



**REQUEST FOR QUALIFICATIONS
GENERAL CONTRACTING SERVICES
FOR
CENTRAL UTILITY PLANT (CUP), NORMAL POWER UTILITY
STRUCTURE (NPUS) & EMERGENCY ELECTRICAL
INFRASTRUCTURE (EEI) UPGRADES**

One Healthy Way, Oceanside, NY

October 15, 2018

INTRODUCTION:

South Nassau Communities Hospital (SNCH) is looking to prequalify firms for construction of a major MEP project on their main campus. The project includes construction of a new Central Utility Plant (CUP), new Emergency Electrical Infrastructure (EEI) and Normal Power Utility Structure (NPUS). The goal of this process will be to prequalify contractors based on a set list of minimum requirements. Following the prequalification period, qualified firms will then be issued the formal Request for Proposal.

PROJECT BACKGROUND:

As part of a Federal Emergency Management Agency (FEMA) Obligated Project Worksheet, South Nassau Communities Hospital (SNCH) has planned an expansive hospital renovation at their One Healthy Way, Oceanside, NY Campus.

Inclusive to the renovations on the campus, SNCH is constructing a new 23,000 square foot Central Utility Plant (CUP). The new 2-story CUP will replace the existing CUP which feeds the hospital campus, and will include ultra-high efficiency variable speed chillers, new cooling towers, new steam boilers, variable speed pumping systems, fuel oil storage and transfer systems, deaerator with boiler feedwater pumps, surge tank with condensate transfer pumps, AC units and electrical system upgrades. There will also be an existing 1000T magnetic bearing chiller and plate and frame heat exchanger which will be moved from the old CUP to its new location. The new CUP will also include new steel structure, new concrete roof on metal deck, new precast façade panels, acoustical screen, interior offices, toilets and administrative spaces. Required systems such as life safety, fire sprinkler, low voltage, etc. are included in the design.

In addition to the CUP, SNCH will also be performing major electrical system upgrades consisting of a Normal Power Utility Structure (NPUS) and Emergency Electrical Infrastructure (EEI). This includes, but is not limited to, adding a third 5kV electrical service from the electrical service provider, extending the (2) existing underground 5kV electrical services to the new CUP, and providing new medium voltage switchgear, transformers, (2) x 3.9MW 5kV generators, automatic transfer switches, switchboards, panel boards, feeders, risers, branch circuit wiring, devices, motor control & alarm wiring systems, and SCADA system with load shedding.

A goal of the NPUS and EEI portion is to be able to back feed the hospital's emergency and normal distribution during a total utility failure. The EEI scope is being planned in six (6) phases as to minimize electrical service interruptions to the Hospital. Each phase will come with its own major hospital shutdowns, which will affect normal, and emergency power loads (life safety, critical and equipment). The new electrical system upgrades will also include two (2) modular substations and ATS Room with associated cast-in-place concrete structures, new steel structure, new structural footings and foundation walls, and new concrete roof on metal deck. The new substations and ATS room include required HVAC, Electrical, Fire Alarm, fire sprinkler, low voltage, etc. systems.

Major CUP/EEI/NPUS Equipment

- (4) 1000T Magnetic Bearing Chillers
- (4) 1000T Cooling Towers
- (3) 600 HP High pressure steam boilers
- (2) 3.9MW, 5kV Emergency Generators
- 5kV/480V-double ended normal and emergency building substations

The project is being funded by a grant provided by the FEMA Public Assistance Program (PA). Further, the grant was written as part of the FEMA PA Alternative Use Pilot Program. This means the project is subject to federal regulations and policies regarding environmental and historical preservation, Freedom of Information Act, procurement, labor standards, etc. SNCH submissions also include NYS SEQRA (State Environmental Quality Review), Site Plan Approval, BZA (Board of Zoning Appeals) and Building Permits.

PREQUALIFICATION FORM: Construction of New CUP, EEI & NPUS Upgrades:

INTERESTED FIRM: _____ DATE of REQUEST: _____

FIRM HOME OFFICE ADDRESS: _____

PHONE: _____

FIRM CONTACT NAME: _____ E-MAIL: _____

Minimum Firm Prequalification Requirements:

- 1** - Proposing firm must be a reputable, well established firm; which for this project is represented by the firm being in continuous successful operation for a period of not less than ten (10) years. Please provide supporting documentation to validate your firm's history, including firm's Employer Identification Number (EIN).
- 2** - Proposing firm must be a licensed General Contractor licensed in the locality in which the project is being performed, which for this project is Oceanside, New York. Attach a copy of appropriate license.
- 3** - Proposing firm must have prior construction experience providing:
 - a. Central Utility Plant for at least three (3) prior projects within the last fifteen (15) years. Sample projects should be similar in type to proposed work.
 - i. Provide a 1-page summary of each representative project including a brief scope description, original budget, final budget, schedule of completion and unique project challenges.
 - ii. The proposing firm shall provide Owner contact information for reference. Contact will be made with the references provided for all three (3) projects.
 - b. Electrical system upgrades for emergency and normal power/medium voltage projects for at least three (3) prior projects within the last fifteen (15) years. Sample projects should be similar in type to proposed work.
 - i. Provide a 1-page summary of each representative project including a brief scope description, original budget, final budget, schedule of completion and unique project challenges.
 - ii. The proposing firm shall provide Owner contact information for reference. Contact will be made with the references provided for all three (3) projects.
- 4** - Proposing firm must demonstrate knowledge of working on three (3) healthcare projects each having a minimum completed construction/equipment cost of \$25M, within the last fifteen (15) years. All three (3) projects must demonstrate major infrastructure components, including coordination of shutdowns and swing overs from existing to new equipment, along with a phased construction logistics approach. The projects must have been completed within an existing active hospital campus with inpatient and ambulatory services.
 - i. Provide a 1-page summary of each representative project including a brief scope description, original budget, final budget, schedule of completion and unique project challenges.
 - ii. The proposing firm shall provide Owner contact information for reference. Contact will be made with the references provided for all three (3) projects.

