

**SAN JOAQUIN COMMUNITY HOSPITAL  
MEDICAL OFFICE BUILDING AND CANCER TREATMENT CENTER  
BAKERSFIELD, CA  
REQUEST FOR PROPOSALS**

**INTRODUCTION**

Your firm is invited to submit a proposal for providing Design-Build services for San Joaquin Community Hospital's Medical Office Building and Cancer Treatment Center

**OBJECTIVE**

The primary project objective is to complete the construction of the Medical Office Building and Cancer Treatment Center by January 31, 2015 within the budgeted dollar amount of Twenty Million Dollars (\$20,000,000).

**SAN JOAQUIN COMMUNITY HOSPITAL & PROJECT BACKGROUND/HISTORY**

For more than 100 years, The San Joaquin Community Hospital has been serving the communities within Kern County. As a faith-based organization, SJCH's mission is to share God's love with the community by providing physical, mental and spiritual healing. SJCH specializes in a vast range of medical treatments and diagnostics, including, but not limited to, Pediatrics, Burn Trauma, Stroke Victims, and Cancer Patients.

With the completion of the new Medical Office Building and Cancer Treatment Center, San Joaquin Community Hospital will be able to accommodate the 20% of cancer patients that venture out of the community in search of treatment. This center will provide complete care in radiation oncology and medical oncology, as well as an on-site surgery center, that will give patients the ability to receive all the care they need, without sacrificing a valuable support network at home.

**PROJECT LOCATION DESCRIPTION**

The San Joaquin Community Hospital Medical Office Building and Cancer Treatment Center site is located at the intersection of K and 27<sup>th</sup> Streets between Chester Avenue and K Street, Bakersfield, CA 93301. The hospital is located equidistance of 110 miles between Fresno and Los Angeles. The climate in the area is that of a desert, with long, hot, dry summers, and short, cool winters. The average rainfall in Bakersfield is 6.5 inches per year.

The project site has an occupied building extending to the property line at the North side and Chester Ave to the West. Chester Ave is a highly traveled thoroughfare from highway 204, which serves as the main route to 27<sup>th</sup> street for emergency vehicle access to the emergency center.

**SCOPE OF WORK INCLUSIONS:**

- Coordination, execution, and guarantee of all design and construction work.
- Project documentation to include LEED documentation and submittals. Specifics regarding these requirements will be provided to the successful Design-Builder after award of project.
- Design and build a 60,000 gross square feet multi-story Medical Office Building.
- Hospital to utilize approximately 30,000 SF for Oncology, 15,000 SF for Surgery, and 15,000 SF allocated for build out of future tenants. Design-Builder to include design and construction for the above-mentioned program spaces per Table 1. Future tenant space should be designed for areas such as lobby, public restrooms, patient/staff restrooms, waiting rooms, exam rooms, offices, support rooms, staff/personnel rooms and other general administrative office type spaces.



- Area in Table 1 under category of 'General Building Space/Misc. Rooms' shall be used to accommodate non-capacity requirements of the building (mechanical spaces, circulation, etc.) and miscellaneous support spaces required for end-user operations.
- Owner-Furnished/Owner-Installed cancer treatment equipment shall consist of (2) linear accelerators used for external beam radiation treatments. Design-Builder to provide space to house the Owner-Furnished/Owner-Installed machinery and required point-of-connections for applicable systems.
- Design-Builder shall provide discussion and reasoning of type of rooms provided, conceptual plan for space usage, and opportunities for future expansion in the A/E written narrative portion of the RFP response.
- The Design-Builder shall provide the hospital with an explanation of constructed scope within the core and shell spaces will be provided by the Design-Builder.
- The following Hospital Standard minimum room sizes shall be utilized unless noted otherwise:
  - A. Offices: 100 square feet
  - B. Exam Rooms: 120 square feet
- The following program shall be used to define the scope of work:
  - Refer to attached geotechnical report by Soils Engineering, Inc., File No. 11-13542 for foundation requirements.
  - 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.
  - 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 system of exterior doors, windows, storefronts, and/or curtain walls shall meet ASHRAE Standard 90.1, fire safety, and other applicable standards. Increasing the quantity and improving the quality of both natural light and individual control of outside air is preferred.
  - Design-Builder to select roofing assembly. Asphalt shingle roofing is not acceptable.
  - 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 as well as any applicable specialty lines for hospital equipment.
  - 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; and Radiofrequency Shielding.
  - The Design-Builder shall include adequate parking to accommodate peak patient loads and hospital staff.
  - Landscaping based on local California ecosystem and native materials.
  - 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.

**TABLE 1: Hospital – Required Program Spaces**

<b>Room Type</b>	<b>Oncology</b>	<b>Surgery</b>
Data/IT/Electrical Rooms	300	100
Reception	550	250
Waiting/Holding	1,700	600
Offices	2,050	N/A
Meeting/Conference	800	N/A
Exam	2,500	N/A
Consultation	500	100
CT Scan/X Ray	650	N/A
Faculty/Doctors Break Room	700	400
Library	400	N/A
Lobby	1,000	N/A
Public Restrooms	600	200
Tenant Restrooms/Locker Rooms/Dressing Rooms	1,700	850
Janitor	50	100
Cancer Treatment Machinery Rooms (2 rooms)	1,500	N/A
Patient Prep	700	N/A
Pharmaceutical	750	N/A
Laboratory	750	N/A
Storage	150	300
Nursing Stations	500	250
Nurse/Dr Work Area	300	500
Medicine Prep	N/A	150
Infusion (16 Stations)	2,000	N/A
Private Infusion (4 Stations)	400	N/A
Operation Rooms (4)	N/A	2,000
Pre-Operation (6 Stations)	N/A	800
Post-Operation (11 Stations)	N/A	2,000
Sterilization/Decontamination/Clean Utility Supply Rooms	1,000	2,000
Post-Radiation Shop/Fitting Rooms	500	N/A
General Building Space/Misc. Rooms	7,950	4,400
<b>Total</b>	<b>30,000</b>	<b>15,000</b>

