



PROJECT SCOPE OVERVIEW

Since opening in 1964, Children's Hospital of Orange County (CHOC) has provided the highest quality medical care to children. CHOC's regional health system in Southern California includes a state-of-the-art main hospital facility in the City of Orange, a hospital-within-a hospital in Mission Viejo, and five community clinics — plus over 100 additional programs and services. With admissions growing by 90% over the last eight years, CHOC and CHOC at Mission combined rank as the 15th busiest children's hospital in the country.

As part of a long-term growth strategy, and as a remedy to an existing onsite parking problem at its main hospital facility, CHOC has approved the design and construction of a 1600+ stall parking scheme to be located just to the south of the existing campus. Access to the hospital from the location of the parking area will be via a pedestrian access bridge.

It is CHOC's intent through the issuance of this RFP to obtain a design/build deliverable of both the parking scheme and pedestrian access bridge at the main hospital facility in Orange, California. CHOC currently owns the property for the proposed parking scheme, however, the parcel needs to be entitled for its intended use. CHOC has engaged both a CEQA and traffic study consultant in order to expedite and process the project through the city entitlement process.

BASIC FACILITY DESCRIPTION & PURPOSE

The parking scheme must provide self-parking for a minimum of 1,665 stalls. Access to the area is to be provided from three locations on the ground level. Safe access to the hospital shall be provided via a Pedestrian bridge. The bridge must cross La Veta Avenue, over an existing parking structure on the North side, and finally terminate at the hospital entrance. Two elevators and stairs are to be provided, one on the South side of La Veta and a second at the bridge termination at the North end.

PROJECT BUDGET

Maximum funding available is \$22,000,000. Contractor must design and build the facilities described above including all change orders, within this budget.

Award will be made to the contractor whose proposal contains the combination of technical excellence and price that offers the best overall value.

Proposal may include the following:

- » Design/Engineering
- » Site Work/Improvements
- » Construction
- » Construction inspections, including quality control and quality assurance testing
- » Administration and general conditions as required
- » Contingencies
- » Professional fees
- » Design Surveys and investigation





SCHEDULE

- » **Contract Award** **04/01/2007**
- » **Notice to Proceed** **04/15/2007**

The anticipated completion of this project should be no more than **24** months after the "Notice to Proceed." The proposed schedule may be shorter than this.

Establish a schedule including, at a minimum, the following milestones:

- » Schematic Design review date & submission of current estimate
- » Detail Design review date
- » Construction documents completion date
- » Start of Construction
- » TCO
- » Final Completion

The Design-Build (D/B) team shall specify how much allowance, if any, has been made for inclement weather in the schedule. The D/B team shall also specify the days of the week and the hours of construction operations during each phase of the work.





PROGRAM

GENERAL PROJECT CRITERIA

The purpose of this project is to alleviate the current parking constraints of the medical campus while also providing parking that will accommodate the future growth plans of the facility. The availability of property allowed the parking facility to be located near, but not adjacent to the main entrance of CHOC. As such, in order to provide for safe passage of pedestrians from the new parking scheme to the hospital entrance, a pedestrian skybridge must all be constructed which links the parking scheme with the hospital entrance. In addition, a new intersection and traffic signal will have to be installed in order to provide entry/exit from the parking area.

PARKING SCHEME SPECIFICS:

- Building Area: TBD by Design Builder
- Capacity / Occupancy: Minimum of 1,665 stalls
TBD by Design Builder
- # of Levels: TBD by Design Builder
- Access: At minimum of three (3) locations on the ground level
- Circulation: Internal circulation or floor slab ramps with a maximum of 5% gradient
- Floor-to-Floor Height: Minimum Clearance of 7'-2"
- Structural
Column Supports
Spandrels & Beams
Floor slabs with appropriate finishes
- Passenger Elevators: Provide three (3) 3500 lbs elevators with interior finishes capable of withstanding heavy duty usage. Provide side-vision cab for North elevator.
- Stairs & guardrails: TBD by Design Builder
- Canopy at roof level cores: TBD By Design Builder
- Barrier guardrails: TBD By Design Builder
- Markings: Stall marking, accessible marking and directional arrows as required.
- Protective Coatings: Provide protective coatings for all beams and slab soffits and interior walls. Provide reflective stripe at columns.
- Doors & Frames: Hollow-metal doors and frames, with highly durable paint finish. Provide door vent louvers at equipment rooms. Provide locksets and lever handles.
- Louvers: As required
- Drainage: TBD by Design Builder





- Fire Protection: Per CBC.
- Signage: Provide code required exit signs, accessible parking signage, entry/exit signage panels and other signage required.
- Parking Equipment: Provide turnkey systems, including gates, card readers, ticket spitters, booths and other equipment required.
- Waterproofing & Sealants: Waterproofing below grade exterior walls and elevator pit walls.
- Electrical: Parking level lighting shall be as follows:
 - Interior driving aisles @ centerline: 10fc, min.
 - Interior parking @ barrier railings: 2fc, min.
 - Roof parking areas: 5fc, min.
 - Stairways, elevators: 25fc, min.
 - Vehicular entry/exit areas: 40fc, min.
 - Site Lighting: 5fc, min.

