

REQUEST FOR PROPOSAL

ALL PROSPECTIVE MECHANICAL CONTRACTOR COMPANIES

REQUEST FOR PROPOSAL

Replacement of Heating and Process Steam Boiler Plant Grady Health System

Department of Design and Construction is soliciting proposals for contracting services for the above referenced project located on the eighth floor of Grady Memorial Hospital, 80 Jesse Hill, Jr., Drive SE, Atlanta, Georgia 30303.

The RFP (dated July 21, 2025) will be posted on the Grady website prior to the mandatory pre-bid proposal meeting on Wednesday, July 30, 2025, at 2:00 pm at Grady Hospital.

Proposals are due on Thursday, August 21, 2025, at 3:00PM. Additionally, registration with VendorMate (through the following website: <https://registersupplier.ghx.com>) must be completed prior to proposal submission.

Please notify Stacy Parker by email at saparker@gmh.edu of your intention to submit a proposal (Appendix D) no later than Friday, July 25, 2025 at 2:00 pm.

Sincerely,

Stacy Parker
Senior Project Manager
Department of Design and Construction
Grady Health System

Grady Health System

Replacement of Heating and Process Steam Boiler Plant

Request for Proposal

Mechanical Contractor Acting as Prime
3-Party Transparent Project Delivery Agreement

Released: July 21, 2025

Due Date: August 21, 2025

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- a. Replacement of Heating and Process Steam Boiler Plant – Schematic Design
- b. Transparent Project Delivery Agreement Term Sheet
- c. Steam Plant Equipment Technical Documentation
- d. Hot Water Plant Equipment Technical Documentation

1.0 GENERAL INFORMATION

Grady Health System is soliciting Proposals for a Mechanical Contractor acting as Prime Contractor for the following project:

PROJECT: Replacement of Heating and Process Steam Boiler Plant

LOCATIONS: 8TH Floor, Clinics Building, Grady Memorial Hospital

1.1 Introduction

Grady Health System ("GHS") is one of the Southeast's largest public hospital systems. With a delivery system that includes affiliations with public health organizations, medical education programs, and community advocates, GHS provides quality, cost-effective, and customer focused health care to residents of metropolitan Atlanta and citizens of the State of Georgia. Grady Health System is comprised of Grady Memorial Hospital (953 licensed beds), Crestview Health and Rehabilitation Center (388 licensed long-term care beds), the Infectious Disease Center (HIV/AIDS), the Loughlin Radiation Oncology Center, the Maloof Imaging Center, six (6) community health centers, the Regional Perinatal Center, the State of Georgia Poison Control Center, the Georgia Cancer Center for Excellence, The Marcus Stroke and Neuroscience Center, Grady EMS-Atlanta's 911 ambulance service, the region's premiere Level I trauma center and nationally renowned emergency medicine and burn centers.

To continue to deliver customer focused health care to residents of metropolitan Atlanta and citizens of the State of Georgia, Grady Health System intends to replace its heating and process steam boiler plant.

The information contained in this RFP about Grady Health System, its facilities, services, and business practices are confidential, and should not be distributed or disseminated without the express written approval of Grady Health System.

Working under the direction of Stacy Parker, Grady Health System's Design and Construction team manages all capital improvements, space planning, programming, architectural & engineering design, and construction for the Grady Health System.

The primary contact for this RFP is Stacy Parker, and all questions should be directed to him at: saparker@gmh.edu. Contact with Grady Health System's administration, staff, and board members regarding this RFP is strictly prohibited during the aforementioned selection process.

1.2 Project Overview

Project Description:

To continue to deliver customer focused health care to residents of metropolitan Atlanta and citizens of the State of Georgia, Grady Health System intends to perform under a 3-Party Transparent Project Delivery (TPD) Agreement between Grady Health System (Owner), Oakwell (Engineer), and the Selected Mechanical Contractor (Contractor):

1. Perform the following scope of work under the Owner Program Requirements listed below:
 - A. **Existing Condition:** Grady's existing remote boiler plant, which serves the Grady Memorial Hospital including the Main Grady hospital original building, A and B towers and the Clinics

Building as well as the Children's Hospital and other free standing campus buildings has reached the end of its useful life and must be replaced.

- B. **Proposed Solution:** As an alternative to a direct replacement of the existing remote plant, Grady will construct an onsite plant which would consist of a separate condensing hot water boiler plant and a smaller medium pressure steam boiler plant all located within the penthouse of the Clinics Building.
- C. **Project Goal:** The Owner defines Project Success as a completed replacement that improves equipment efficiency, lowers operating utility and maintenance costs, eliminates the need to build a new central plant building, reserves open land on campus, and begins to move the hospital away from fossil fuel dependence.
- D. **General Scope of Work**
 - a. Under a 3-Party Transparent Project Delivery (TPD) Agreement, which includes GHS, Oakwell, and the Selected Mechanical Contractor as signatory parties, the 3-parties will collaborate and execute all work (planning, design, construction; all trades, and turnover) required for the construction of a new hot water and medium pressure steam boiler plant as described in the project documents.
 - b. Oakwell, as Engineer of Record and Project Administrator, will develop full mechanical and electrical plans and specifications in collaboration with the Selected Mechanical Contractor who will act as the Prime Contractor. Existing conditions will be scanned, and a detailed 3-D model of existing conditions and new work will be developed for on-going estimating efforts and constructability reviews that will be integrated into the design. Grady and Oakwell are issuing this RFP to select a mechanical contractor during the early design phase to ensure the design can be developed in collaboration with the mechanical contractor to maximize cost and time efficiencies.
 - c. The Selected Mechanical Contractor will construct a new medium pressure steam boiler plant within the existing Clinics Building 8th floor machine room. Work will be in the general location of the existing paint shop, project scope will include the demolition of the paint shop and relocation of existing mechanical/electrical components as needed to make room for the new plant. Please note: relocation of paint shop is not in scope nor is the demolition or decommissioning of the existing steam boiler plant.
 - d. The Selected Mechanical Contractor will construct a new Condensing Hot-Water Boiler Plant within the existing Clinics Building 8th floor machine room, Replace existing steam to domestic hot water instantaneous heaters. In addition, the Selected Mechanical Contractor will raise the height of existing steam main and PRV stations within Clinics 8 to make room for new condensing HW boilers.
 - e. The Selected Mechanical Contractor will install new intermediate pressure (5 psi) natural gas service and riser to the Main Grady Hospital building to serve the new dual fuel hot water boilers and steam boilers.
 - f. The Selected Mechanical Contractor will install a new 33,000-gallon direct buried fuel oil tank for the storage of back up fuel for the new HW and steam boilers. The new tank shall be installed near the existing direct buried generator fuel tank located on the Pratt Street side of the hospital. Provide new dual transfer fuel oil pumps and fuel oil pipe risers to convey backup fuel to the new HW boilers and steam boilers. The Selected Mechanical Contractor will restore the site of the post tank installation.
 - g. The Selected Mechanical Contractor will provide emergency electric power from equipment branch switchboards for boiler and related auxiliary power.

