

**LOS ANGELES GENERAL MEDICAL CENTER
MENTAL HEALTH URGENT CARE CENTER
(MHUCC) AND RESIDENTIAL WITHDRAWAL
MANAGEMENT FACILITY (RWMF)
DESIGN-BUILD SERVICES
PART A - PREQUALIFICATION QUESTIONNAIRE
REQUEST FOR PROPOSALS (RFP) NUMBER: BRC0000454
Optional Pre-Proposal
Conference
August 3, 2023
2:00 PM**



OUTLINE



- Introductions / Project Team
- RFP Design Build Procurement Process
- Project Description
- Schedule / Milestones
- Questions

PROJECT TEAM



County of Los Angeles Public Works

Project Management Division I

Gillian Tiede, Interim Assistant Deputy Director

Alicia Ramos, Assistant Division Head

Parisa Dadmehr, Capital Projects Manager

Aren Avakian, Capital Projects Management Associate

Business Relations and Contracts Division

Cheryl Wong, Contract Administrator; Soo Kim, Unit Head

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County of Los Angeles Department of Mental Health and Department of Public Health

Scoping Architect:

NAC, Inc.



SCOPE OF SERVICES-PROJECT DESCRIPTION

NOTE: Complete Scope of Services, including Project Description, is item 2 of the RFP (pages 15-17).

- The project will be constructed on the Los Angeles General Medical Center campus at 1240 N Mission Rd. Los Angeles, CA 90033, located on the corner of Zonal Avenue and Mission Road.
- Construction of the MHUCC and RWMF will be comprised of a two-story building
 - MHUCC will have the capacity for 32 adult and 8 adolescent chairs
 - RWMF will have the capacity for 32 adult beds
 - The total building area is approximately 30,000 square feet
- The proposed project will be constructed within an existing 4.5-acre vacant lot and will be sharing the site with future development. Considerations include:
 - Required parking for the MHUCC and RWMF
 - Make ready work for grading and fill
 - Development of the site to provide for utilities and landscape/hardscape improvements.
- Proposals must be for a complete Design-Build project and must include all design, engineering, construction, procurement and installation of equipment (unless otherwise specified), permits, and warranty maintenance services. The Proposal price must contain all costs and fees for such services.



SCOPE OF SERVICES-PROJECT DESCRIPTION

- The Design-Builder shall be responsible for all design and construction services required for the completion of the Project in accordance with the Scoping Documents and the County's Design-Build Manual (Design-Builder) included as Exhibit H. The Scoping Documents are listed in Exhibit I, Itemized Scoping Documents List.
- The Design-Builder's deliverables and services shall include, but are not limited to the following:
 - Design and construction of the Project in compliance with any and all applicable codes, rules/regulations, and laws.
 - Compliance with the Project's approved environmental documents provided by the County.
 - Any and all design and engineering work.
 - Any and all demolition, construction, and warranty maintenance work.
 - Identifying and obtaining all required permits, inspections, and approvals for the Project.
 - Procuring and installing all equipment, unless otherwise specified.
 - Quality control and performance testing.
 - Start-up and commissioning.
 - Training of County employees in the use, operation, and maintenance of systems and equipment.
 - Providing all operating manuals and documents.
 - Warranty maintenance services.

SCOPE OF SERVICES-PROJECT DESCRIPTION

- Project Schedule - The anticipated Contract Time for this Project is 630 calendar days.
- Project Design-Build Budget
 - At the present time, the estimated cost range for the Design-Build contract is \$34,000,000 to \$36,000,000.
 - In addition to the Contract Sum agreed to by the County and the Design-Builder, the County will incorporate in the Agreement with the Design-Builder the Allowances specified in Section 01 04 00. Allowances, of the Project Manual.
- Civic Art
 - The County's Civic Art policy mandates that eligible County capital improvement projects funded wholly or in part by the County, allocate 1% of eligible Project Costs for the design, construction integration, acquisition, delivery, and conservation of Civic Art.
 - The Los Angeles County Arts Commission (LACAC) will commission an Artist to be responsible for design, fabrication and installation of civic art integrated into the mental health facility.
 - The general purpose of the art is to enhance the patient, staff and visitor experience. Permanent civic artwork will be used to support the goals of the physical environment.
 - The Design-Builder shall cooperate with the Artist(s) to ensure the Artwork(s) will be facilitated and completed in a timely manner.



Prohibition from Participation in Future Solicitation(s), RFP Section 1.9

In accordance with Board Policy No. 5.090, the following firms which were retained by the County to assist in the preparation of the Scoping Documents **will not be allowed** to participate in response to this RFP in any capacity:

These Consultants include but are not limited to following individuals and firms:

- NAC Architects (Scoping Architect)
- KPFF (Civil Consultant)
- Tina Chee Landscape Studio (Landscape Consultant)
- Salas O'Brien (Structural Consultant)
- P2S (Mechanical, Electrical, Fire Alarm, Fire Sprinkler Consultant)
- Idibri/Salas O'Brien (Low Voltage, Audio Visual, Security, Acoustics Consultant)
- Cumming (Cost Estimating Consultant)

DESIGN-BUILD PROCUREMENT PROCESS



- Design-Build Project Delivery
- RFP Package
- Selection Process
 - **Part A** : Statement of Qualifications/Pre-Qualification Questionnaire
 - **Part B** : Technical and Price Proposals
- Negotiations
- Board Approval
- Contract Execution



DESIGN-BUILD PROCUREMENT PROCESS

- Not a low bid solicitation
- Qualifications-Based
- Best Value Selection
 - as defined in the RFP: 5.2.4 Price Proposal Evaluation Criteria.



