



REQUEST FOR PROPOSALS

ALL PROSPECTIVE ARCHITECTURAL FIRMS

**REQUEST FOR PROPOSALS
FREE-STANDING EMERGENCY DEPARTMENT
GHS-FD Project #: Q2024016**

Grady Health System Department of Facilities Development is soliciting proposals for master architecture services for the Free-standing Emergency Department (Q2024016), project will be located at the corner of South Fulton Parkway and Campbellton-Fairburn Road in Union City, Georgia.

The RFP (dated Friday June 03, 2024) will be posted on the Grady website prior to the mandatory pre-proposal meeting **Tuesday, June 11, 2024, at 10:00am.**, in the offices of the Health System's Department of Facilities Development, Third Floor, Hurt Building.

The driving address is 50 Hurt Plaza, SE, Suite 300 Atlanta, GA 30303.

Proposals, in accordance with RFP #**Q2024016**, are due on **Friday, 06/28/2024, at 4:00 PM.**

Additionally, registration with VendorMate (through the following website: <https://registersupplier.ghx.com>) must be completed prior to proposal submission.

Please notify **Matt Smith** at 754-224-6927 or by email at jmsmith4@gmh.edu of your intention to submit a proposal by **Friday, June 07, 2024, at 4:00 PM. (submit on Appendix D form)**

Sincerely,

Grady Health System



Grady Health System

Freestanding Emergency Department

GHS – FD Project number – Q2024016

Request for Proposal

Architectural Services

Released: June 03, 2024

Due Date: June 28, 2024

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1.0 GENERAL INFORMATION

Grady Health System is soliciting Proposals for Master Architecture Services for the following project:

PROJECT: Free-standing Emergency Department
PROJECT #: Q2024016
LOCATION: South Fulton Parkway and Campbellton Fairburn Road, Union City, Georgia

1.1 Introduction

Grady Health System (“GHS”) is one of the Southeast’s largest public hospital systems. With a delivery system that includes affiliations with public health organizations, medical education programs, and community advocates, GHS provides quality, cost-effective, and customer focused health care to residents of metropolitan Atlanta and citizens of the State of Georgia. Grady Health System is comprised of Grady Memorial Hospital (953 licensed beds), Crestview Health and Rehabilitation Center (388 licensed long-term care beds), the Infectious Disease Center (HIV/AIDS), the Loughlin Radiation Oncology Center, the Maloof Imaging Center, six (6) community health centers, the Regional Perinatal Center, the State of Georgia Poison Control Center, the Georgia Cancer Center for Excellence, The Marcus Stroke and Neuroscience Center, Grady EMS-Atlanta’s 911 ambulance service, the region’s premiere Level I trauma center and nationally renowned emergency medicine and burn centers.

In order to continue to deliver customer focused health care to residents of metropolitan Atlanta and citizens of the State of Georgia, Grady Health System intends to create a Free-standing Emergency Department (FSED) to serve south Fulton County and the surrounding areas. It is assumed that the FSED will be built to eventually become the Emergency Department for a new hospital. The overall site consists of 40.2 acres and will require site master planning to accommodate the current needs of the immediate FSED, along with the necessary design provisions to plan for the future.

The information contained in this RFP about Grady Health System, its facilities, services and business practices are confidential, and should not be distributed or disseminated without the express written approval of Grady Health System.

Working under the direction of Steven Ziffer, Grady Health System’s Facilities Development team manages all capital improvements, space planning, programming, architectural & engineering design, and construction for the Grady Health System. the primary contact for this RFP is Matt Smith, Grady Health at jmsmith4@gmh.edu. Any questions regarding this RFP, send to Matt Smith, Grady Health and copy to: George Smith, Grady Health, at GCSmith@gmh.edu and Sean Soares with BDR at sean.soares@bdrpartners.com.

Contact with Grady Health System’s administration, staff, and board members regarding this RFP is strictly prohibited during the aforementioned consultant selection process.

1.2 Project Overview

Project Description

Grady Health System intends to create a freestanding emergency department to serve south Fulton County and the surrounding areas. The FSED will be roughly a 25,000 square foot freestanding building inclusive of 23 KPUs (clinical functions), imaging (CT, Ultrasound, X-ray), patient and staff support areas, public areas, and the site will have a helipad (on grade).

