




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



Serial: 22-0040

6 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 – RFI – Request for Information Responses

1. Does the A/E team need to have a Cost Consultant as part of the design team? **Yes**
2. Please provide the project vertical construction budget. **See Addendum No 2**
3. Please confirm the necessary project infrastructure is in place and meets the future demands of the hospital: **water, sewer, electrical, etc. Yes**
4. Assume the project will be completed on one site and a single structure or series of structures on site.
  - a. **There is only one site for this project. The facility needs to be planned so that additional structures related to the phased expansions can be accommodated. The A/E team will be responsible for demonstrating how this phased growth will occur within the site. Intend to go vertical to save space.**
5. Will a building permit be required for this project and which agency will have jurisdiction?
  - a. **The drawings will be reviewed by the American Samoa Project Management Team.**
  - b. **Documents will be revised based on those review comments.**
  - c. **Authorization from the American Samoa Project Management Team in conjunction with the American Samoa Government will constitute approval to proceed to bid. Upon acceptance of a bid proposal that meets the conditions of the bid and the project budget the American Samoa Government will proceed to contraction phase where PNRS and Building Permits are required.**
  - d. **The American Samoa Project Management team will oversee and monitor compliance with the contract for construction.**

6. Is a hospital use allowed on this land or will a zone change be required?
  - a. Yes, a hospital use is being permitted on the selected site as determined by the American Samoa Government.
  - b. There will be no zoning changes associated with this site.
7. Please describe how the current program was determined? What metrics were used? Please refer to the TECHNICAL DESIGN REQUIREMENTS under Section 3 -GENERAL DESIGN CRITERIA
8. Would you like to have a Programming phase of work before design to identify and right size the hospital program based on your future needs?
  - a. Yes, the square footages provided in the "Request for Proposal" Section are gross square footage targets. The programming phase will need to demonstrate a higher level of space detail, space layout, medical equipment requirements and furnishing requirements in preparation for the hospital wide schematic design phase.
9. Why was the project scaled down from the previous RFP? Base on available funding.
10. Please provide the medical equipment budget.
  - a. The medical equipment budget will need to be established during the programming phase. The medical equipment specialist, on your team, will provide the estimated cost for the specified equipment. This cost will need to address escalation across the design/document/construction phases in order to provide an estimate that effectively targets the anticipated purchase date. The medical equipment cost will be covered within the project budget.
11. What existing medical equipment will be re-used?
  - a. There will be no re-used medical equipment or equipment relocated from the LBJ Tropical Medical Center. All equipment will be new.
12. Page 5, item B A/E project manager – clarify that the PM does not need to be located in AS. The PM doesn't have to be in American Samoa full-time but he needs to schedule frequent visits to the island as needed
13. 6 item D - Value Engineering – need to establish when this is done. Assume all VE is completed before CD's.
  - a. The A/E team will be responsible for preparation of estimates during the construction document phase which will include medical equipment and furnishings. These estimates should occur at the 65%, 100% and Final CD submittal completion of the construction documents.
    - i. Note: Like medical equipment, furnishing estimates must build in escalation that effectively targets the anticipated purchase date.

- b. The A/E team should build a list of VE items during both the design and construction document phases for consideration and selection by the American Samoa Project Management Team.
  - c. The A/E team will be expected to align the estimated total construction cost with the project budget and make the appropriate construction document changes to achieve this alignment.
- 14. Confirm the VE consultant can be contracted thru AS
  - a. There is no VE consultant requirement. If the A/E team wishes to include a VE consultant that will be acceptable. A construction estimating specialist that is familiar with hospital projects and providing comprehensive estimates for such projects should be a member of the A/E's team. American Samoa will not provide this consultant.
- 15. Page 27 Item H.5 Reviews – since we need to submit a schedule showing the major milestones, what are the anticipated review times by the COPTR per phase? – **Confirm we cannot proceed to the next phase until written approval received. Submit your schedule/time line with time allotted for the COPTR's review, it is our intention to alleviate unnecessary delays throughout the design phase. Yes, you cannot proceed to the next phase without prior approval from the American Samoa Project Management Team.**
- 16. Page 41 – Owner is providing some equipment – Confirm LBJ can provide the preliminary list needed by end of SD and by mid DD final specs.
  - a. **There will be no re-used medical equipment or equipment relocated from the LBJ Tropical Medical Center. All equipment will be new.**
- 17. Page 67 – 6.1.1 – Lessor shall provide accurate space layout drawings (floor plans) with offer and during design and construction document phases. Assume the RFP meant to say A/E team but need to clarify what with office means – this is not a design build project
  - a. **Should read, "A/E team shall provide accurate space layout drawings (floor plans) during the design and construction document phases."**
- 18. 6.1.4 – Floor to floor heights – please note we have interstitial floors. **Yes we anticipate interstitial floors to be part of the design.**
- 19. Page 88 – Section 7, 71. Notice to A/E – all forms required for officer are included in the document. Any additional information must be requested in writing. Is the offer your RFP submittal or does offer refer to the documents required for each phase?
  - a. **See Addendum No. 2 "Submittal Requirements"**
- 20. Do you have any project milestones for funding or reviews that you would like incorporated into our project schedule? **It is our intention for this process to be transparent, so we need to have several zoom meetings or perhaps in person as we go through the design phase. But it is really**

up to your Firm on how you will address this based on your experience and based on your experience and expertise.

