



REQUEST FOR QUALIFICATIONS  
GENERAL CONTRACTING SERVICES  
FOR  
LONG BEACH MEDICAL ARTS PAVILION

440 E. Bay Drive, Long Beach, NY

October 10, 2019

## **INTRODUCTION:**

Mount Sinai South Nassau is looking to prequalify general contractor firms to build a new one (1) story Medical Arts Pavilion on the property bordered by East State Street, East Bay Drive, Franklin Blvd in the City of Long Beach. The new facility will be designed as a medical office building with a conference area that can serve simultaneously as a community meeting space. The vehicular main entry for staff, visitors, and patients will be provided at grade East Bay Drive near Lincoln Blvd. The site parking will slope upward toward the entry of the building.

The Medical Arts Pavilion will contain sustainable energy components, such as photovoltaic cells, to limit energy consumption. The surrounding site has been designed to maintain at least 5" of storm water. The exterior construction elements of the building will be chosen to have a higher resistance to coastal elements, i.e. salty sea air. The new Medical Arts Pavilion will be built on an elevated plinth to meet the 100-year flood 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, the project must be in compliance with the Federal Emergency Management of Homeland Security (FEMA) part of Department of Homeland Security & Emergency Services (DHSES) and U.S. Department of Housing and Urban Development (HUD) stipulations, it is a requirement for firms to have gone through the Request for Qualifications process in order to receive the Request for Proposal.

## **PROJECT BACKGROUND:**

As part of the Federal Emergency Management Agency (FEMA) Obligated Project Worksheet, Mount Sinai South Nassau has planned the ground up construction of the new 15,400 square foot Medical Arts Pavilion (MAP) at 440 E. Bay Drive, Long Beach, NY 11561. The new medical office building will assist in meeting the projected medical needs of the community of Long Beach and the surrounding areas. The new, medical office building is programmed to support internal medicine, primary care practices, geriatrics, cardiology, pediatrics, orthopedics, imaging, ultrasound, echo, laboratory services, and treatment rooms. Additionally, the Medical Arts Pavilion program will include the specialties of outpatient gastrointestinal procedure rooms, obstetrics / gynecology, podiatry, medical oncology, and treadmill stress testing.

The project is partially funded by the FEMA Public Assistance Program (PA) and the U.S. Department of Housing and Urban Development (HUD). 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.

**PREQUALIFICATION FORM: Construction of the Long Beach Medical Arts Pavilion:**

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 contractor in the State of NY and provide proof as such. GC must also be a licensed contractor in the City of Long Beach, NY. Please provide licensure or Written Confirmation that the firm will be licensed in the City of Long Beach by the time the RFP response is submitted. The RFP will require proof of licensure in the City of Long Beach.
- 3 - Proposing firm must demonstrate knowledge of working on a minimum of three (3) ground, up medical office building projects within the last ten (10) years. Total projects submitted must not exceed more than seven (7) examples to meet the below qualifications. Of the demonstrated projects, at least:
  - a. one (1) must include site conditions requiring unconventional foundation methods (i.e. pile foundations)
  - b. one (1) must include imaging rooms, x-ray, and ultrasound
  - c. three (3) must have a minimum of completed construction cost of at least \$15M

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. **Items a-c above must be noted accordingly in proposing firm's qualifications.**

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 to provide proof of not being on any State or Federal suspension or debarment lists.
- 5 - Proposing firm must be able to provide the minimum insurances listed below while under contract with Mount Sinai South Nassau 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 the 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 - \$10,000,000**
  - 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 change, and actual requirements will be updated and reflected in the Long Beach Medical Arts Pavilion (MAP) 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 \$15,000,000. 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 Mount Sinai South Nassau 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. Mount Sinai South Nassau reserves the absolute right to reject any qualification submissions throughout the Request for Qualification 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.**

Mount Sinai South Nassau 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.

Mount Sinai South Nassau 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 Monday November 12th, 2019.** Information must be returned via email to:

1. Robert Adler of CBRE at [Rob.adler@cbre.com](mailto:Rob.adler@cbre.com)
2. [LB\\_Medical\\_Arts\\_Pavilion.RFQ\\_Submissions@docs.e-builder.net](mailto:LB_Medical_Arts_Pavilion.RFQ_Submissions@docs.e-builder.net)

No hard copy or faxed submissions will be accepted.