



REQUEST FOR QUALIFICATIONS
GENERAL CONTRACTING SERVICES
FOR
J-WING ADDITION

One Healthy Way, Oceanside, NY

February 11, 2019

INTRODUCTION:

South Nassau Communities Hospital (SNCH) is looking to prequalify firms to construct a major addition on the main campus. The project includes the construction of a five-story bed tower, comprised of an expanded Emergency Department, new Operating Suite, two new floors of Critical Care rooms and a rooftop mechanical penthouse. The hospital tower expansion will include tie-ins to an existing wing of the hospital and will be built to meet NYS DOH Article 28 requirements.

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 a formal Request for Proposal. In addition, in compliance with FEMA stipulations, it is a requirement for firms to have gone through the RFQ process in order to receive the RFP.

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 the One Healthy Way, Oceanside, NY Campus. The new 90,000 square foot J-Wing Addition (JWA) will assist in meeting the projected medical needs of the communities on the South Shore of Long Island, including Oceanside and Long Beach and the surrounding areas. The improvements would potentially double the size of the Emergency Department (ED), which will be designed for an estimated approximately 72,000 annual visits. The proposed improvements include: enhanced critical care facilities, the need for which is predicted to increase in the future; increased emergency services (as noted above) – this includes additional treatment areas, separate areas for pediatric and behavioral health, and expanded ambulance bays; right-sized operating rooms to provide for modernization of facilities and to accommodate new technologies. The proposed facility also seeks an improved patient experience in the Emergency Department, including better access and comfort, larger waiting rooms and separate entrances for walk-in patients and ambulances.

The ground floor would contain the enhanced ED (including a new vestibule reception/registration area, treatment rooms, consultation rooms and offices), and the first floor would be primarily devoted to the updated operating rooms and their support facilities. Clean core and control rooms would be provided between the operating rooms. A variety of uses, including new critical care units, would share the second and third floors, including patient rooms, offices for nurses, public lounges, multipurpose rooms, staff lounges/lockers, equipment storage, etc. The JWA would include an elevated walkway connector (located at the second and third levels) to the existing F-Wing. The penthouse level would contain mechanical systems, a plumbing room, an electrical room, and the air-handling units. While new critical care patient rooms would be included within this addition, other existing critical care patient rooms within SNCH would be repurposed to such functions as additional post-anesthesia care unit (PACU) space and peri-operative support space, such that there would be no resultant net increase in licensed/certified beds at the Oceanside Campus.

Site improvements adjacent to the proposed JWA would create a new access point near the southwest corner of the Main Hospital Parcel at Oceanside Road. This access point would allow circulation around the new addition and would provide an ED drop-off area as well as an area of accessible parking spaces close to the new entrance. Ambulances would continue to use the existing access at Nassau Parkway and would circulate around a newly created area below the elevated F-Wing connector, adjacent to the expanded Emergency Department.

The project is 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, stringent reporting and documentation criteria, Freedom of Information Act, procurement, labor standards, etc. SNCH submissions also include NYS SEQQR (State Environmental Quality Review), Site Plan Approval, BZA (Board of Zoning Appeals) and Building Permits.

PREQUALIFICATION FORM: Construction of New J-Wing Addition:

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 the state of New York. Attach a copy of appropriate license.
- 3 - Proposing firm must demonstrate knowledge of working on a minimum of three (3) hospital tower expansion projects within the last ten (10) years. Total projects submitted must not exceed more than seven (7) examples. All projects must demonstrate NYS DOH Article 28 compliance. All projects must illustrate completion within an existing active hospital campus with inpatient and ambulatory services. Of the demonstrated projects, at least:
 - a. one (1) of the projects must include an Emergency Department
 - b. one (1) must include an Operating Room Suite
 - c. one (1) must include critical care/inpatient treatment rooms
 - d. one (1) of the projects must be mid-rise construction, demonstrating tie-ins to and phasing in an existing wing of a hospital.
 - e. three (3) of the projects must have a minimum completed construction cost of \$60M

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.

The proposing firm must provide Owner contact information for reference. Contact will be made with the references provided for all projects submitted.

- 4 - Proposing firm must provide confirmation of not being on any State or Federal Debarred lists.
- 5 - Proposing firm must be able to provide the minimum insurances listed below while under contract with South Nassau Communities Hospital for this project. Firm must provide sample insurance certificate or a certified letter from insurance carrier confirming the proposing firm can meet these requirements 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 J-Wing Addition Request for Proposal.

- 6 - 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 of \$80,000,000. Provide confirmation from a licensed bonding agent.
- 7 - Proposing firm must provide proof in writing of meeting the Experience Modification Rate (EMR) of 1.00 or below for this project.
- 8 - Proposing firm must 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 absolute right to reject any qualification submissions throughout the RFQ process, for firms that DO NOT meet the minimum requirements set forth.

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: all firms individually must meet this qualification

Minimum requirement 5: The Prime firm must meet this qualification

Minimum requirement 6: The Prime firm must meet this qualification

Minimum requirement 7: all firms individually must meet this qualification

Minimum requirement 8: 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 March 13, 2019.** Information must be returned via email to:

1. Jason Adkins of CBRE at jason.adkins@cbre.com
2. JWA.RFQ_Submissions@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

No hard copy or faxed submissions will be accepted.