

**COUNTY OF LOS ANGELES
HIGH DESERT HEALTH SYSTEM
MULTI-SERVICE AMBULATORY CARE CENTER PROJECT
LANCASTER, CA
REQUEST FOR PROPOSALS**

INTRODUCTION

Your firm is invited to submit a proposal for providing Design-Build services for Los Angeles County High Desert Health System's Multi-Service Ambulatory Care Center.

OBJECTIVE

High Desert Multi-Service Ambulatory Care Center (MACC) has a program need for approximately 142,000 square feet of space for various outpatient medical services. The MACC complex will consist of a new ambulatory care facility to house a large ambulatory surgical center, adult and pediatric primary care clinics, an urgent care clinic, a women's clinic, and a medical and surgical sub-specialties clinic. The facility will house ancillary diagnostic and treatment services, including imaging, laboratory, electro-diagnostics testing, pharmacy, and therapy services. The complex will also include an administration/support services facility to house administrative and support services such as finance, information systems, materials management, and environmental services; and an on-site central plant. The project includes site improvements to the property to support the MACC complex.

PROJECT LOCATION DESCRIPTION

The High Desert Multi-Service Ambulatory Care Center (MACC) site is located at 335 East Avenue in the city of Lancaster CA 93301. The city of Lancaster is a suburban town located in the Northern part of Los Angeles County and the next major town being Bakersfield, 87 miles north west. The climate in the area is that of a desert, with long, hot, dry summers, and short, cool winters. Low precipitation and arid conditions.

The project site is bounded by 'E Avenue I' to the south, 'E 3rd Street' to the west, 'E Avenue H13' to the north and '4th Street East' on the north east side.

SUMMARY OF WORK

- A. Design-Builder shall design and construct the new High Desert Health System MACC facility including all buildings and associated site and off-site improvements as indicated in the Scoping documents.
- B. Upon execution of the Contract, the County will issue the Notice to Proceed (NTP) to the Design-Builder. When issued, the NTP will begin the Design Phase of the Project. During this phase, the Design-Builder will complete the design for the Project and fully develop the construction documents required for submittal and approval by required jurisdictional agencies and acceptance by the County.

The Design Documents will be prepared by the Design-Builder and a submission of the entire package will be provided to the County for review and jurisdictional approvals. These submittals shall be clearly identified in the submittal log and included in the construction schedule with required review durations by all jurisdictional agencies.



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SCOPE OF WORK INCLUSIONS:

- The proposed project consists of the construction of a new Multi-service Ambulatory Care Center (MACC) facility, as well as all related site and infrastructure improvements.
- Coordination, execution, and guarantee of all design and construction work.
- Design and build a 142,000 gross square foot multi-story MACC.
- The proposed facility will include (1) MACC building and (2) separate Service Buildings.
- The Design-Builder should provide a short narrative to the County to present their programming for the core and shell spaces.
- Design-Builder to select exterior skin system, fenestration, and decorative scheme. Exterior skin must be appropriate for this climate. Wood and EIFS are not acceptable.
- The LA County's Civic Art Policy requires the new MACC facility provides funding for integration of public art within and around the facility allocating 1% of design and construction fees. The goal of the policy is to improve the quality of life of County Residents by creating an improved physical and cultural environment at all public owned buildings.
- The Design-Builder shall achieve required LEED credits for LEED Silver certification.

