

REQUEST FOR QUALIFICATIONS (RFQ)
FOR
GENERAL CONTRACTOR SERVICES

Euclid Family Health Center

August 2010

TABLE OF CONTENTS

- 1. Introduction**
- 2. Project Description**
- 3. Project Budget**
- 4. Notice to Prospective General Contractors**
- 5. Qualification Statement Package Availability**
- 6. Project Administration**
- 7. Evaluation of Qualification Statements
Scope of Services**
- 8. Required Information and Format**
- 9. Requests for Clarification**

1. INTRODUCTION

The San Ysidro Health Center, hereafter referred to as "Owner", invites you to submit a qualifications package for the services listed herein. It is the intent of this request to select a General Contractor experienced in management of construction of outpatient healthcare facilities.

Confidential responses to this Request for Qualifications (RFQ) shall be received at the address below **by no later than 10:00 AM on September 13, 2010**. All RFQ responses shall be sent as indicated below.

Ed Martinez
President and Chief Executive Officer
San Ysidro Health Center
1275 30th Street
San Diego, CA 92154
(619) 662-4104

*One (1) pdf. File on Compact Disk and Six (6) printed copies

Your firm's response shall adhere to the format of this RFQ as detailed herein. The qualifications of each respondent will be judged based on the criteria presented in this RFQ. Owner reserves the right to reject any or all of the responses with or without cause and accept any response that, in the Owner's sole judgment, will be in the best interest of the Owner.

In order to maintain the integrity of the selection process we ask that you do not contact or visit the selection committee or the project team during this selection process. If you have any questions or require clarifications, you may submit them in writing to fgarcia@syhc.org and twhitaker@syhc.org no later than five (5) working days before the responses are due. Please reference **Euclid Family Health Center Project** on all correspondence and in the subject line of all emails. All questions will be answered in writing by email and copied to all respondents.

Submission of an incomplete and/or unclear Submittal is likely to result in the determination of the prospective General Contractor as NON-PREQUALIFIED for this project. After the deadline for receipt of the Submittal, the Owner will begin the review of all statements received. The Owner reserves the right to request, receive and evaluate supplemental information after the deadline date at its sole determination. The Owner reserves the right to reject any or all responses to the Submittal and to waive irregularities in any response received.

The Owner reserves the right to interview or not interview any respondent. The decision by the Owner is final.

2. PROJECT DESCRIPTION

Project Name: Euclid Family Health Center

Project Location: 950 South Euclid Avenue
San Diego, CA 92113

Project Background:

The new 24,850 SF health center is part of the American Recovery and Reinvestment Act (Recovery Act), which was awarded to support major construction and renovation projects at 85 Community Health Centers nationwide.

3. PROJECT BUDGET

The estimated construction budget for this Project is: \$7.6 million.

4. NOTICE TO PROSPECTIVE CONSTRUCTION MANAGERS

The Owner intends to award a Contract for General Contractor services.

The Owner desires to retain a General Contractor to provide Services during the Bid Phase process, and to provide Construction Administration during the construction of the project.

The General Contractor, after authorization by the Owner, will competitively bid the various Bid Packages representing the Construction Work required to complete the Project through the Guaranteed Maximum Price delivery method.

5. QUALIFICATION STATEMENT PACKAGE AVAILABILITY

At 5:00 PM on Wednesday, September 1, 2010, Qualification Statement Packages will be available for interested bidders at www.syhc.org/rfq-general-contractor-services.pdf. Interested bidders should register via email with fgarcia@syhc.org and twhitaker@syhc.org to be copied on future correspondence related to this RFQ such as responses to bidder's questions, clarifications, etc.

One (1) pdf file on compact disk and six (6) printed copies of the Qualification Statement Package Submittals will be received no later than **10:00 AM on Monday, September 13, 2010**. Submission of packages shall be to the address stated above.

6. PROJECT ADMINISTRATION

The project will be administered by Ed Martinez, President and Chief Executive Officer and Francisco Garcia, Construction Manager/Owners Representative.

7. EVALUATION OF QUALIFICATION STATEMENT PACKAGE SUBMITTAL

The qualification of the prospective General Contractor will be determined by the following requirements:

- A. Submission one (1) pdf file on compact disk and six (6) written copies of the Qualification Submittal Package.
- B. Demonstration of minimum required Construction Experience: General Contractor must have managed a minimum of 3 healthcare construction projects within the last five (5) years.

