



LBJ Tropical Medical Center
PO Box LBJ
Pago Pago, American Samoa 96799
Office of the Chief Executive Officer



Serial: 22-0037

1 June 2022

TO: All Interested Firms

FROM: Moefa'auo Bill Emmsley
Chief Executive Officer
LBJ Tropical Medical Center
Pago Pago, American Samoa

SUBJECT: New 40-Bed Hospital Reference No: 001-2022

Request for Proposal

New 40 Bed Hospital Reference No: 001-2022

Submittal Requirements

"ADDENDUM No. 2"

A. General

Interested firms shall submit their proposals electronically via email as an: attachment or downloadable link with delivery of fifteen (15) printed copies, in 8 ½" x 11" format, of their response in binders (pages must lay flat) in accordance with this RFP. 11" x 17" pages may be used as long as they are folded to 8 ½" x 11".

Printed submissions shall be express mailed with tracking information to:

The Office of the Chief Procurement Officer
LBJ TMC
P.O. Box LBJ
Faga'alu, American Samoa 96799

- 2) Electronic submissions and express mail tracking information shall be provided to the LBJ Tropical Medical Center - Acting Chief Procurement Officer at, akenese.nikolao@lbj.as

The date and time of the electronic submission shall be deemed the official submission time. Printed submissions must be received within 5 (five) calendar days of the submission deadline of June 21, 2022.

i). Section 1. Organization and Qualifications

The following qualifying data shall be submitted for evaluation purposes in the following order and categories:

Cover letter (no more than one page)

Answers to the questions in the remaining sections of this RFP including any sketches. Each response shall be within the designated maximum page count.

Section 1: Organization and Qualifications

Describe your team's experience and qualifications relevant to this Project (no more than two pages). Cite similar projects that you have finished within the last ten years. Projects should be hospitals having a Level 1 trauma program with: Trauma ER, OR, and ICU support capabilities of approximately the same size or larger than this project.

Describe the roles and responsibilities of each of the architectural / healthcare design team members and provide supporting resumes for each denoting the hospital projects they have worked on, as listed in item 'i5', in that specific role. (no more than 4 pages per team member)

Describe what innovations you propose to explore with the owner that have been recently implemented on similar projects and the resulting outcomes. (no more than two pages with project specific references for the users of each innovation).

Describe what makes your team uniquely capable to design, document and administer the construction for this project. (no more than one page).

Describe your experience working in tropical / coastal climatic conditions and the specific construction assemblies, materials, and equipment used to address those conditions for durability, maintenance and longevity. (no more than one page)

Describe your proposed major sub-consultants (MEP, civil, structural, landscape, interiors, and medical equipment planning), whether they have worked with your firm in the past on the referenced hospital projects, and their related experiences for this Project. Cite similar projects that they have finished within the last ten years.

Describe the current workload for each team member denoting current projects and calendar completion dates for each project in the form of a bar graph. Denote the phases for each project under development. (no more than one page).

Describe your firm's Quality Assurance, Quality Control program during all phases of the Project including Construction Administration. Include BIM methodologies and processes, communication protocols, technologies, and frequencies, checklists, independent reviewing consultants, etc . (no more than one page).

Section 2: Project Approach

Describe your project delivery approach and note pertinent innovations you plan to employ during all phases. This should include Owner, Contractor and Agency engagement and other topics you deem important. Include your experience with, and approach to, working with numerous, highly engaged owner stakeholders (leadership, departments, stakeholders and combined groups), during project design phases (no more than two pages).

Explain your plan to build consensus and effectively work with owner representatives while meeting or exceeding the Project schedule milestones (no more than two pages).

Highlight how you will meet the Owner's requirements and how you propose to integrate building and healthcare technology into the Project design (no more than one page)

Describe your proposed BIM documentation strategy, and how you intend to work with the Contractor for Pre-Construction Services to develop a BIM execution plan for the Project (no more than one page).

Section 3: Expertise/References

Provide resumes which describe the experience for all key individuals assigned to this Project. Those persons having substantive tasks or responsibilities must have a minimum of five (5) years-experience with hospital inpatient projects.

Project Performance Evaluation (no more than 2 pages)

List projects for both the Architect of Record and as applicable the Principal Architectural Healthcare Design Firm for the last 5 years that are valued over 100 million in construction and describe the following characteristics of each.

Project Type Description, include:

Gross building area and number of stories

Use, location, and year completed or scheduled to be complete

Construction - Primary Structural System

Site Area

Project Budget

Bid Amount – or -- GMP Amount

Final cost if completed – or -- Current cost with all Change Orders to date and the percent complete.

Projected Completion Date / Actual or Anticipated Date of Completion.

Contact references for each project owner / user.

Section 4: Design and Project Services:

Provide your proposed Project work plan with activities and schedule dates that reflects your delivery strategy, owner and stakeholders engagement / meeting format & frequency (no more than four pages). Work Plan to include a timeline showing how long your Team will take to complete the entire design from the Programming Phase, Schematic Design Phase, Design Development Phase, and Construction Document Phase. Identify specific task periods that address the following:

Key milestones,

Phases,

Deliverables:

- () Design Phases,
- (i) Construction Documents,
- (ii) Construction Cost Estimates,
- (iii) Specifications,
- (iv) Finish Selections,
- (v) Healthcare Equipment Specs,

Critical path design and documentation tasks across all disciplines,
BIM quality control clash reviews

The timeline shall assume a start date of July 1, 2022 and show the projected date of bid based on the described design / construction document prep period.

Basis of Selection: The evaluation team will strongly consider the following factors when evaluating the submittals:

Related Experience of the Team

General and specific project related experience of the design, management and production team members, including technical support. Special interest in projects of similar nature, size and complexity.

Scheduling

Description of scheduling procedures and methodology for effectively managing the project. Depth of understanding of the complexity of this project and the detail to which the schedule effectively shows that understanding.

Overall approach, methodology, demonstration of technical capability, staff capacity, complexity of past and current projects, project references.

Provide hourly rates for all people working on this Project. (no more than one page)

List all services not included in the base fee and provide per unit costs for each as selected by the owner. (no more than one page)

List all documentation, surveys, data, reports, tests and information that the A/E team will exclude and expect to be provided by the owner. (no more than one page)

Provide a Fee Proposal based on the Hospital Programming as stated in the RFP. (no more than one page)

Fee shall be broken down by phase for each discipline and summated to a total project fee covering all A/E services. The total fee shall also be denoted as a percentage of the project budget of \$200,000,000, inclusive of Architectural and Engineering Fees.