PEDESTRIAN ACCESS BRIDGE SPECIFICS:

- Length: TBD by Design Builder.
- Access Points: Connect parking scheme to freestanding elevator & stairway in front of the hospital.
- Structural: TBD by Design Builder.
 - Bridge Supports
 - Floor & Roof Systems
- Side walls: Provide for side vision of entire pedestrian bridge
- Elevators: Provide two (2) 3500 lbs, elevators with finishes capable of withstanding heavy duty usage. Provide for side vision on one side of each cab.
- Doors & Frames: Hollow-metal doors and frames, highly durable paint finish, door seals and thresholds. Provide door vent louvers at equipment rooms. Provide locksets and lever handles.
- Louvers: As required.
- Drainage: TBD by Design Builder
- Fire Protection: Per CBC.
- Signage: Provide code required exit signs and directional signs.
- Electrical: Bridge lighting shall be as follows:
 - Interior of bridge: 15 fc, min.
 - Stairways, elevators: 25fc, min.





SAFETY

Given that this hospital facility serves children primarily, there will of course be many children and families distracted by the medical needs at hand. With so many young and preoccupied citizens in the vicinity, safety is a paramount concern. The contractor selected to perform the work will therefore be required to develop and submit a comprehensive safety plan indicating how they intend to ensure the safety of the general public. At a minimum, this plan should address the methods through which the public will be protected and how subcontractors will be informed of and made to comply with the safety program.

FOUNDATION

Due to the proximity of the construction to the existing hospital facility, piles cannot be driven to support a building foundation as the vibration from the pile driving could disrupt vital hospital operations. Additionally, over-excavation and re-compaction of the soil also is not an option as it would undermine the foundations of an adjacent building and Garden Grove Freeway (SR-22) located to the south of the site. As such, the selected Design/Builder will have to provide an alternative method for supporting the foundation of a structure, if proposed.

ADJACENT PROPERTY OPERATIONS

The proposed pedestrian bridge will have to pass through two properties not owned by CHOC. The Orange Commerce Building and associated parking structure is located on the south side of La Veta Avenue just to the north of the new parking facility and an independent medical building is located on the north side of La Veta just to the south of the CHOC entrance. In addition, the bridge will span La Veta Avenue itself so that pedestrians can safely pass from the parking scheme area to the hospital entrance. All of these structures and La Veta Avenue must remain open and fully operational throughout construction of the new parking scheme and associated pedestrian bridge. The selected Design/Builder will not have access to these adjacent properties. As such, the selected Design/Builder must provide a comprehensive site utilization and access plan that will accommodate the above noted constraints while still permitting an on-time completion of the construction work.





RFP RESPONSE REQUIREMENTS

OUTLINE FOR PROPOSALS

D/B Teams shall use the following outline in the presentation of their solutions to this RFP. The proposal shall be concise and fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. All copies of proposals are to be in 8-½" x 11" format. Any sheets larger (i.e. 11" x 17" or 8-½" x 14") must be folded in a manner to fit within the 8-½" x 11" format. All copies are to be three hole punched and bound together by binder clip or rubber band. **Do not put the proposals in 3-ring binders.**

Thursday, February 8, 2007

- » 7:00 am – Pre-Bid Meeting – Pre-Qualification
 - Submittal of Statement of Qualifications due, six (6) copies
 - All team members are required to attend.
- » 9:00 am – One copy of Conceptual Design Due
 - Include at least 3 quality sketches/diagrams that best illustrate your design at this phase, also include brief written description.
- » 11:00 am – Deadline for all RFI's.
 - Use RFI format provided only.
- » 12:00 pm – RFI responses returned to D/B teams.
- » 10:00 pm – One (1) copy of Response for Proposal including:
 - Transmittal letter
 - Table of Contents
 - Project Management Narratives
 - Itemized Cost Proposal
 - Project Schedule and Phasing
 - Concept Design Solution
 - Statement of Construction System and Materials
 - Exceptions and Clarifications
- » 12:00 am – Remaining five (5) copies of Response for Proposal and Presentation Materials due

Friday, February 9, 2005

- » 9:00 am – Presentations begin
- » 7:30 pm – Swinerton Builders presentation of problem solution & answer questions





Conceptual Design Submittal:

Provide at least three sketches, plans, or diagrams, which best explain your design at this phase. The way in which the design is presented (sketches, diagrams, plans, etc.) is of your choosing. Include a brief summary of your approach to the design portion, and the team intention with the design. Turn in one copy. Clearly indicate in the submittal how the pedestrian bridge design interfaces with the hospital entrance.