- E. Specific Exclusions. The following items are specifically excluded from the Owner's Program Requirements:
- a. Relocation of Clinics Building 8th Floor Paint Room is by Owner.
 - b. Environmental: testing, removal, and monitoring to remediate any ACM, hazardous, or contaminated soils within the project defined areas is by Owner.
 - c. The demolition and decommissioning of the existing steam boiler plant is by Owner.
- F. Attachments:
- a. Replacement of Heating and Process Steam Boiler Plant – Schematic Design
 - b. Replacement of Heating and Process Steam Boiler Plant – Milestone Schedule
 - c. Transparent Project Delivery Agreement Term Sheet
 - d. Steam Plant Equipment Technical Documentation
 - e. Hot Water Plant Equipment Technical Documentation

Achieve a 30% minority spend to Diverse Suppliers for the Contractor services of this project.

Tasks Included

The Selected Mechanical Contractor will be responsible for, at a minimum, the following tasks:

- Act as Prime Contractor to manage the overall project construction roles and responsibilities, including site prep and containment, hiring of general labor to support MEP trades, construction project controls: contract management, change order management, construction accounting, monthly reporting, permitting, site safety management, shut down management, etc.
- Provide representation to Project Management Team (Project Executive/Senior Project Manager responsible for day-to-day management of the contract, design and construction activities.
- Provide representation to the Senior Management Team (Owner/Fiduciary Level) for overall oversight of the contract, design and construction activities.
- Perform Joint Site Investigation to provide accurate existing field conditions
- Pre-Con/Design Management; perform project management, real-time estimating and constructability reviews of on-going design.
- Perform all Mechanical Contractor duties.
- AHJ Permitting – in coordination with GHS and Oakwell.
- Construction Coordination Drawings (3-D capabilities).
- Coordinate and Supervise all Field Activities.
- Identify and implement elements of Sustainability throughout the project delivery including product selection and waste management.
- Assessing regulatory requirements, accreditation standards, and safety guidelines to ensure compliance with healthcare regulations and industry best practices, especially including compliance with Department of Community Health and Infection Control Risk Assessment regulations.
- Collaborating with project stakeholders to define programs, services, and amenities that meet the needs of the project's user group(s).
- Identifying potential risks and developing risk mitigation strategies to minimize disruptions and ensure project success.
- Providing ongoing support and consultation throughout the design and construction phases of the project to ensure the objectives are met and the highest standards of quality are maintained.

Project Schedule

Key milestone dates below indicate the best forecast currently and may be subject to change:

- Intention to submit a proposal: Friday, July 25, 2025 at 2:00 pm
- Mandatory Site Visit: Wednesday, July 30, 2025 at 2:00 p. (In-Person)
- Bids Due: Thursday, August 21, 2025 at 2:00 pm

1.3 Proposal and Expertise

Grady Health System requires the successful Bidder to exhibit the highest standards of integrity and work ethics (e.g. confidentiality, diligence, and professionalism). The Bidder shall have experience in providing similar scope of work in similar institutions as described in this RFP.

Grady Health System (GHS) shall assess each Bidder's response and whether in the opinion of GHS and Oakwell, the Bidder 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 Bidder that has the ability to successfully perform under the terms of this RFP.

Vendor Registration

All vendors are required to complete a Vendor Registration Application through the GHS electronic vendor registration process prior to submitting a proposal.

Once awarded a contract and all representatives must register prior to visiting any location or department of the health system.

All fees due are the responsibility of the awarded Vendor and their associates.

The registration allows GHS to manage the vendors supplying critical services to the health system, profile of the vendors and all representatives that visit the health system.

The electronic Vendor Registration Application can be completed on the GHS website at

<https://registersupplier.ghx.com>

1.4 Evaluation Criteria and Process

The selection of the awardee to be engaged by GHS to accomplish the scope of work will be based on the following criteria that are utilized by the Evaluation Team. The Evaluation Team is comprised of members of the GHS and Oakwell staffs.

- Demonstrating and Understand Scope of Services.
- Previous Experience on Projects of Similar Nature.
- Prior Experience on Collaborative Partner Contract Types; e.g. IPD (Integrated Project Delivery), Design-Build, IPD-Lite, CMc (Construction Manager as Constructor).
- References with contact information.
- Management Plan; contract, field and professional staff
- Non-Binding Conceptual Cost Proposal.
- Diverse Subcontractor, Supplier and Subconsultant Plan.
- Incorporation of Environmental Sustainability Measures.

2.0 SCOPE OF WORK / CONTRACTOR RESPONSIBILITIES

The scope outlined in this proposal is to provide Mechanical Contractor acting as Prime construction services under a 3-Party Transparent Project Delivery contract to design and construct per the attachments at the end of the RFP.

Please include a detailed breakdown of all in-house (contract management, project management, field supervision, self-performed labor and equipment) and subcontractor trade costs in the Appendix E: Bid Form.

