Jul-19						
A1660	Agencies Review & Approve Permits (180 Cds)	180d	180d	12-Jul-19	07-Jan-20						
Preconstruction - Design											
Preconstruction - Design - Concept Design											
A1160	Design Start	0d	0d	05-Mar-18A	27-Apr-18A						
A1170	Concept Design	0d	0d	05-Mar-18A	27-Apr-18A						
Preconstruction - Design - Schematic Design											
A1180	Schematic Design #1	0d	0d	05-Mar-18A	20-Mar-19						
A1200	Cost Reduction	0d	0d	05-Mar-18A	29-Jun-18A						
A1190	Original SD Completion	0d	0d	10-Aug-18A	13-Jul-18A						
A1210	Schematic Design #2	0d	0d	13-Jul-18A	20-Oct-18A						
A1600	Cummings 100% Schematic Design Estimate	10d	10d	05-Mar-18A	05-Mar-18A						
A1610	TBD 100% Schematic Design Estimate	10d	10d	05-Mar-18A	05-Mar-18A						
A1220	County Review Schematic Design	10d	0d	05-Mar-18A	05-Mar-18A						
A1410	Skanska 100% Schematic Design Estimate	20d	0d	05-Mar-18A	05-Mar-18A						
A2320	Schematic Design #3	25d	21d	08-Jul-19	08-Jul-19						
A2330	Cummings 100% Schematic Design Estimate	10d	10d	13-Feb-19	13-Feb-19						
A2340	TBD 100% Schematic Design Estimate	10d	10d	13-Feb-19	13-Feb-19						
A2360	County Review Schematic Design	10d	10d	13-Feb-19	13-Feb-19						
A2350	Skanska 100% Schematic Design Estimate	15d	15d	13-Feb-19	06-Mar-19						
A2370	Reconcile Costs w/ Partners	10d	10d	07-Mar-19	20-Mar-19						
Preconstruction - Design - Design Development											
Preconstruction - Design - Design Development - KPFF											
A1290	Design Development	65d	65d	28-Feb-19	30-May-19						
A1440	Issue BOD for DB Sol Natl Walls Contractor(s)	1d	1d	28-Mar-19	28-Mar-19						
Preconstruction - Design - Design Development - Cannon											
A1230	Design Development	80d	80d	21-Mar-19	12-Jul-19						
A1240	County Review Design Development	5d	5d	15-Jul-19	19-Jul-19						
A1420	100% Design Development Estimate (Include VE)	20d	20d	15-Jul-19	09-Aug-19						
Preconstruction - Design - Construction Documents											
Preconstruction - Design - Construction Documents - KPFF											
A1300	Construction Documents	75d	75d	31-May-19	16-Sep-19						
Preconstruction - Design - Construction Documents - Cannon											
A1250	50% Construction Documents	93d	93d	22-Jul-19	03-Dec-19						
A1260	County Review 50% Construction Documents	5d	5d	23-Sep-19	27-Sep-19						

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[illegible]