Goals of this Effort

The goals of the Free-standing Emergency Department effort are to:

- Enhance patient care and experience by providing specialized services and amenities tailored to the unique needs of emergency care patients.
- Expand facilities and programs to accommodate the growing demand for emergency care and services in the community.
- Optimize operational efficiency and effectiveness by streamlining workflows and integrating innovative technology solutions into the facility design.
- Ensure regulatory compliance and safety standards to provide a secure environment conducive to patient recovery and rehabilitation.
- Promote community engagement and partnership to enhance access to care and support population health initiatives in the surrounding area.
- Sustain financial viability and growth by developing a sustainable business model that balances quality of care with fiscal responsibility.
- Achieve a **30%** minority spend to Diverse Suppliers for the Architectural services of this project.

Tasks Included

The selected design firm will be responsible for the following tasks:

- Master Architectural design and construction administration services.
- Site master planning to accommodate FSED and future development on the site.
- Advising Grady of industry best practices and state-of-the-art advances in the design of similar patient care environments.
- Identifying and implementing elements of Sustainability throughout the project delivery.
- Developing conceptual plans and specifications for the ground-up construction of the FSED building.
- Creating a comprehensive design team to include all required disciplines, including but not limited to geotechnical, civil, structural engineering, mechanical, plumbing, and electrical engineering
- Assessing regulatory requirements, accreditation standards, and safety guidelines to ensure compliance with healthcare regulations and industry best practices, especially including compliance with Department of Community Health regulations.
- Collaborating with project stakeholders to define clinical programs, services, and amenities that meet the needs of transitional care patients.
- Identifying potential risks and developing risk mitigation strategies to minimize disruptions and ensure project success.
- Providing ongoing support and consultation throughout the design and construction phases of the project to ensure the objectives are met and the highest standards of quality are maintained.

Project Budget

Program budget to include professional services and construction for the FSED project is anticipated to be **\$19,800,000**.

Project Schedule

Key milestone dates below indicate the best forecast at this time and are subject to change:

- Design Services Kickoff: July 22, 2024
- Preconstruction Pricing of Design Packages scheduled to occur at the Schematic Design, Design Development, and Construction Document Phases.
- Construction and Site Work anticipated to begin November 2024
- Free-standing Emergency Department completion anticipated March 2026

1.3 Qualifications and Expertise

Grady Health System requires the successful Bidder to exhibit the highest standards of integrity and work ethics (e.g. confidentiality, diligence, and professionalism). The Bidder shall have experience in providing similar scope of work in similar institutions as described in this RFP. The firm must have gained this experience as a result of being regularly engaged in the business of providing services in an acute health care/patient and long-term care resident environment.

Grady Health System (GHS) shall assess each Bidder's response and whether in the opinion of GHS, the Bidder is capable of undertaking and completing the scope of work delineated within this RFP in a satisfactory and timely manner. GHS will award a contract only to a responsible Bidder that has the ability to successfully perform under the terms of this RFP.

Vendor Registration

All vendors are required to complete a Vendor Registration Application through the GHS electronic vendor registration process once awarded a contract and all representatives must register prior to visiting any location or department of the health system. All fees due are the responsibility of the awarded Vendor and their associates. The registration allows GHS to manage the vendors supplying critical services to the health system, profile of the vendors and all representatives that visit the health system. The electronic Vendor Registration Application can be completed on the GHS website at <https://registersupplier.ghx.com>

1.4 Evaluation Criteria and Process

The selection of the awardee to be engaged by GHS to accomplish the scope of work will be based on the following criteria that are utilized by the Evaluation Team. The Evaluation Team is comprised of members of the GHS staff.

- Demonstrating and Understanding of the Services
- Previous Experience on Projects of Similar Nature/References
- Management Plan
- Cost Proposal
- Diverse Subcontractor Supplier Plan
- Incorporation of Environmental Sustainability Measures

(The Evaluation Team is comprised of members of the GHS staff).

2.0 SCOPE OF WORK / DESIGN RESPONSIBILITIES

The scope outlined in this proposal is to provide design services necessary for site master planning, programming, design, and construction administration of the project components identified below. Please include the following services in the Appendix E: Bid Form priced per phase (Site Master Plan, Programming & Schematic, Design Development, and Construction Documents) and identify any additional requirements anticipated or requested.