Transmittal Letter:

Provide a transmittal letter identifying the prime Proposer and Design Build Team. Introduce and summarize the overall approach and outcome of the D/B team efforts and note any outstanding characteristics of the D/B proposal presented. Confirm that all requested requirements have been met in the Proposal, or briefly summarize those elements that could not be provided.

Table of Contents:

The table of Contents shall list all Proposal sections as outlined herein.

Project Management:

Provide a detailed Organization Chart for your proposed team, and correlate in with a detailed Project Management Plan. The proposal should include **each team member's real resume**. The Project Management Plan should clearly communicate your specific plans for controlling the design and construction efforts. Identify all the major risks included in the project and how will the contractor solve or avoid them.

The D/B team shall clarify in a narrative site plan or a site utilization plan that will include materials staging, temporary field office, employee parking and other activities shown in the design solution material.

Elaborate on the design phase – How will you interact with the owner and users? New estimates, schedules, and design drawings will be presented to the owner for review at each of the design phases. How will you expedite this review process?

Outline how the project team will approach and handle this fast-tracked project schedule with the design – How will the two be integrated?

Itemized Cost Proposal:

Provide an itemized cost breakdown (budget) that corresponds with the turnkey provisions of the concept design, program, schedule, construction systems & materials.

Proposal may include the following:

- » Design/Engineering
- » Site Work/Improvements
- » Construction
- » Construction inspections, including quality control and quality assurance testing
- » Administration and general conditions as required
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Use the proposed estimate summary sheet provided for the overall summary of your estimate. Enter numbers in excel format and place the estimate summary in front of the detailed estimate. The detailed itemized cost breakdown shall be categorized by CSI divisions. Provide both construction and design cost. A schedule of values is also required. Also include a separate breakdown of general conditions, show fee.

***All the backup sheets need to be attached to the proposal in order to receive scores.**

Schedule:

Provide a detail Bar chart and a logic diagram in PERT with minimal 75 activities. Include design reviews in the schedule. Think about what takes place at each of these phases.

The schedule should clearly identify all project phases, major activities and duration, major milestones, owner activities, and major disruptions. The schedule should at least indicate the following categories, activity description and ID, early start, late start, early finish, late finish, total float, and duration. Copies of the schedule should be provided in the Proposal. Foldout 11" X 17" pages are acceptable if desired. Manpower loaded schedules are not required, but welcomed.

Also provide a brief narrative of the project phasing/scheduling approach to be utilized. Identify assumptions, risks and benefits. Describe the Owner's and Designer's responsibilities in assuring schedule success with this approach.

Identify Pre-Construction Activities: such as procurement items, permitting, design reviews, etc.

Concept Design Solution:

Provide a concept design presentation that effectively proposes solutions to the design challenges presented by this project. Presentation materials submitted with the Proposal shall be the same 8 1/2" x 11" proposal package, for the selection committee review prior to D/B team presentations and interviews.

The A/E written narrative should include but is not limited to:

- » A description of the proposed architectural concept, façade, interior space development, and utility routing design. How will this building suit the needs of the owner? How will it suit the needs of the users?
- » A narrative of how the D/B team shall manage the design phase. The following categories are an examples of additional areas in which the design team may need to manage additional consultants in: Civil engineering, Landscape design, Structural engineers, Fire protection, MEP, etc.
- » The written narrative should describe how the proposed concept design responds to the requirements of the problem. Following the submittal of Design Build proposals, which include the concept design presentation materials described above. Each proposing Design Build team will be scheduled for a presentation/ interview, where the D/B team may present the full sized presentation materials prepared. It is anticipated that the presentations will be limited to 45 minutes.

Statement of Construction Systems and Materials:





Provide a written narrative to briefly describe the nature and quality of the building systems and materials proposed for the project. Include why the systems and materials were chosen. Describe the design philosophy of where available funds would be allocated to assure long-term project success.

The narrative should include general information regarding proposed materials and systems in the following areas:

- » Structural system concept
- » Hardscape & landscape materials
- » Exterior building finish materials & textures
- » MEP systems
- » Special consideration for fire protection
- » Security system consideration
- » Utility service provisions
- » Interior Design & Space Planning

Exceptions and Clarifications:

Several assumptions will need to be made throughout the Design Build process. Include all the design, estimate, scheduling assumptions and value engineering proposals and ideas in this section.

Judging Criteria:

The following is a percentage breakdown for the Design Build Competition:

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|--|------------|
| » Pre-qualification submittal | 5% |
| » RFP Response | 70% |
| o Design/Construction Management Plan | 15% |
| o Design/Approach | 20% |
| o Schedule | 15% |
| o Estimating/Pricing | 20% |
| » Presentation Materials | 5% |
| » Oral Presentation & Interview | 20% |

Thank you and Good luck!