In order to eliminate conflicts and reduce change orders during construction it is imperative that the Selected Mechanical Contractor works diligently with the Engineer during the Validation Phase to ensure all architectural backgrounds, mechanical, plumbing, electrical, and structural drawings be coordinated with accurate existing conditions and be field verified during the Validation and Post-Validation design, construction document and construction phases of the project. The selected Contractor is expected to conduct field investigations as required to understand and reflect existing conditions at the jobsite.

3.0 SCHEDULE OF EVENTS

The following Schedule of Events represents the Owner's and Engineer's best estimate of the schedule that will follow (see attached Owner's Project Objective Schedule). The Owner reserves the right to adjust the schedule as the Owner deems necessary.

- RFP Issuance: Monday, July 21, 2025.
- Mandatory Intention to Submit a Proposal: Friday, July 25, 2025 at 2:00 pm ET
- Prospective Firms Mandatory Site Visit: Wednesday, July 30, 2025 at 2:00 pm ET
- Requests for Information Due: Friday, August 1, 2025 at 2:00 pm ET
- Response to Requests for Information: Thursday, August 7, 2025 at 2:00 pm ET
- **RFP Proposal Due Date Thursday, August 21, 2025 at 2:00 pm ET**
- Notice to Award Announcement and Letter of Intent Delivery: Thursday, August 28, 2025
- Letter of Intent Execution: Thursday, September 4, 2025
- Transparent Project Delivery Agreement Signed by all Parties: Thursday, October 2, 2025
- Validation Report Accepted; Base Target Cost, and Schedule: Wednesday, November 26, 2025
- Construction Start Date: Monday, January 12, 2026
- New Equipment Operational: Monday, November 30, 2026
- Project Financial Closeout: Thursday, February 18, 2027

4.0 FORMAT AND CONTENT OF BID

Provide one (1) electronic copy of the proposal for each project, submitted to **Stacy Parker;** saparker@gmh.edu

Cover Letter: Provide a statement of interest. Include name, email address, and telephone number for the **primary point of contact** should your firm be selected.

1. **Company Information:** Provide basic company information: Company name, address, indicate type of ownership, name of primary contact, telephone number, fax number, e-mail address, and company website (if available). Identify the office from which the project will be managed and this office's proximity to the project site.
 - a. Please disclose any ownership and/or relationships with Grady Health System.

- b. Disclose whether the proposing entity or any shareholder, member, partner, officer, or employee thereof, is presently a party to any pending litigation or has received notice of any threatened litigation or claim directly or indirectly bearing on Grady Health System or the Fulton-DeKalb Hospital Authority.
 - c. Disclose the name and title of any of Grady Health System's and/or The Fulton-DeKalb Hospital Authority board members, officers, administration, employees, contracted employees or independent contractors that are employed by or affiliated with the Offeror's organization.
- 2. **Proposed Team Organization:** Provide your project team's organization chart to include all consulting firms and sub-consultants per the requirements of this RFP.
- 3. **Proposal and Experience:** Provide professional Proposal and description of experience for principal project staff. Provide information to support the following criteria:
 - a. Accreditation types and levels of lead staff
 - b. Field led personnel's certification types and levels
 - c. Individual lead field personnel's experience overall of similar healthcare projects; include experience with GHS if applicable.
- 4. **Similar Project Experience:** Provide information on the firm's experience over the last five years with projects of similar type, size, function, and complexity. Describe no more than five (5) projects, in order of most relevant to least relevant, which demonstrate the firm's capabilities to perform the anticipated services listed in this RFP for this project. For each project, the following information should be provided:
 - a. Project name, location and dates during which services were performed.
 - b. Brief description of project and physical description (square footage, number of stories, site area).
 - c. Exact services performed by your company and relevance to this project.
 - d. Owner's current contact information.
 - e. Identify how your company added value on each project example.
- 5. **Project Approach:** Provide a response to the following items, along with a description of any other concepts or qualities that differentiate your firm's approach to the project:
 - a. Do you have experience with collaboration type projects and if yes, how can you bring past experience to improve the project team's capabilities and pathway to a successful project that satisfies the Project Goal while minimizing change orders and maintaining anticipated profit.
 - b. Provide information on sustainability measures and best practices that have been previously incorporated for projects with similar size and scope.
 - c. Under the Transparent Project Delivery Agreement structure, describe your company's approach to developing, assembling, and supporting a Project Team with experience to be successful and collaborative.
 - d. What unique understanding of similar healthcare infrastructure projects will enable you to provide cost savings ideas for incorporating state-of-the-art utility efficiencies within an existing hospital environment?
 - e. Describe examples within the past two years of strategies that your firm has employed to help Owners lower the cost of similar capital projects?
 - f. Provide a non-binding detailed conceptual construction estimate broken into each phase of the TPD process as outlined in this RFP's attachment. Appendix E Bid Form is included and should be filled out accordingly. Please provide a "live" Excel version of a completed Proposal Form to be forwarded as an attachment to Addenda 1 as part of your response.

- i. Proposed Hourly Rates for Field Supervision, Field Labor, Administrative, and Project Management Staff by title and level.
- ii. Provide a comprehensive list of anticipated reimbursable expenses.

7. RFP Project Documents

- a. APPENDIX A: AUTHORIZATION FORM
- b. APPENDIX B: CONTRACTOR WORK REQUIREMENTS
- c. APPENDIX C: SUPPLIER DIVERSITY
 - i. APPENDIX C-1: BUSINESS IDENTIFICATION AND NONDISCRIMINATION
 - ii. APPENDIX C-2: SUPPLIER DIVERSITY DEFINITIONS
 - iii. APPENDIX C-3: SUPPLIER DIVERSITY PLAN
 - iv. APPENDIX C-4: DIVERSE SUPPLIER SUBCONTRACTING PLAN (PROGRAM MANAGEMENT)
 - v. APPENDIX C-5: CERTIFICATION OF EFFORTS
 - vi. APPENDIX C-6: STATEMENT OF INTENT
- d. APPENDIX D: INTENT TO SUBMIT
- e. APPENDIX E: BID FORM

Submittal of Questions or Clarifications: Questions about any aspect of the RFP, or the project, shall be submitted in-writing via e-mail by Friday, August 1, 2025 – 3:00 pm to: Stacy Parker; saparker@gmh.edu.