At the conclusion of both the Schematic and Design Development phases, it is Grady Health System's intent to engage a contractor for preconstruction services to provide a cost estimate for these design packages. During these pricing exercises the expectation is that the design team will be involved and participate in value engineering activities and shall include any anticipated efforts in the pricing of the Fee Proposal.

In order to eliminate conflicts and reduce change orders during construction it is imperative that civil, structural, architectural, mechanical, plumbing, medical gas, and electrical drawings be coordinated an existing condition be field verified during the design and construction document phases. You are expected to conduct field investigations as required to understand and reflect existing conditions at the job-site (Required prior to bid submittal).

Basic Services

- Site Master Planning
- Programming, Schematic Design, Design Development, Construction Documents, Permitting, Bidding and Construction Administration Services
- Construction Documents and Specifications
 - a. Provide detailed stamped construction drawings and specifications clearly indicating the work required for:
 - i. Site and Civil
 - ii. Structural
 - iii. Architectural
 - iv. Interior Wayfinding & Signage (coordinate with Hospital standards)
 - v. Mechanical
 - vi. Plumbing
 - vii. Medical Gas
 - viii. Fire Protection
 - ix. Electrical
- Drawing sheets will need to include, but are not limited to:
 - a. Cover with notes and legends(s)
 - b. Life Safety drawings for review by the State Fire Marshall as required
 - c. Interim Life Safety Measure (ISLM) plans and notes
 - d. General and specialty notes
- Interior Design (to include lighting)
- Life Safety Design
- FF&E (non-medical equipment)
- Structural Engineering
- ADA Accessibility Consultant

- Participation in Cost Estimating with Owner’s Selected Contractor
- Coordination of Low Voltage design work with Grady Health System’s Preferred Low Voltage Engineer
- Coordination activities needed for new building services that are required to prepare a complete and fully coordinated set of construction documents for the described scope of work, which may include:
 - i. IT/Security
 - ii. Nurse Call
 - iii. Patient Monitoring Systems
 - iv. Medical Equipment
 - v. A/V Equipment
 - vi. Interior Wayfinding & Signage
 - vii. Art Consultant
- Coordination activities with Owner’s Commissioning Agent
- As-Built Electronic Record Drawings

Attendance at design review meetings with GHS-FD construction and architectural project managers, including meetings with the GHS Project Steering Committee Steering Committee meetings consist of:

- a. Project “kick-off” and program verification – as required
- b. Schematic design progress review(s) – as required
- c. 100% schematic design Steering Committee review and sign-off,
- d. Design development progress review(s) – as required
- e. 100% design development Steering Committee review and sign-off
- f. 95% construction document Steering Committee review and sign-off

Attendance at all design Technical Review meetings with the GHS-FD construction and architectural project managers, and including the Technical Review Team, consisting of members from supporting departments (Facilities Management for utilities, Epidemiology for patient care/infection control, Clinical Engineering, Security, Safety, Information Systems, Environmental Services, etc.). Technical review meetings occur at:

- a. Program verification
- b. 100% schematic design completion
- c. 100% design development completion (with the engineering team)
- d. 95% construction document completion (with the engineering team)

Schematic Design deliverables consist of:

- a. One full-size set, one half-sized set, and one ACAD compatible drawing file of schematic design drawings which illustrate and verify the program(s) for GHS-FD Architectural Project Manager review.
- b. Schematic Design construction budget estimate

Design Development deliverables consist of:

- a. One full-size set, two half-size sets, one ACAD compatible drawing file and one pdf file of 95% design development documents for GHS-FD Architectural Project Manager review.
- b. Design Development construction budget estimate

Construction Document deliverables consist of:

- a. Two full-size sets, two half-sized set, one ACAD compatible drawing file, and one pdf file of 95% construction documents for GHS-FD Project Manager review.

b. Construction Document construction budget estimate

Contract administration including review and approval of contractor submittals:

- i. Estimated construction duration is 14 months
- ii. Review of installation at 50% and 90% to insure construction is per plans and specifications
- iii. Attendance at bi-weekly construction progress meetings with Owner and construction contractor
- iv. Preparation, revision as required, and distribution of notes to GHS-FD Architectural and Construction Project Managers reflecting design related issues discussed during bi-weekly construction meetings
- v. Preparation of as-built Record Documents (including ACAD 2004 compatible electronic files)
- vi. Preparation of punch list items upon completion of installation

The Architect will serve as the Owner's Architect of Record to design all components of the Project as well as to obtain regulatory approvals, such as those required from the Georgia Department of Community Health, and all local and state regulatory authorities.