The projects submitted must demonstrate experience with similar size and scope, and at least one of the projects must have used the Guaranteed Maximum Price Contracting method.

Such projects should include a minimum of the following construction challenges: limited construction and staging areas; new buildings requiring proactive and innovative solutions due to unknown and/or unforeseen field conditions; and project complexity requiring tracking of multiple functions and phases.

The projects submitted must demonstrate experience with projects of these types and challenges and must all have been constructed in California.

Photographs and brochures of the projects are recommended in the submittal to clearly show the character of the projects.
- C. Experience and Compliance with Federal Procurements Requirements such as the Davis Bacon Act, buying American, Anti-discrimination laws, etc. Include a list any construction experience on federally funded projects.
- D. Demonstration of minimum Field Staff Professional Capabilities: Proposed Project Manager, proposed Project Superintendent, and proposed Project Engineer.

- E. Experience for pre-construction/construction management services related to the strategy for procurement of multiple trade contractors. Qualified Contractors will include a description of the selection process for sub-contractors and demonstrate experience in working with Minority and Local Sub-Contractors and must include an estimate of the % of sub-contractors that will be utilized who are 1) Minority Owned; and/or 2) Local, located in the San Diego area south of Interstate 8.
- F. A detail description of 1) the General Conditions and the estimated weekly cost of each line item; 2) the construction fee/profit and overhead utilized to determine the Guaranteed Maximum Price, 3) the procedure and fees for pricing change orders.
- G. Applicants must include 1) Safety record for the past three years; and 2) Outstanding Lawsuits including claims, both settled and unsettled, for the past five years

8. REQUIRED INFORMATION AND FORMAT

In order to be considered for selection as a General Contractor, the respondent firm will submit the following items in the specified order.

Cover Letter

- This letter should introduce the proposed team, naming the key players and highlighting the firm's qualifications for the project, and other relevant information as desired.

Company Profile

- Company History; Number of Years in business; Financial Statements for the last fiscal year end and interim year to date; copy of the contractors license to do business in the state of California; and bonding capacity to complete the proposed project.

Project Team

- Please provide resumes of key proposed project personnel. Please also indicate number of years employed by firm.

Key resumes would include: Project Executive; Project Manager; Project Superintendent; Assistant Project Manager; Project Engineer, Estimator, and Scheduler.

Project Experience & References

- Please provide a description of Medical facilities completed or in progress. This description should demonstrate your firm's experience to perform General Contractor services utilizing the Guaranteed Maximum Price Contracting Method.

Description should include:

- Services provided (indicated completed or in progress)
- Project delivery method (General Contractor Guaranteed Maximum Price)
- Construction value
- Construction duration
- References (please include name, title, organization/entity)

Project Controls and Contract Administration

Demonstrate your Firm's abilities in:

- Estimating / Cost Control
- Federal Procurement Requirements
- Quality Control Review
- Bid Release Schedules
- Contracting experience with minority owned and local contractors
- Value Engineering
- Safety and Risk Management

Project Fees

General Terms and Conditions
Construction Fee/profit and overhead
Change Orders

Submission of an incomplete and/or unclear Submittal is likely to result in the determination of the prospective General Contractor as NON-PREQUALIFIED for this project.

After the deadline for receipt of the Submittal, the Owner will begin the review of all packages received. Owner reserves the right to request, receive and evaluate supplemental information after the deadline date at its sole determination.

The Owner reserves the right to reject any or all responses to the Submittal and to waive irregularities in any response received. The Owner reserves the right to interview or not interview any team. The decision of the Owner is final.

9. REQUESTS FOR CLARIFICATION

All questions regarding this Submittal shall be via email to fgarcia@syhc.org and twhitaker@syhc.org by September 8, 2010. Responses to questions submitted will be posted at www.syhc.org/rfq-general-contractor-services

Questions received after this deadline may be answered at the discretion of the Owner.

QUALIFICATION STATEMENT SUBMITTAL AND REVIEW SCHEDULE

Qualification Statement Packages available:	September 1, 2010
Submittal of all completed Qualification Statements	September 13, 2010
Selection of qualified bidders	September 24, 2010
Contract Award (Tentative)	October 15, 2010