DESIGN-BUILD PROCUREMENT PROCESS

RFP Package Includes:

- Description of Procurement Process
- Exhibits
- Attachments: required certification forms



DESIGN-BUILD PROCUREMENT PROCESS

- RFP – Exhibit A Part A: Statement of Qualifications

- Prequalification Questionnaire

- Section 0 - Contact Information
 - Section 1 - Essential Requirements for Pre-Qualification **Includes Insurance Requirements**

1.2 Design-Builder has attached a notarized statement from an insurance company (approved by the California Department of Insurance) confirming that the Design-Builder has the capacity to provide the following insurance policies:

NOTE: Notarized statement from an insurance broker is acceptable.

- Section 2 - Los Angeles County Required Certifications
 - Section 3 - Organization, History, Organizational Performance, Compliance with Civil and Criminal Laws, and Safety Record
 - Section 4 - Recent Construction Projects Completed
 - Section 5 – Certification to Comply with Countywide Community Workforce Agreement
 - Section 6 – Commitment to Propose
 - Section 7 - Oath of Truthfulness



DESIGN-BUILD PROCUREMENT PROCESS

- RFP - Part B: DB Selection
 - Short-listed top “3” firms are invited to submit Part B technical and price proposals, with emphasis on price. Refer to RFP item 5.2.4 Price Proposal Evaluation Criteria.
 - **Stipend** of \$45,000 to eligible Part B Proposer(s) that meet the eligibility criteria specified in item 1.6 of RFP, and who is not awarded the Design-Build Agreement.
 - Good Faith Negotiations with Best Value Design-Builder
 - Board Approval
 - Contract Execution

EXHIBIT A STATEMENT OF QUALIFICATIONS

PREQUALIFICATION QUESTIONNAIRE

- ▶ 3.33 (a) Has your firm maintained an Experience Modification Rate (EMR) with an average of 1.00 or less for the last three premium years?
- ▶
- **Design-Builders with an average 3-year EMR rate above 1.00 will be immediately disqualified.**
- ▶
- **Your firm will be immediately disqualified if your firm does NOT have an EMR or lists Does Not Qualify (DNQ) for any of the last three years.**
- ▶
- ▶ ☐ Yes ☐ No
- ▶
- ▶ ***Attach a copy of your worker's compensation insurance carrier's Experience Modification Rate (EMR) letter for the last three premium years which must also include Workers' Compensation Insurance Rating Bureau of California (WCIRB) Risk Summary Report* showing Experience Modifications or Workers' Compensation Experience Rating Forms for the most recent three-year period. A letter from the insurance broker is not acceptable.***
- ▶
- ▶ Attach a separate sheet for the Design-Builder or each member (as appropriate) indicating the following information:
- ▶
- ▶ EMR for year 1: _____
- ▶ EMR for year 2: _____
- ▶ EMR for year 3: _____
- ▶ 3 year EMR average: _____
- ▶
- ▶ *If a Proposer is located outside of California, the Proposer must include reports from a State agency who publishes EMR outside of California.

EXHIBIT A STATEMENT OF QUALIFICATIONS PREQUALIFICATION QUESTIONNAIRE

SECTION 4-RECENT CONSTRUCTION PROJECTS COMPLETED

- ▶
- ▶ In this section, the County is asking questions relevant to the Design-Builder's qualifications most closely related to the proposed project. Each question includes the scoring criteria. Section 4.1 shall be completed by the Contractor member of the Design-Builder. Section 4.2 shall be completed by the Architect member of the Design-Builder. Sections starting at 4.3 shall be completed on behalf of the Design-Builder as a team.
- ▶

EXHIBIT A STATEMENT OF QUALIFICATIONS

PREQUALIFICATION QUESTIONNAIRE

► CONTRACTOR MEMBER

► 4.1 **Contractor Member** - Use the following form to provide details for up to three projects in which the contractor member of the Design-Builder **within the last ten years**, held, or was part of a joint venture or other legal entity that held a contract directly with a client or client organization on comparably sized (from 75% to 200% of the proposed project square footage) **preferred medical office and mental health facility but not required**. In addition, at least one of the three projects must have been completed or underway within the time frame specified above.