- 5 -** Proposing Firm must demonstrate knowledge of working on three (3) ground-up construction projects, which include site/civil scope, foundations, envelope and building interiors, within the last fifteen (15) years.
- i. Provide a 1-page summary of each representative project including a brief scope description, original budget, final budget, schedule of completion and unique project challenges.
 - ii. The proposing firm shall provide Owner contact information for reference. Contact will be made with the references provided for all three (3) projects.
- 6 -** Proposing firm must provide confirmation of not being on any State or Federal Debarred lists.
- 7 -** Proposing firm must be able to provide the minimum insurances listed below while under contract with South Nassau Communities Hospital for this project. Firm shall provide sample insurance certificate with qualification response.
- General Liability - \$5,000,000 per occurrence; \$5,000,000 aggregate limit. Three Year Extended Products/Completed Operations coverage to be included.
 - Automobile Liability - \$1,000,000
 - Worker's Compensation – minimum per NYS law
 - **Excess Liability - \$25,000,000**
 - Professional Liability - \$2,000,000, including 3 years of extended reporting
 - Contractors Pollution Liability - \$5,000,000, including coverage for Mold and Transportation. Coverage to include Lead and Asbestos if abatement is being performed.
- Note that insurance requirements may rise based on estimated construction costs and actual requirements will be updated and reflected in the CUP, NPUS and EEI Upgrades Request for Proposal.
- 8 -** Proposing firm must be able to provide a Bid Bond (5% of bid price), and a Payment & Performance Bond (100% of bid price) for the project. For the purposes of this RFQ use a construction value estimated between \$75,000,000 and \$85,000,000. Provide confirmation from a licensed bonding agent.
- 9 -** Proposing firm shall provide proof in writing of meeting the Experience Modification Rate (EMR) of 1.25 or below for this project.
- 10 -** Proposing firm shall confirm that there are no conflicts of interest and disclose any matter that your company believes may create a conflict of interest in contracting with or representing South Nassau Communities Hospital and Mount Sinai Hospitals Group. This includes but is not limited to financial or family relationships.

VERIFICATION:

The undersigned verifies to the best of his or her knowledge that all the information provided is truthful and accurate with regards to the listed firm's qualifications to propose on this project. South Nassau Communities Hospital reserves the right to reject any proposals at any time throughout the RFQ process submitted by firms which are found to not meet the minimum requirements.

SIGNATURE

DATE

PRINT NAME & TITLE

Please respond to each item above in its entirety. Do not leave blanks. **If unable to meet the minimum requirements, you may be considered disqualified for this project.**

South Nassau Communities Hospital will permit firms teaming in order to meet above qualifications. If this is the case, a lead firm known as "the prime firm" must be identified, and the following guidelines must be met and demonstrated in the Qualification Submission:

Minimum requirement 1: all firms individually must meet this qualification

Minimum requirement 2: The Prime firm must meet this qualification

Minimum requirement 3: combined team experience must meet this qualification

Minimum requirement 4: combined team experience must meet this qualification

Minimum requirement 5: combined team experience must meet this qualification

Minimum requirement 6: all firms individually must meet this qualification

Minimum requirement 7: The Prime firm must meet this qualification

Minimum requirement 8: The Prime firm must meet this qualification

Minimum requirement 9: all firms individually must meet this qualification

Minimum requirement 10: all firms individually must meet this qualification

If a teaming of firms is proposed, the Qualification Submission must include proof that all firms have worked together in the past. Provide a 1-page summary of each representative project including a brief scope description and owner contact information for reference.

South Nassau Communities Hospital is an equal opportunity employer. All qualified applicants will be afforded equal employment opportunities without discrimination because of race, creed, color, national origin, sex, age, disability or marital status.

The awarded Contractor must be able to document "good faith efforts", pursuant to New York State Executive Law 5 NYCRR Parts 140-145 (Minority and Women's Business Enterprise (MWBE) Regulations), to provide meaningful participation by MWBEs as subcontractors or suppliers in the performance of the contract. The awarded Contractor must also be able to document "good faith efforts," pursuant to New York State Executive Law 9 CRR-NY G Part 252 (Service-Disabled Veteran-Owned-Business (SDVOB) Enterprise Program Regulations), to provide meaningful participation by SDVOBs as subcontractors or suppliers in the performance of the contract.

QUALIFICATION SUBMISSIONS, INCLUDING THIS PREQUALIFICATION FORM AS COVER SHEET AND ANY REQUESTED INFORMATION, IS LIMITED TO THIRTY (30) SINGLE-SIDED PAGES.

Please return Qualification Submission, including this Pre-Qualification Form with any requested information by **2:00 PM ET on November 14, 2018.** Information shall be returned via email to:

1. Jason Adkins of CBRE at jason.adkins@cbre.com
2. ZH_Central_Utility_Plant_CUP.RFQ_Submissions1@docs.e-builder.net
3. With copies to:
 - a. Julie Somarriba of CBRE at julie.somarriba@cbre.com
 - b. Jonathan Suss of Group PMx at jsuss@grouppmx.com
 - c. Rob O'Donohue of Hunter Roberts Construction Group at rodonohue@hrcg.com

No hard copy or faxed submissions will be accepted.