RFP electronic response submittals are to be received no later than Thursday, August 21, 2025 – 2:00 pm. Hard copies are not required for this submission.

Please limit your submittal to no more than 20 double-sided 8.5"x11" pages, with 11 pt. minimum font size. Appendices do not count towards the requested page limit count.

5.0 SUPPLIER DIVERSITY

Diverse Business Enterprise Utilization

It is an overall objective of GHS to encourage involvement by Diverse Business Enterprises as contractors and suppliers in business activities generated by GHS, while assuring that such activities will be conducted in accordance with all applicable laws. It is the declared policy and intent of GHS to strive to maximize participation of Diverse Business Enterprises through all business contracting opportunities. GHS is committed to ensuring that Diverse Business Enterprises are given every opportunity to participate in contracting opportunities.

In adherence to GHS's commitment to Supplier Diversity, Solicitors of a GHS contract must clearly as defined by GHS herein, demonstrate good faith effort to achieve the Supplier Diversity goal set forth. By the documentation of Direct Tier II goods and/or services to be purchased from Diverse Business Enterprises certified by one (1) or more of the third-party certification agencies recognized by GHS. Such spend with Diverse Business Enterprises will be monitored. In connection with such monitoring, Contracted GHS Suppliers will be required to report Diverse Supplier Spend to GHS monthly in a manner in GHS's sole discretion. In addition, a copy of reported Diverse Supplier spend, must be attached with the submission of any invoices to GHS. Failure to demonstrate the defined Good Faith Effort to achieve

GHS's Supplier Diversity goal, objectives, or to report in a manner prescribed by GHS, shall be a material breach of any controlling contract between GHS and Contractor or vendor.

GHS prohibits discrimination on the basis of race, color, gender, religion, national origin, or disability in connection with employment of any person, or the award of any contract. GHS will provide equal opportunities without regard to race, color, gender, religion, national origin, or disability, by requiring that any vendor doing business with GHS provide equal opportunity to persons and businesses employed by, or contracting with the supplier of products and services to GHS.

The Supplier Diversity Goal for this Solicitation is 30% of the total contract value GHS' expects that the policies, programs and practices of its vendors/Contractors are carried out in an equitable fashion and that Certified Diverse Business Enterprises are afforded an equitable opportunity to share in contract/subcontract opportunities.

Vendors interested in doing business with GHS are required to sign the Certification below and complete the Contract Compliance Section in its entirety and submit it with their bid response.

SUPPLIER DIVERSITY PLAN

In addition to the BID submission requirements, each vendor must submit a Supplier Diversity Plan (Appendix C) with their BID. The respondent must outline a plan of action to encourage and achieve participation by CERTIFIED DIVERSE BUSINESS ENTERPRISES as it relates to this RFP.

Required Forms and Economic Opportunity Plan Statement:

In order for the bid package to be considered complete, Bidders must submit the following completed documents included in this RFP package.

These documents are considered a part of and should be submitted with the Bid. Failure to provide the information on the part of the Bidder will result in the bid being determined non-responsive.

Vendors utilizing a joint venture partner, subcontractor or consultant will be required to submit a monthly utilization report, formatted to GHS' specifications. No changes or substitutions may be made to this Supplier Diversity Section without the written consent from an authorized GHS representative.

Request for changes/substitutions by the Vendor must be made to GHS' in writing to include reason for the change, how the contract will be impacted, dollar amount and any other pertinent information.

Vendor shall comply with the submitted plan, unless a written approval from an authorized GHS' representative has been received.

6.0 PROCESS FOR SELECTION

6.1 Admissibility

Appendix D Must be completed (filled out) and submitted to GHS-FD at the Pre-bid Meeting. To be admissible, a bid must adhere to the requirements and content for submissions outlined in this RFP. Failure to adhere to this format may eliminate the bid from any further consideration,

as determined at the sole discretion of GHS-FD. Furthermore, bids from bidders who are currently debarred by Grady Health System, by any local jurisdiction or agency, and/or involved in any litigation with The Grady Memorial Hospital Corporation or Grady Health System will not be considered admissible.

6.2 Analysis of Bids & Award

- Bids will not be opened publicly. All parties submitting bids will be notified in writing of the results of their submission.
- GHS will not consider any exceptions, exclusions, and/or clarifications. The bid proposal will be considered for completing services per scope of work described in this RFP.
- In evaluating bids the selection will be based on determination of Responsibility and a determination of Responsiveness.
- GHS reserves the unqualified right to request additional information or meetings with any contractor, to visit previous or current project sites, or to visit their premises, if deemed necessary to arrive at a fully informed decision.
- The awardee will be the responsible and responsive bidder whose bid conforms to all material specifications, terms and conditions as set forth in the bid, with the lowest price, provided his/her bid is reasonable and is to the interest of GHS to accept it. No bid shall be considered for award if the bid is not responsive to the essential requirements of the RFP or is submitted by a non-responsive bidder.
- Protest: A formal written protest form can be obtained by contacting the Office of the Contracting Officer at 404-616-0450.

Appendix A: Authorization/Certification Form

Company:

To whom it may concern:

This is to certify that:

NAME:

TITLE:

SIGNATURE:

Is/are authorized to sign all bid documents and, if the firm is selected, the contract for this **assignment**.

Certifies that he/she has read, understands, and agrees to be bound by the terms and conditions of the Request for Proposals.

By:

NAME: _____

TITLE: _____

PHONE: _____

SIGNATURE: _____

DATE: _____

Note: this form may, at the firm's discretion, be replaced by another document to the same effect.