**SCOPE OF WORK EXCLUSIONS:**

- Fees for code compliance plan check, seismic peer review, and special testing will be paid by the Hospital.
- 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 San Joaquin Community Hospital.
- Protect community residents from the effects of excessive, intrusive, and intermittent noise.
- The Design-Builder is required to provide and maintain emergency access to all hospital buildings and facilities impacted by the Design-Builder's activities.
- 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, moveable and semi-permanent signage, barrier and barricades, and temporary striping.
- The permitting process for the hospital shall include multiple agency review, including the local city building department and the California Office of Statewide Health Planning and Development (OSHPD). The Design-Builder's schedule should consider the permitting time for both the local building department and OSHPD with the following guidelines:
  - A. First Review of New Projects and Deferred items: within 60 days
  - B. Backchecks: within 30 days
  - C. Amended Construction Documents: within 30 days

Note on OSHPD: For the purpose of the competition OSHPD shall be considered an additional, separate code authority conducting plan review and building inspections. The Design-Builder shall plan to accommodate additional plan check time and full time inspection.

- The Design-Builder shall make provisions for an OSHPD 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).

**LEED CERTIFICATION:**

The San Joaquin Community Hospital is committed to promoting sustainable practices. Design-Builders are required to design and build the Medical Office Building 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, per LEED V3.0 for New Construction.
- 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:**

- Use of BIM in the design, coordination, and scheduling of the project is required. The extent to which BIM is used is to be determined by the Design-Builder.

**BUDGET & SCHEDULE:**

- 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 \$20,000,000. Proposals in excess of this amount will be considered non-responsive.
- Ideally, the building must be complete, and process fully functional by January 31, 2015.
- 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.

**SUPPLEMENTAL INFORMATION**

- Site Plan
- Google SketchUp Site Model
- Photos Existing Hospital and Surrounding Area
- Hospital Map/Aerial View
- Geotechnical Report

**PROJECT TIME LINE**

- **Contract Award**                      **3/1/2013**
- **Notice to Proceed**                **3/15/2013**

**DOCUMENTATION REQUIREMENTS**

Upon substantial completion the successful Design-Builder will be required to submit as-built floor plans on a Computer Aided Design (CAD) program that is compatible with MicroStation V7, unless otherwise negotiated and approved. The required file extension is .DGN. Clean and purged files shall be submitted on CD-ROM or electronically to the San Joaquin Community Hospital. All submission shall be accompanied with written matrix indicating the layering standard to ensure that all information is recoverable. All architectural features of the space shall be accurately shown. Plans must be submitted after construction completion and prior to beneficial occupancy. Failure to provide accurate floor plans may result in payment being withheld.

**SELECTION PROCESS AND SCHEDULE**

The Design-Build firms will be evaluated based on experience with similar projects, recent experience with projects of similar size and scope, credentials and availability of assigned personnel, and costs. We may elect to visit some of the projects that you have completed. The following is our anticipated process and timeline.

RFP Distribution:	February 7, 2013
Qualification Due:	February 7, 2013
Presentation Date:	February 8, 2013
Selection Date:	February 8, 2013



**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
  
- **Electronic File 002:** Project Management  
Narratives of Safety Programs/Contracts/Site Logistics/Organization  
Traffic Control Plan
  
- **Electronic File 003:** Design Solution (include floor plans, elevations, details, etc. as necessary to convey your design).  
Construction Materials/Systems  
BIM techniques
  
- **Electronic File 004:** Cost Proposal
  
- **Electronic File 005:** Proposed Schedule
  
- **Electronic File 006:** Exceptions, Clarifications  
LEED Scorecard/Checklist  
Sustainable solutions
  
- **Electronic File 007:** Addendum Acknowledgement Forms

**Thursday, February 7, 2013**

- 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.

**Proposals to be delivered electronically.**

- Acceptable document formats include:
  - PDF in Adobe Standard 9.0 or earlier
  - MS Word, Excel, and PowerPoint – 2007 or earlier
  - MS Project 2000 or earlier, SureTrak 3.0
  - AutoCAD: Compatible with AutoCAD LT 2006
- 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.

**Friday, February 8, 2010**

- 6:00 am – Presentation drawing
- 9:00 am - Presentations begin
- 7:00 pm - Swinerton Builders presentation of problem solution and answer questions

**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 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.

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 30 minutes with an additional 10 minutes for Q&A.

**Judging Criteria:**

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

- **Pre-qualification Submittal** **5%**
  
- **RFP Response** **70%**
  - Construction Management Plan 10%
  - Design/BIM 15%
  - Schedule 15%
  - Estimating/Pricing 15%
  - LEED/Exceptions & Clarifications 15%
  
- **Presentation Materials** **5%**
  
- **Oral Presentation & Interview** **20%**

Thank you and Good luck!