PROGRAMMING REQUIREMENTS

- The Main facility will include clinical departments such as radiology, pharmacy, laboratory, surgery, central sterile, dietary/cafeteria, walk-in clinic, orthopedics, pediatrics, security, admitting, financial services, women's services, chemo/oncology, pulmonary, pathology, gastro-intestinal, general medicine, dental, infusion and physical therapy. Minimum space requirements are as follows:
 - ◆ Treatment/Clinical: 74,000 SF
 - ◆ Waiting areas: 4,500 SF
 - ◆ Kitchen/Food Prep: 1,000 SF
 - ◆ Office: 40,000 SF
 - ◆ Assembly/Conference: 2,500 SF
- The service building will be allocated for operation and maintenance staff. Approximately 15,000 SF is required to facilitate maintenance operations for the following departments:
 - ◆ Paint shop
 - ◆ Equipment shop
 - ◆ Carpentry
 - ◆ Plumbing
 - ◆ Refrigeration
 - ◆ Electrical
 - ◆ Medical Electronics
 - ◆ Lock & Key
- A separate ancillary service building of approximately 5,000 SF will house the following services:
 - ◆ Central mechanical and electrical equipment rooms
 - ◆ Emergency power generator
 - ◆ Network/IT equipment
 - ◆ Waste processing (regular and contaminated medical waste)
 - ◆ Storage
 - ◆ Office



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- Site development will include driveway entries, access roads, parking, sidewalks, landscaping, security lighting, perimeter fencing, site drainage, site utilities, and site signage.
- Off-site improvements negotiated between the City of Lancaster and the County will also be included as part of the scope of work, which include raised street medians, turn lanes and a new bus stop along East Avenue.
- Design-Builder shall provide discussion and reasoning of type of rooms provided, conceptual plan for space usage, and opportunities for future re-allocation of space in the A/E written narrative portion of the RFP response.
- Any structural system and material that meet applicable structural and fire codes and allowing for installation of finishes are acceptable. Particular consideration should be made for large equipment and future tenant expansion of shell space.
- Provide a short narrative of life cycle advantages the proposed systems have over non-chosen systems.
- The Design-Builder shall include adequate parking to accommodate peak patient loads and hospital staff based on the LA County standard of 1 space for every 250 SF of built space.
- The Landscape design for the MACC project should create an energy conserving, sustainable and user friendly environment. The design must respond to the extreme temperature swings and aridity of the high desert climate.
- The new facility should increase the quantity of natural light and allow for individual control of outside air.
- Design-Builder to select appropriate finishes for the intended use of each space.
- Requirements of MEP systems are to provide safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building. Design-Builder should define limits of MEP scope at core and shell work. Design should provide consideration of future expansion in specified Tenant Improvement spaces.
- Design-Builder to select locations for all mechanical, electrical, and plumbing equipment.
- Mechanical systems include but are not limited to Domestic Hot and Cold Water; Sanitary Sewer, Waste, and Vent Systems; Natural Gas System; Fire Suppression System; and Heating, Ventilation, and Cooling (HVAC) System.
- Design-Builder shall coordinate all MEP connections for hospital specified equipment.
- Electrical systems include but are not limited to Primary Service and Main Switchgear; Building Power and Distribution; Lighting; Standby Power; Telecommunications; Fire Alarm; Clock; Local Sound System; Security; Connections to Furniture;
- Design-Builder to create a site-specific plan for temporarily controlling storm water run-off and erosion during construction.
- Design-Builder to create a site-specific plan for mitigation of any traffic impact to the operations of the surrounding hospital spaces. Traffic disruption for emergency vehicles will not be allowed.
- Design-Builder to Identify and obtain all required permits, inspections and approvals for the project.
- Start-up and commissioning
- Training of Country employees in the use, operation, and maintenance of all systems used.



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SCOPE OF WORK EXCLUSIONS:

- All items indicated in the Scoping Documents as "N.I.C." (Not In Contract) or otherwise designated as not in contract work
- Fees for code compliance plan check, seismic peer review, and special testing will be paid by the Hospital. Design builder to include the aforementioned in construction schedule.
- All medical equipment shall be furnished by the hospital; Design-Builder is responsible for coordination and provision of all MEPF requirements for hospital medical equipment. Permanently fixed equipment shall be installed only by the Design-Builder (installer shall be approved by Hospital and Equipment manufacturer).