► List all contracts for comparably sized **medical office and mental health facility** projects completed or underway within the last ten years. Copy and fill in the attached form and label as: Attachment **4.1A, 4.1B, and 4.1C.**

► In the event the proposer does not have enough projects that fit within the exact parameters of the criteria identified above (from 75% to 200% of the proposed project square footage for a **medical office and mental health facility** building) to achieve the maximum available points (30), the proposer may provide additional information on similar projects which may fall outside the specified criteria. The County reserves the right to consider these other listed projects and assign points to the proposer as the County deems reasonable based on the information provided. If substitute projects are accepted by the County, in no event shall the Design-Builder be allowed to exceed eighty percent (80%) of the available points for these projects.

Attach pages for any items that require additional space. There is no page limit. All projects can contain pictures or images of the completed projects. Design excellence

Label as: Attachment 4.1A, 4.1B, and 4.1C for each project. Attach pages for any items that require additional space. There is no page limit. All projects can contain pictures or images of the completed projects. Design excellence principles apply to contractors as well.

Project Name:	Original Contract Amount:*	Project Type:
Client Organization:	Final Contract Amount: *	A/E Name:
Project Size and Location:	Contract Type:	
Completion Date	<input type="checkbox"/> Design-Build	
Owner Contact Information (Name, telephone, & e-mail address)	<input type="checkbox"/> Low Bid	
	<input type="checkbox"/> Other (Describe below) _____	
Project Description:		
Brief Description of Design Excellence Principles Incorporated into the Project (REFER TO EXHIBIT L DESIGN EXCELLENCE CRITERIA. Form, Function, Environment, Technology and Process): Attach pages for any items that require additional space.		

EXHIBIT A STATEMENT OF QUALIFICATIONS PREQUALIFICATION QUESTIONNAIRE

▶ CONTRACTOR MEMBER

- ▶
- ▶ **ATTACHMENT 4.1: COMPARABLY SIZED MEDICAL OFFICE AND MENTAL HEALTH FACILITY PROJECTS**
- ▶ Attach pages for any items that require additional space. There is no page limit. All projects can contain pictures or images of the projects.
- ▶ Complete all items on the form.
- ▶ Copy and fill in the attached form and label as: Attachment 4.1A, 4.1B, and 4.1C.

DESIGN-BUILD PROCUREMENT PROCESS

- Schedule:

7/18/23	RFP issue date
8/03/23	Part A SOQ Optional Pre-submittal virtual conference via Microsoft Teams at 2:00 p.m.
8/17/23	Part A SOQ submittals due to the County
9/14/23	Proposers' notification of short-listed Proposers
9/14/23	Invitation to short-listed Proposers to submit Part B Proposal
9/21/23	<u>Mandatory</u> Part B Pre-proposal conference/site visit

* Dates are tentative, and the County reserves the right to revise this schedule at any time during the selection process.

6.51 Application of Countywide Community Workforce Agreement



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The Countywide Community Workforce Agreement (CWA) with the Los Angeles/Orange Counties Building and Construction Trades Council and its respective unions was fully executed on June 7, 2023. A copy of the Countywide CWA is included as **Exhibit Q** of the RFP and will become an Exhibit in the final contract for this project. Countywide CWA will apply to this Project. The Design-Builder shall comply with all terms therein and shall be bound by the terms and conditions of the Countywide CWA applicable to the contractors for all Work on the Project for the entire duration of the Project. Countywide CWA shall be deemed incorporated in full into this agreement including, but not limited to, the provisions regarding the hiring of workers for the Project by the Design-Builder and all of its subcontractors of all tiers. Design-Builder shall execute and return to the County the Letter of Assent, attached to the Countywide CWA as Attachment A to the Exhibit Q, at the time of contract execution and shall cause each of its subcontractors of all tiers to also execute and return to the County a copy of the Letter of Assent. Proposer must provide certification in Section 5 of the Part A SOQ to comply with Countywide Community Workforce Agreement, as a Pass/Fail requirement of the RFP.

Countywide Local and Targeted Worker Hire Program (EXHIBIT P)



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The Design-Builder and its Subcontractors shall meet the following minimum mandatory Local Resident and Targeted Worker hiring requirements:

- At least **30 percent** of total California Construction Labor Hours worked on the project must be performed by a qualified Local Resident.
- Additionally, at least **10 percent** of total California Construction Labor Hours worked on the project shall be performed by County residents classified as a Targeted Worker. Hours worked by a Targeted Worker who is also a Local Resident may be applied towards both the mandatory **30 percent** Local Hire and 10 percent Targeted Worker Hire goals.
- Mandatory Requirement to Use a Jobs Coordinator on the project.

The deadline to submit proposals is Thursday, August 17, 2023, at 5:30 p.m. Proposals received after the deadline will not be accepted.

Mail-in Part A electronic proposals via Universal Serial Bus (USB) drive to Public Works Headquarters. Mail-in proposals must be received by the Cashier's Office by the deadline.

Proposers may use FedEx or UPS (or other delivery service) to deliver your Part A proposals. Proposers may submit proposals in-person to the Cashier's Office by the deadline.

Public Works Website-Business Opportunities BRC0000454

https://dpw.lacounty.gov/contracts/aed_rfp/ProjectDetail.aspx?project_id=BRC0000454

Scroll down to the “Documents” area to view items posted.

Questions?