Appendix B: Contractor Work and Permit Requirements

PROJECT NAME: **Replacement of Heating and Process Steam Boiler Plant**

AREA: **8TH Floor, Clinics Building**

PROJECT MANAGER: Stacy Parker

Hospitality Program: Quality care for our patients is the key component in everything we do. Our Hospitality Program is centered around the values of safety, service, friendliness, helpfulness, courtesy, communications, response, privacy, dignity, respect, listening and professionalism. The purpose of this pledge is to let you know, for your acknowledgement, that everyone working in Grady Hospital has a stake in quality patient care, patient comfort and patient safety. By supporting these values, you will have a direct impact on our patients.

BADGE AND PERMITS Obtain Vendor Badge (must present valid ID and Project No. from Plant Operations Customer Service). A TB Skin Test (PPD) is required if on site for three or more days. PPDs may be obtained through GHS Employee Health Services at the expense of the contracting company. Area work/burn permits and utilities shutdown requests are secured prior to starting work.	INFECTION CONTROL All extra materials, debris, and trash are to be removed before moving to the next area or at the end of the day. No eating or drinking in hospital occupied work areas. All evidence of eating or breaks taken on a secured construction site must be removed before end of day. Maintain appropriate construction barriers.
INSURANCE Vendor must have proof of liability and workman's compensation insurance on site.	SHUTDOWNS No Mechanical or electrical systems may be shutdown or turned off for any reason without the GHS Project Manager and Facilities Management's assistance. Plan your work so that seven (7) calendar days notice can be given for all shutdowns. Request for Utilities Shutdown Permit required.
FIRE SAFETY Communicate to the FCC, ext. 5-3956, the area where you will be working: 7 A, B, C. etc. Approved barriers must be in place prior to beginning work. Safety and/or the GHS Project Manager must approve temporary barriers.	CEILING TILES Replace all ceiling tiles by the end of the day, even if work is not completed. Ceiling or ceiling tile removal for access to work or inspection will be tagged with the project permit number, GHS Project Manager's name and contact number. Damaged or discolored tiles should be noted before the project begins, or the contractor will be held responsible. Ceilings that are out for long periods of time must have protection or approval from Epidemiology/ Safety to protect patient's health and welfare.
FIRESTOP Cover all wall or slab holes with temporary covers to maintain compartment integrity. After task completed, penetrations must be permanently sealed with Fire Stop. Communicate to GHS Project Manager any penetrations and/or repairs. The GHS Project Manager and/or Safety must inspect all patched penetrations prior to covering.	SAFETY Contractors are to provide fully charged, with pull pin seal, approved (must have a current inspection/service tag) fire extinguishers in the construction areas. Be conscious of all signage and surroundings. Do not obstruct hallways and corridors. Keep doors closed to mechanical spaces construction areas. All clothing must meet OSHA requirements.

SMOKING No smoking on premises. Use dedicated smoking areas outside of building.	CUTTING & CORING Observer to be posted to watch "blind side" of cutting, if coring, or if demolition is to be done.
COMMUNICATION DEVICES Use of cell phones prohibited throughout the hospital. Cellular telephones and 2-way radios may cause electromagnetic interference affecting life support and other critical equipment. Vulnerable, sensitive areas have signage restricting radio-transmitting devices within that vicinity.	SECURITY AND STORAGE Immediate work area secured to keep all others out. Secure all equipment when not in use or attended. Work with GHS Facility Development if project storage space is needed for overnight, or any length of time. Stairwell travel should allow re-entry every 5th floor, if some stairwell doors are found to be locked. Assigned access cards and keys are for the contractor's use only. No "piggy-backing" is allowed. All assigned keys must be turned over to the foreman/project manager at the end of the day.
HOUSEKEEPING Do not obstruct hallways and corridors. Keep doors closed to mechanical spaces and construction area. The construction area shall be kept in a neat condition at all times. Combustible boxes and scrap materials shall be disposed of daily. Provisions shall be made to avoid the tracking of dust outside of the construction area. No refuge is to be left at any entry. Contractors will not use hospital equipment to clean up their projects.	UTILITIES All company owned equipment (power cords, etc.) must be inspected and approved by Safety/GHS Electrical Department prior to use. When using electrical equipment, a GFCI will be used.
PARKING The GHS-PM will designate available parking areas for contractor employees. Parking space at GHS is limited and workers may be required to park some distance from their work place. Violation of this requirement will result in towing of the vehicle at the owner's expense.	HAZARDOUS MATERIALS Before starting any work within GHS, conformation must come from the Asbestos Coordinator, Tyrone Williams (xS9650), that the area is free of Asbestos Containing Material (ACM). ACM or presumed ACM is regulated by the Environmental Protection Agency (EPA) and must not be disturbed by non-asbestos abatement contractors. Work through project managers to insure compliance. No flammable storage on site. The Fire Command Center (FCC) and the Safety Department must be aware of all flammable products brought into Grady needed for task. Material Safety Data Sheets must be made available upon request, for contractor supplied products and materials.
ELEVATORS Contractors shall move material in an elevator specifically designated by GHS-PM. This elevator shall be designated the "Construction" elevator. The contractors are required to vertically migrate through the building using the stairs or construction elevators.	OPEN FLAMES/HOT WORK Open flames of any kind require a burn permit obtained through the GHS Project Manager. This also applies to cutting and welding forms. A recent inspected and approved "ABC" fire extinguisher shall be kept at the work site at all times. Approved barriers are required for arcwelding.