OPPORTUNITIES & CHALLENGES:

- Design-Builder's operations shall be conducted so that they offer the least possible obstruction and inconvenience to the public and to the project.
- Protect community residents from the effects of excessive, intrusive, and intermittent noise.
- Design-Builder is required to submit a complete and detailed traffic control plan indicating how construction will be sequenced and traffic handled during construction. The traffic control plan must clearly indicate the location and type of all work areas, movable and semi-permanent signage, barrier and barricades, and temporary striping.
- The permitting process for the Care Center shall include multiple agency review, including the local city building department and State Agencies. The Design-Builder's schedule should consider the permitting time for both the local building department and other Agencies with the following guidelines:
 - ◆ First Review of New Projects and Deferred items: within 60 days
 - ◆ Backchecks: within 30 days
 - ◆ Amended Construction Documents: within 30 days
- The Design-Builder shall make provisions for an Inspector of Record. For planning purposes this inspector should be considered independent of the inspectors for the local building department and any deputy inspectors the Design-Builder may retain. The Inspector of Record shall be considered to function in a similar capacity as deputy inspectors and shall be present for all code required inspections.
- The Design-Builder should make considerations for hospital specific requirements (i.e. Sterilization/Sanitation facilities, hazardous and medical waste, Oxygen or other gas piping to rooms, file/storage rooms, etc).
- The Design-Builder shall design the campus with future expansion in mind.
- Interior Design Goals:
 - ◆ Civic Minded - An Integral Part of the Community
 - ◆ Family Friendly
 - ◆ State of the Art Technology
 - ◆ Preventative Care
 - ◆ Curative Care
 - ◆ Physical Wellness - Healing Environment
 - ◆ Spiritual Wellness - Healing Environment
 - ◆ Artwork & Signage



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- ◆ Ease of Maintenance
- ◆ Security
- ◆ Employee Satisfaction
- ◆ Patient Satisfaction

LEED CERTIFICATION:

The High Desert Health System is committed to promoting sustainable practices. Design-Builders are required to design and build the Care Center in a way that minimizes detrimental environmental impact throughout the life of the building and which promotes a positive physical environment for learning. The following are LEED requirements:

- ◆ Achieve LEED Silver Certification.
- ◆ Calculate the number of credits achieved using the LEED Project Scorecard.
- ◆ The proposed quantity of LEED points will become a specification of the work to be provided under the contract.

BUILDING INFORMATION MODELING:

- Design-Build Team (including architect, design consultants, general contractor and key sub trades) shall prepare, modify and utilize BIM for the project.
- BIM shall be utilized throughout the entire project life-cycle: including design, construction, and preparation for use by facility management (Not in Contract).
- BIM utilization will begin during the design phase. The Design-Builder shall determine when to begin collaborative BIM Modeling.
- The Design-Builder will designate ongoing consultant and trade coordination reviews of the Model(s) through the use of collaborative systems. Reviews shall include Clash Detection to locate conflicting spatial data in the Model where two elements are occupying the same physical space.

BUDGET:

- Proposals must include costs on a Guaranteed Maximum Price basis. All submissions must be made with the understanding that the price quotation remains in effect for a period of ninety (90) days from the Proposal opening due date.
- The design-build contract cost maximum is \$90,000,000.
- Proposals in excess of the maximum budget must include a written narrative explaining the reason for the overage.

SCHEDULE:

- The Work to be performed under the contract shall be completed within 925 calendar days, beginning with the date stipulated in the written Notice to Proceed issued by the Director.
- Building must be complete, and process fully functional by September 13, 2019
- Disruption of utilities required by the execution of work of this contract shall be scheduled at the convenience of the hospital. Major disruptions, such as interruption of power to other buildings, shall be planned 60 days in advance.