21. How far should the design team carry the design of the 150 bed hospital? We recommend at least through Schematic Design to properly capture the scope and cost for the future phases.
  - a. The initial structure and overall design must be planned to accommodate future expansion to meet the 150 beds without any disruption to existing services. The Design Phase should address the following at the Schematic Design Phase for future:
    - i. The footprint, size, height and location for the future phase improvements;
    - ii. The expansion space, size and location for the central plant improvements associate with the future phase improvements;
    - iii. The expansion space, size and location for phase I improvements that will grow as a result of the future phase improvements, See "Technical Design Requirements" for departments, services, and functions anticipated to expand within the phase I scope of work, with subsequent phased expansions;
    - iv. Utility Infrastructure terminations, extensions and anticipated routes for future phase improvements;
    - v. Extension of circulation & service corridors and anticipated elevator towers;
    - vi. Materials & Supplies: receiving, storage and handling area expansion, size and location required for future expansions.
22. Confirm demolition and hazmat is not included.
  - a. The American Samoan Government:
    - i. Will conduct, as need, a hazardous materials survey of all existing on-site structures.
    - ii. Will have all hazardous materials removed prior to the start of demolition activities.
  - b. The A/E team will address demolition of all on-site structures and utility infrastructure back to the property lines.
23. Confirm LBJ can provide topographic and utility survey. We are waiting for topographic survey from Department of Commerce (DOC).
24. Confirm LBJ will provide a geotechnical report for the property.
  - a. The A/E team will secure a Geotech Engineer on their team and direct this engineer as to the location of borings based on the highest anticipated load bearing locations for towers on the site. The Geotech will also be responsible for recommendations related to subgrade soil composition and preparation, for building and vehicle traffic conditions with specific attention to erosion control and subsurface drainage.
25. Will LBJ allow a site visit to America Samoa to meet with the team to tour existing facility and the proposed site?

- a. Due to current COVID-19 conditions on the island and within the existing LBJ facility, a site facility visit is not available.
- b. The existing LBJ facility should not be considered as a guide in designing the new hospital as it is a dated facility. There is no work at the LBJ facility under this RFP response.

26. What are the sustainability goals of the project? Does this project fall under EO 14057?

- a. The new hospital facility should utilize low energy consumption: equipment, fixtures, and systems that have been field proven and would not compromise the 24/7 operational status of the facility.
  - i. Must consider the remote location of this facility as it relates to service, maintenance, replacement parts, shipping logistics, etc.
  - ii. Design must consider and implement backup systems that maintain operational status of all building systems, at all times, while providing a bridging period for maintenance cycles and repairs.
- b. The new hospital will comply with ASHRAE 90.1 with respect to the envelope thermal performance.
- c. This project does not fall under EO 14057.

27. Would the client consider hosting an industry day via Zoom or in person to share their vision and goals?

- a. This may occur with the selected team for this project but will not happen prior to the selection process.

28. Is a two-week extension to the RFP possible to allow more time to clarify the scope and potentially meet virtually or on site?

**RFP is now extended until 21 June 2022.**

#### **PROJECT PROPOSAL**

29. Page 12+ Scope of work – well defined, but is each project its own budget rolled up into overall budgets for the LBJ and Tafuna sites. Ideally, we should be able to move all projects through design at the same time and also limit the number or bid packages. This raises the question – will there be any pre-con services and how does AS plan on releasing the projects for bid

- a. There is no work related to the LBJ Tropical Medical Center in the RFP nor should the response address any work at the existing LBJ-TMC.
- b. The indicated project budget is only for New 40 Bed Hospital and does not cover subsequent phases or existing LBJ-TMC. Refer to Addendum No. 2.

30. Page 30 – can you please provide updated schedule dates? **RFP is now due 21 June 2022. We should have the reviews and interviews done by the end of June and hopefully award A/E by 1 July 2022. As for the duration of the Design Phase, that will be up to your Firm.**

31. 46 – Who is developing the recruitment, retention and re-training. Will this person/firm be engage prior to our starting the design so we can tap their expertise for lean design/operations.

**This is not part of your scope.**