

SECTION 2: OVERVIEW, QUALIFICATIONS & EXPERTISE

PROJECT OVERVIEW

Grady Memorial Hospital (GMH) wishes to engage a firm capable of developing design documents and construct following those documents. Working with Newcomb and Boyd, GMH has developed preliminary documents which will serve as the starting point for the design. The selected firm in this RFP will be the Engineer and Architect of record as well as to provide the construction services. The scope of this Request for Proposal (RFP) includes full engineering design, purchase and installation of equipment.

The proposer's work is to be authorized in two phases. Phase 1, or Task order 1, consists of design and pre-construction services, including discovery. Once completed, these approved and stamped documents shall become the property of Grady Health Corporation. Phase 2, or Task order 2, shall be for the construction according to the design documents aforementioned.

Design and Pre-Construction Services shall be provided by Proposer starting with Schematic Design and continuing through Construction Document design phases, AHJ plan approval, bidding, and development of a Guaranteed Maximum Price. Although not included within Task Order 1, the Proposer, Designer and Design Build Sub-Contractors will have responsibilities during the performance of the Construction Services that will start in Task Order 1 and complete in Task Order 2 to the extent executed and so authorized. The building plan permit approval and construction strategy shall include securing approvals from Georgia's Department of Community Health, Fire Marshal and State Architect as needed. Proposer's services shall be provided in a timely, thorough and efficient manner so as to enable the Pre-Construction Services of the Project to proceed in accordance with key milestones identified in Exhibit B of Agreement for Construction.

The proposer's design team shall be The Project Architect and Engineers of Record and will be responsible for the overall design of the Work. Architect and Engineers will lead the design process from concept through permitting and will continue to coordinate design implementation in the construction and change process during Construction Administration Services.

Proposer's construction group shall throughout the performance of the Design and Pre-Construction Services be responsible for and take initiative in providing services as necessary or appropriate to each stage of the design process to achieve a final Project design, schedule, and budget consistent with Owner's stated objectives, whether such services are specifically requested by Owner, AHJ, Architect, or Design Build Sub-Contractors. The Proposer and its Design team and Design Build Sub-Contractors shall participate, as requested by Owner, in all work sessions with Owner, Architect, Engineers, City of Atlanta and other AHJ.

A description of key components of Proposer's Design and Pre-Construction Services is identified here and in Task Order 1. However, Proposer's Design and Pre-Construction Services include not only the services specifically described herein, but additionally all services reasonably related to, or inferable from those identified herein, and all services customarily furnished by Proposers in connection with Pre-Construction Services so described.

Shop drawings and product data submittals on equipment purchased through this RFP shall be submitted 90 calendar days after receipt of a purchase order. The owner and Engineer will have a review period of 30 calendar days to make comments. Corrected submittals, if required by the comments, shall be submitted 14 calendar days after receipt of the comments. The final comments will be returned within 14 calendar days of receipt of submittals. Vendor shall not start construction of equipment prior to receiving approved submittals.

KEY ELEMENTS

The Work and baseline scope to be addressed by Task Order 1 include, but are not limited to, the following key elements of the Project.

1. Main Switchgear

- a. Located in Main building in the Basement, room BB012.
- b. Relocated in 1970
- c. 575V Main
 - i. Located next to Georgia Power Transformer Vault, adjacent to Room BB012.
 - ii. Utility relocations and tie-ins to Owner/City/County services;

2. Generator paralleling Switchgear

- a. Located adjacent to main Switchgear in BB012, ATS 1-4
- b. Repair all findings identified in Appendix F, the August 14, 2018 Cleveland Electric Inspection and upgrade to digital controls.
- c. Add Alternate #1, replace and relocate to another room TBD.

3. Load Center LLC-4

- a. Located in BC047
- b. Must be replaced

4. Emergency Load Center EMLC-3

- a. Located in BC047
- b. Must be replaced

5. EPDLC 1-A and PDLC-2 and associated transformers

- a. Located in BD002
- b. Must be replaced

6. Load Center LLC-3

- a. Located in BE056
- b. Must be replaced

7. EMCL 2 and EMLC-5

- a. Located in BE056
- b. Must be replaced

8. PDLC-1 and EMLC-1 and 1-D

- a. Located in BA007
- b. Must be replaced

9. Relocate electrical panels from BB021 to another room TBD.

10. Design proper 2-hour separation between normal power and emergency power load centers.

11. Ensure proper labeling of all equipment to meet GMH's standards.

12. Verify fault current in all affected electrical rooms/equipment.

13. Survey all downstream affected panels and identify potentially affected areas.

14. When possible, relocate all plumbing and mechanical lines from within the electrical rooms.

- 15. During design phase, properly size and specify temporary emergency power requirements for each phase of the project.**
- 16. Specify all new equipment to have a minimum 5 year warranty and maintenance, 10 year warranty as Add Alternate #2.**
- 17. Equipment materials to be manufactured at least 50% in the US. Final assembly must be US based.**
- 18. See Exhibit C for sample specifications of major equipment.**

The selected firm will work with their team of consultants to provide architectural and engineering and construction services utilizing the use of best practices in healthcare utilities and facilities development. Emphasis shall be given to vision, improved organization and operations performance, enhanced care environment, flexibility and adaptability for a more efficient and innovative organization encompassing the mission for Grady Health System.

Grady Health System shall make an assessment of each Proposer's team response and whether in the opinion of GHS, the Proposer is capable of undertaking and completing the scope of work delineated within this RFP in a satisfactory and timely manner. GHS will award a contract only to a responsible Proposer that has the ability to successfully perform under the terms of this RFP.