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SUPPLEMENTAL INFORMATION

- Site Plan
- Photos of the Existing Site and Surrounding Area

PROJECT TIME LINE

■ Contract Award	3/1/2016
■ Notice to Proceed	3/15/2016
■ Project Completion	9/13/2019



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RFP RESPONSE REQUIREMENTS

OUTLINE FOR PROPOSALS

Design Build 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. It is recommended that all submitted proposal content be capable of being converted to Adobe PDF format for consistency. Only one (1) electronic PDF formatted proposal will be required this year. Do not submit proposal copy in 3-ring binder. Each section of the electronic copy of the proposal must be saved as a separate PDF file as follows:

PDF files for each of the following documents shall be submitted via “USB jump drive”:

Response For Proposals

Example File Name: School Prefix-001 (refer to “Electronic Processing of RFIs” memorandum)

- Electronic File 001: Transmittal Letter
Table of Contents
Project Management Plan
- Electronic File 002: Design Solution
Construction Materials/Systems Narrative
BIM techniques
- Electronic File 003: Cost Proposal
Exceptions/Clarifications
- Electronic File 004: Proposed Schedule
- Electronic File 005: LEED Scorecard/Checklist
Community Art Solution
- Electronic File 006: Addendum Acknowledgement Form, Solution, & Narrative
(Included in this file should be an acknowledgement form, solution, and narrative for each addendum issued)



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Transmittal Letter:

Provide a transmittal letter identifying the prime Design-Builder 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 on a site utilization plan that will include materials staging, temporary field office, employee parking and other activities shown in the design solution material.

Conceptual Design Submittal:

Provide at least three sketches, plans, or diagrams, which best explain your design and circulation 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.

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 ½ " 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 example of additional areas in which the design team may need to manage additional consultants in: Civil Engineering, Landscape Design, Structural Engineering, Fire Protection, MEP, Security, 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.
- 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



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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
 - Utility Service Provisions
 - Interior Design & Space Planning

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
- Professional Fees
- Design Surveys and Investigations
- LEED Certification & Fees

Use 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 Uniformat 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 detailed Bar Chart AND a logic diagram in PERT or PDM 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. Manpower loaded schedules are not required but welcomed.



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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 the schedule success with this approach. Identify Pre-Construction Activities: such as procurement items, permitting, design review, etc.

Establish a schedule including at a minimum the following milestones:

- 100% DD complete
- 100% CD complete
- Long lead procurement
- Mobilize / start work
- Set transformer
- Place foundation
- Erect structure
- Building dry-in
- MEP wall rough-in complete
- Test Building MEP System
- Building Commissioning

The Design-Build 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 the construction operations during each phase of the work.

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.

LEED Checklist:

Complete LEED v3.0 checklist and provide narrative on innovative techniques and/or materials to be used in the construction of the facility.

Presentation:

Each proposing Design-Build team will be scheduled for a presentation/interview, where the Design Build team may present the full sized presentation materials prepared. It is anticipated that the presentations will be limited to **20** minutes with an additional **5** minutes for Q&A.



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Judging Criteria:

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

Pre-qualification Submittal	5%
RFP Response	80%
Construction Management Plan	15%
Design	15%
Schedule	15%
Estimating	15%
LEED/Community Art	10%
Addendum Responses	10%
Presentation Materials, Oral Presentation, Q&A	15%

Competition Schedule of Events:

Thursday, February 11, 2016

- 6:00 am – Pre-Bid Meeting – Pre-Qualifications
 - Submittal of Statement of Qualifications due (1) Electronic copy on CD
 - 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. At a minimum, general schematic diagram showing building shape and orientation on site, and elevations or details identifying any architectural elements.
- 11:00 am – Deadline for all RFI's (Use RFI format provided only)
- 12:30 pm – RFI responses returned to D/B teams
- 9:00 pm – One (1) electronic colored copy of Design-Build Proposal Due
- 11:00 pm – Proposal Presentation Materials due and PDF Files of hard copy proposal
- 11:05 pm – Presentation drawing

Friday, February 12, 2016

- 10:00 am - Presentations begin
- 6:30 pm - Swinerton Builders presentation of problem solution and answer questions