The Architect will further be responsible for construction administration services during the construction duration and for coordinating with the Owner's Project Manager throughout the process. Provide a Monthly Fee for Construction Administration Services, as a separate line item included in Appendix E & E-1: Bid Forms.

Additional Services – Provide a fee for the following additional service items, as separate line items included in Appendix E 1: Bid Form:

Medical Equipment Planning – Provide estimated fee and list proposed Consultant.

Owner Provided Services

Grady Health System will contract separately for low voltage, audio visual, materials testing, survey, commissioning, wayfinding, art consultant, and (potentially) medical equipment planning support services as required to implement the project. It is Grady's intent to procure all design services necessary for the successful completion of this project. Please note any additional design services your firm may offer.

3.0 RFP SCHEDULE OF EVENTS

The following Schedule of Events represents the Owner's best estimate of the schedule that will follow. The Owner reserves the right to adjust the schedule as the Owner deems necessary.

RFP Issuance	Monday, June 03, 2024
Prospective Firms Pre-proposal meeting	Tuesday, June 11, 2024 (Appendix D due)
RFI's Due	Friday, June 14, 2024
Response to RFI's	Wednesday, June 19, 2024
RFP Proposal Due Date	Monday, June 28, 2024
Potential Interview Date(s)	Week of July 8, 2024
RFP Award Date	Monday, July 15, 2024
Awarded Firm Start Date	Upon Contract execution firm shall be ready to begin work within (7) calendar days

Construction Documents Ready for Delivery to AHJ's	150 Calendar days from execution of contract
Target Construction Start Date	January 2025 (early release package – November 2024)

4.0 PROPOSAL FORMAT

Provide one (1) electronic copy of proposal submitted to **Matt Smith**; jmsmith4@gmh.edu, with copy to **George Smith**; GCSmith@gmh.edu.

1. **Cover Letter:** Provide a statement of interest. Include name and number for the **primary point of contact** should your firm be selected.
2. **Company Information:** Provide basic company information: Company name, address, indicate type of ownership, name of primary contact, telephone number, fax number, e-mail address, and company website (if available). Identify the office from which project will be managed and this office's proximity to the project site.
 - a. Please disclose any ownership and/or relationships with Grady Health System.
 - b. Disclose whether the proposing entity or any shareholder, member, partner, officer, or employee thereof, is presently a party to any pending litigation or has received notice of any threatened litigation or claim directly or indirectly bearing on Grady Health System or the Fulton-DeKalb Hospital Authority.
 - c. Disclose the name and title of any of Grady Health System's and/or The Fulton-DeKalb Hospital Authority board members, officers, administration, employees, contracted employees or independent contractors that are employed by or affiliated with the Offeror's organization.
3. **Proposed Team Organization:** Provide your project team's organization chart to Include all consulting firms and sub-consultants per the requirements of this RFP.
4. **Qualifications and Experience:** Provide professional qualifications and description of experience for principal project staff. Provide information to support the following criteria:
 - a. Accreditation types and levels of lead staff
 - b. Field led personnel's certification types and levels
 - c. Individual lead field personnel's experience (overall and with provider) of similar healthcare projects.
5. **Similar Project Experience:** Provide information on the firm's experience over the last five years with projects of similar type, size, function, and complexity. Describe no more than five (5 projects, in order of most relevant to least relevant, which demonstrate the firm's capabilities to perform the anticipated services listed in this RFP for this project. For each project, the following information should be provided:
 - a. Project name, location and dates during which services were performed.
 - b. Brief description of project and physical description (square footage, number of stories, site area).
 - c. Exact services performed by your firm and relevance to this project.
 - d. Owner's current contact information.
 - e. Identify how your company added value on each project example.