<p>SCHEDULING Any work needing to be performed outside of regular hours {0700-1700} or on weekends, must be pre scheduled (requested in writing) through the GHS Project Manger one week in advance. Any secured areas, (i.e. 4th and 13th floors or locked offices), will not allow access and will need to be scheduled 48 hours in advance for work to be done in these areas.</p>	<p>SMOKE DETECTORS A network of smoke detectors protects Grady, which send a signal to the Fire Command Center (FCC). Dust, fumes, smoke, water and heat can set off the detectors. Plan your work so that seven- {7} days notice can be given to temporally take the smoke detectors out of service in the construction area. Request for Utilities Shutdown Permit required. Plant Operations may temporarily disconnect smoke alarms.</p>
<p>OCCUPIED AREAS It is expected that contractor employees working in occupied areas, including, corridors, be sensitive to patients, staff and the public. Yelling, foul language, dirt and debris without barricades, unattended ladders, toolboxes and materials are not permitted.</p>	<p>STANDARDS OF CONDUCT Use dedicated elevators for the transportation of equipment. Always yield to Grady patients, staff and daily business. Follow GHS directives during emergency responses and drills. Use of profane and abusive language is prohibited. No profane or derogatory verbiage on apparel.</p>
<p>TOILETS Contractor personnel shall only utilize staff toilets as directed by your Supervisor. It is expected that use of toilets by contractor personnel will not result in any additional cleaning requirements. Keeping volume down on radios is required.</p>	
<p>GHS TELEPHONE NUMBERS Frequently used numbers inside GHS: GHS Plant Operations/Facility Management: 5-3960 GHS Facilities Development: 5-4291 Compliance Coordinator: Jinx Rainwater: 5-5291 Safety Office: 5-5356 Plant Operations: Duty Engineer: 404- 837-0005 GHS Emergency: 911# Cardiac Arrest: 5-5555 Fire Commander Center: 5-3956 Housekeeping: 5-4065</p>	<p>INTERIM LIFE SAFETY MEASURES These are a series of administrative actions that must be taken to compensate for construction deficiencies or activities. They include: 1. Ensuring that exits provide free and unobstructed egress. 2. Ensuring free and unobstructed access to emergency departments. 3. Ensuring that fire alarm, detection, and suppression systems are not impaired. 4. Ensuring that temporary construction partitions are smoke tight and non-combustible. 5. Providing additional fire-fighting equipment and personnel training. 6. Prohibiting smoking in or near construction areas. 7. Reducing flammable loads through revision of storage, housekeeping, and debris removal practices. 8. Conducting additional fire drill(s) each quarter. 9. Increasing hazard surveillance of buildings, grounds and equipment. 10. Training personnel when structural features are compromised. 11. Conducting organization wide safety programs to ensure awareness of hazards.</p>

FIRE SAFETY MEASURES: In the event of a fire, the following steps should be taken:

- Rescue anyone in immediate danger,
- Alert/alarm by activating the nearest pull station {typically located at most stairwells or proximal to elevator lobbies}.
- Contain the fire by closing doors, windows and turning off fans
- Extinguish (Pull the pin, Aim at the base of the fire, Squeeze the trigger and Spray in a sweeping motion) the fire as time allows, and continue to evacuate.

CONCURRENCE: I HAVE READ, UNDERSTAND AND PLEDGE TO SUPPORT PATIENT CARE AS OUTLINED ABOVE. I UNDERSTAND FAILURE TO COMPLY WITH THESE REQUIREMENTS CAN RESULT IN DISMISSAL FROM THE PREMISES.

SIGNATURE/FIRM:

DATE:

APPENDIX C
CONTRACT COMPLIANCE CERTIFICATION

CERTIFICATION :

I certify that the statements made by me in this Contract Compliance Section are complete and true to the best of my knowledge and belief and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to debarment from participation in future GHS" contracting opportunities, held liable for breach of contract and subject to the enforcement of any remedies available under the contract or as a matter of contract law. I agree that no changes shall be made to this section without the written consent of GHS.

Authorized Representative Signature

Title:

Authorized Representative Printed Name

Date:

**APPENDIX C-1: BUSINESS IDENTIFICATION AND NONDISCRIMINATION
(TO BE SUBMITTED WITH PROPOSAL)**

Part I - Business Identification (definitions on Appendix C-2). Please indicate if your company qualifies as one of the business designations below.

	YES	NO												
Small Business If yes, please check the following reason(s) that apply: Less than 100 Employees or less than \$1,000,000.00 in gross annual receipts														
Minority Business Enterprise If yes, please indicate the percentage of minorities who own, control or operate your company:														
<table border="1"> <tr> <td>African American</td> <td>%</td> <td>Asian American</td> <td>%</td> </tr> <tr> <td>Hispanic/Latino</td> <td>%</td> <td>Pacific Islander</td> <td>%</td> </tr> <tr> <td>Native American</td> <td>%</td> <td>Other</td> <td>%</td> </tr> </table>	African American	%	Asian American	%	Hispanic/Latino	%	Pacific Islander	%	Native American	%	Other	%		
African American	%	Asian American	%											
Hispanic/Latino	%	Pacific Islander	%											
Native American	%	Other	%											
FEMALE BUSINESS ENTERPRISE If yes, please indicate the percentage of women who own, control or operate your company: %														
LOCAL SMALL BUSINESS If yes, please indicate in which county is your company located? DeKalb Fulton Business location in both counties Other														
ARE YOU RESPONDING AS A CONSULTANT?														
IS YOUR COMPANY CERTIFIED AS ONE OF THE BUSINESS DESIGNATIONS ABOVE? If yes, please give the certifying agency and include a copy of your current certification with your proposal response.														
Total percent of participation by one of the above listed designations: %														

PART II - NONDISCRIMINATION POLICIES AND PROCEDURES

	YES	NO
Are you an individual and do not employ anyone? If yes, you do not need to complete the remainder of the questions.		
Does your company have an Equal Employment Opportunity/Affirmative Action statement posted on company bulletin boards?		
Do you notify all recruitment sources in writing of your company's Equal Employment Opportunity/Affirmative Action employment policy?		
Does your company advertisements contain a written statement that you are an Equal Employment Opportunity/Affirmative Action employer?		
Do you belong to any unions? If yes, have you notified each union in writing of your commitments to non-discrimination?		
Does your company have a collective bargaining agreement with workers? If yes, do the collective bargaining agreements contain non-discrimination clauses and/or your Equal Employment Opportunity policy covering all workers?		
Does your company, at least annually, maintain a written record of and review the Equal Employment Opportunity policy and Affirmation Action obligations with all employees including those having any responsibility for employment decisions?		

Do you conduct, at least annually, an inventory and evaluation of minority and female personnel for promotional opportunities and encourage these employees to seek, train and prepare for such opportunities?		
Do you conduct, at least annually, a review, of all supervisors' adherence to and performance under the vendors, and contractor's Equal Employment Opportunity policies and Affirmative Action obligations?		
Is there a person in your company who is responsible for Equal Employment Opportunity? If yes, please give name, phone and email address.		

Please explain any no answers, use additional paper as necessary:

Authorized Representative Signature: _____ Date: _____

APPENDIX C-2: SUPPLIER DIVERSITY DEFINITIONS

(M/WBE) National Minority Supplier Development Council: A minority-owned business is a for-profit enterprise, regardless of size, physically located in the United States or its trust territories, which is 51% owned, operated and controlled by minority group members, defined from the following:

Asian-Indian - A U.S. citizen whose origins are from India, Pakistan or Bangladesh.

Asian-Pacific - A U.S. citizen whose origins are from Japan, China, Indonesia, Malaysia, Taiwan, Korea, Vietnam, Laos, Cambodia, the Philippines, Thailand, Samoa, Guam, the U.S. Trust Territories of the Pacific or the Northern Marianas.

African American - A U.S. citizen having origins in any of the Black racial groups of Africa.

Hispanic - A U.S. citizen of Hispanic heritage, from any of the Spanish-speaking areas of the following regions: Mexico, Central America, South America or the Caribbean Basin only.

Native American - A person who is an American Indian, Eskimo, Aleut or Native Hawaiian, and regarded as such by the community of which the person claims to be a part.

(WBE) Women's Business Enterprise National Council: A Woman-Owned Business Enterprise is an independent business concern that is at least 51% owned and controlled by one or more women who are U.S. citizens or Legal Resident Aliens; whose business formation and principal place of business are in the US or its territories; and whose management and daily operation is controlled by one or more of the women owners.

(LGBTBE) National Gay and Lesbian Chamber of Commerce: Includes businesses physically located in the United States or its trust territories that are at least 51 percent unconditionally owned and operated by at least one lesbian, gay, bisexual and/or transgender (LGBT) person or persons who are either U.S. citizens or lawful permanent residents. In addition, they must exercise independence from any non-LGBT business enterprise.

(VBE) Veteran-Owned Business - A small business that is at least 51% owned, operated and controlled by one or more veterans.

{DVBE} Service-Disabled Veteran-Owned Business - A small business that is at least 51% owned, operated and controlled by one or more veterans with a service-connected disability.

U.S. Small Business Administration:

(DBE) Small Disadvantaged Business - A small business that is at least 51 percent owned, operated and controlled by one or more individuals who are both socially and economically disadvantaged.

HUBZone Business - A small business operating in a "Historically Underutilized Business Zone." HUB zones are defined at <http://map.sba.gov/hubzone/init.asp>

**APPENDIX C-3: SUPPLIER DIVERSITY PLAN
(TO BE SUBMITTED WITH BID)**

Present Commitment: Offeror shall submit its present commitment and business plan to facilitate and promote the participation of Diverse Suppliers by the completion of Appendix C-4 in its entirety. Diverse Business Enterprises utilized as Tier II contractors and suppliers must be certified by one or more of the 3" Party Certification Agencies recognized by GHS.

Post-award performance: The specific, measurable performance criteria included in the Proposal for present commitment to Diverse Suppliers shall, subject to negotiation and mutual consent, become part of the awarded contract as specific, measurable requirements of vendor performance for the duration of the contract. Such spend with Diverse Business Enterprises will be monitored. In connection with such monitoring Vendor will be required to report to GHS monthly, in a manner in GHS's sole discretion, all direct and/or indirect certified spend with Diverse Business Enterprises.

SUPPLIER DIVERSITY CERTIFICATION:

I certify that the statements made by me in this Supplier Diversity Section are complete and true to the best of my knowledge and belief, and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to disqualification and debarment from participation in future GHS contracting opportunities, held liable for breach of contract and subject to the enforcement of any remedies available under the contract or as a matter of contract law. I agree that no changes shall be made to this section without the written consent of GHS.

Authorized Representative Signature:

Title

Date

**APPENDIX C-4: DIVERSE SUPPLIER SUBCONTRACTING PLAN (PROGRAM MANAGEMENT)
(TO BE SUBMITTED WITH BID) SUPPLIER DIVERSITY**

The following are questions concerning the efforts your company will make to ensure that Diverse Supplier's will have an equitable opportunity to compete for lower tier subcontracts associated with the Grady Health System agreement:

What product/service areas do you envision the inclusion of Diverse Suppliers and how is this determined?

How are Diverse Supplier capabilities determined by your company?

How will you ensure the maximum possible inclusion of Diverse Suppliers in all of your purchasing solicitations (i.e. Request for Proposals, Request for Information, and Request for Quotes, etc.)?

How will your company ensure that Diverse Suppliers are made aware of upcoming subcontracting opportunities and how will you prepare them to respond appropriately?

How will you monitor your company's Diverse Supplier subcontracting performance to this agreement and make any adjustments to achieve the subcontracting plan goals?

Will your Diverse Supplier subcontracting administrator perform the following:

Yes/ No

_____ Develop and maintain bidders' lists of Diverse Suppliers from all possible sources.

_____ Oversee the establishment and maintenance of your company's contract and subcontract award records associated with this Grady Health System agreement?

_____ Conduct or arrange the training of your company's purchasing personnel on the Grady Health System agreement goals and processes to achieve this goal?

_____ Review purchasing solicitation documents to remove statements, clauses, etc. which may tend to prohibit Diverse Supplier participation

_____ Screen proposed purchasing solicitation documents for subcontracting opportunities and implement **appropriate procurement policies and procedures to improve and increase opportunities to Diverse Suppliers.**

_____ Introduce Diverse Suppliers to company purchasing personnel based on commodity or service in which these vendors may have a mutual or potential concern

_____ Maintain records demonstrating that procedures have been adopted and implemented to comply with the reporting requirements and supplier diversity goals within the Grady Health System

_____ Prepare and submit monthly, required Diverse Supplier reports to Grady Health System?

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Submitted by: Authorized Representative Signature

Title

Date

APPENDIX C-5: CERTIFICATION OF EFFORTS {TO BE SUBMITTED WITH BID}

Vendor:

RFP Name: **Replacement of Heating and Process Steam Boiler Plant**

RFP Number: **TBD**

I certify that the following efforts were made to achieve Certified Diverse Supplier participation.

Provided written notices to certified diverse business enterprises who have the capability to perform the work of the contract or to provide the service_Yes _ No

Direct mailing, electronic mailing, facsimile or telephone requests _Yes _No

Provided interested certified diverse business enterprises with adequate information about plans, requirements and specifications of the contract in a timely manner to assist them in responding to a solicitation_Yes _No

Allowed certified diverse business enterprises the opportunity to review specifications, blue prints and all other RFP related items at no charge, and allowed sufficient time for review prior to the bid deadline _Yes _No

Acted in good faith with interested certified diverse business enterprises, and did not reject certified diverse business enterprises as unqualified or unacceptable without sound reasons based on a thorough investigation of their capabilities_Yes _No

Did not impose unrealistic conditions of performance on certified diverse business enterprises seeking subcontracting opportunities _Yes _No

Additionally, I contacted the referenced certified diverse business enterprises and requested a bid. The responses I received were as follows:

Name and Address of Certified Diverse Business Enterprises	Type of work and Contract Items, Supplies, or Services to be Performed	Response	Reason for Not Accepting Bid

(if additional space is required this form may be duplicated)

If applicable, please complete the following:

I hereby certify that certified diverse business enterprises were "Unavailable" or "Unqualified" to submit bids to provide goods and services for this RFP response. I further certify that efforts have been made to establish "Joint Ventures", and said entities were also unavailable at this time.

Reasons for the "Unavailability" or being determined "Unqualified";

Submitted by:

Authorized Representative Signature

Title

Date

APPENDIX C-6*

**STATEMENT OF INTENT
TO BE COMPLETED BY ALL KNOWN JOINT VENTURE PARTNERS/ SUBCONTRACTORS/CONSULTANTS
(TO BE SUBMITTED AT SCHEDULE OF VALUES MEETING)**

Vendor:

RFP Name: Replacement of Heating and Process Steam Boiler Plant

RFP Number:

_____ agrees to enter into a contractual agreement with
Prime Contractor

_____ who will provide the following goods/services
Joint Venture Partner/Subcontractor/Consultant

in connection with the above referenced RFP as a certified diverse business enterprises (describe
goods/services):

for an estimated amount of \$ _____, or _____% of the total contract value,

Prime Contractor

Joint Venture Partner /Subcontractor/Consultant

Intend to work together in accordance with this Contract Compliance Section of the bid, contingent upon
award and execution of a contract with Grady Health System with to the aforementioned Prime
Contractor,

I hereby certify that this statement is true and correct:

Prime Contractor Signature:	Joint Venture/Subcontractor/Consultant Signature
Print Name	Print Name, Title, and Date
Title	Address:
	Phone:
	Fax:

This form may be duplicated as needed.

APPENDIX D: INTENT TO SUMBIT

This letter serves as a notification of intent to submit or not to submit a proposal for the Replacement of Heating and Process Steam Boiler Plant Project.

RFP Number: **TBD**

Complete and submit this form during the Mandatory Pre-Bid Meeting. This will determine your responsibility to submit a bid.

_____ Acting as a representative of
(Name of Representative)

(Company Name)

Hereby offer our intent to: Submit a response to both requests for services in this RFP.

_____ Submit a response to request.
_____ Decline to submit a response.

Reason:

Print Name

Signature

Title

Date

Telephone/Fax number

Email address

APPENDIX E: BID FORM

To: Grady Health System

Project: Replacement of Heating and Process Steam Boiler Plant

GHS-D&C Project Number: **TBD**

Date:

Submitted by:

Full name:

Full address:

1. BID

Having examined the Place of the Work, all matters referred to in the Request for Proposal, and the sample Transparent Project Delivery Agreement's Term Sheet prepared by Oakwell and Grady Health System Design and Construction for the above mentioned project, we, the undersigned, hereby offer a detailed bid to perform the MECHANICAL CONTRACTOR ACTING AS PRIME duties requested for:

Replacement of Heating and Process Steam Boiler Plant for the Amount of
..... dollars, and 00/100 in lawful money
of the United States of America, \$ 00

2. ACCEPTANCE

This bid shall be open to acceptance [and is irrevocable] for sixty [60] days from the Contractor selection date. If this proposal is accepted by Grady Health System Design and Construction within the time period stated above, we will execute the Transparent Project Delivery Agreement within six [6] calendar weeks of receipt of Notice of Award.

- a. Furnish the required Insurance within two (2) business days of receipt of Notice of Award.
- b. Execute the Transparent Project Delivery letter of intent within five (5) business days of Notice of Award.
- c. Commence work within five (5) business days after written Notice to Award of this bid.

3. CONTRACT TIME

All professional services will be completed in accordance to Section 3.0 RFP SCHEDULE OF EVENTS including construction administration due dates that will be set forth in the Transparent project Delivery Letter of Intent upon Notice to Award.

4. ADDENDA

The following Addenda have been received, and the associated modifications considered, and all costs are included in the Bid Submission.

Addendum# Dated

Addendum# Dated

Addendum# Dated

Addendum# Dated

5. CONCEPTUAL ESTIMATE SIGNATURES

The Corporate Seal of

(Bidder - print the full name of your firm) was hereunto affixed in the presence of:

(Authorized signing officer Title) (Seal)

(Authorized signing officer Title)

(Seal)

If the Bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.