6. **Project Approach:** Provide a response to the following items, along with a description of any other concepts or qualities that differentiate your firm's approach to the project:
 - a. Provide information on Sustainability efforts to include previously incorporated measures and best practices for projects with similar size and scope.
 - b. Describe your approach to developing, assembling, and managing a design team with experience to be successful.
 - c. What unique understanding of similar healthcare projects will enable you to provide cost-saving ideas for incorporating state-of-the-art design within an existing hospital environment?
 - d. Describe examples within the past two years of strategies that your firm has employed to help Owners lower the cost of similar capital projects?

7. **Proposed Fee:** Provide a fee for each design phase outlined in this RFP. **Appendix E & E 1 - Bid Forms** is included and should be filled out accordingly. Please provide an Excel version of a completed Proposal Form as part of your response.
 - a. Provide additional services hourly rates for each of the proposed team members/roles.
 - b. Provide a comprehensive list of anticipated reimbursable expenses. Note that reimbursable expenses are to be billed at actual or direct cost without markup.

8. **Owner A/E Contract:** Will be distributed at a later date.
9. **RFP Project Documents**
 - a. APPENDIX A: AUTHORIZATION FORM
 - b. APPENDIX B: CONTRACTOR WORK REQUIREMENTS
 - c. APPENDIX C: SUPPLIER DIVERSITY
 - d. APPENDIX C-1: BUSINESS IDENTIFICATION AND NONDISCRIMINATION
 - e. APPENDIX C-2: SUPPLIER DIVERSITY DEFINITIONS
 - f. APPENDIX C-3: SUPPLIER DIVERSITY PLAN
 - g. APPENDIX C-4: DIVERSE SUPPLIER SUBCONTRACTING PLAN (PROGRAM MANAGEMENT)
 - h. APPENDIX C-5: CERTIFICATION OF EFFORTS
 - i. APPENDIX C-6: STATEMENT OF INTENT
 - j. APPENDIX D: INTENT TO SUBMIT
 - k. APPENDIX E: BID FORM
 - l. APPENDIX E-1: BID FORM
 - m. **Exhibit B:** Preliminary Space Program

Submittal of Questions or Clarifications: Questions about any aspect of the RFP, or the project, shall be submitted in-writing via e-mail by June 14, 2024 to: Matt Smith; jmsmith4@gmh.edu, and copy to George Smith; GCSmith@gmh.edu.

RFP electronic response submittals are to be received no later than 4:00 PM EST, June 28, 2024.
Hard copies are not required for this submission.

Please limit your submittal to no more than 20 double-sided 8.5"x11" pages, with 11 pt. minimum font size. Appendices do not count towards the requested page limit count.

5.0 SUPPLIER DIVERSITY

Diverse Business Enterprise Utilization

It is an overall objective of GHS to encourage involvement by Diverse Business Enterprises as contractors and suppliers in business activities generated by GHS, while assuring that such activities will be conducted in accordance with all applicable laws. It is the declared policy and intent of GHS to strive to maximize participation of Diverse Business Enterprises through all business contracting opportunities. GHS is committed to ensuring that Diverse Business Enterprises are given every opportunity to participate in contracting opportunities.

In adherence to GHS's commitment to Supplier Diversity, Solicitors of a GHS contract must clearly as defined by GHS herein, demonstrate good faith effort to achieve the Supplier Diversity goal set forth. By the documentation of Direct Tier II goods and/or services to be purchased from Diverse Business Enterprises certified by one (1) or more of the third party certification agencies recognized by GHS. Such spend with Diverse Business Enterprises will be monitored. In connection with such monitoring, Contracted GHS Suppliers will be required to report Diverse Supplier Spend to GHS monthly in a manner in GHS's sole discretion. In addition, a copy of reported Diverse Supplier spend, must be attached with the submission of any invoices to GHS. Failure to demonstrate the defined Good Faith Effort to achieve GHS's Supplier Diversity goal, objectives, or to report in a manner prescribed by GHS, shall be a material breach of any controlling contract between GHS and Contractor or vendor.

GHS prohibits discrimination on the basis of race, color, gender, religion, national origin, or disability in connection with employment of any person, or the award of any contract. GHS will provide equal opportunities without regard to race, color, gender, religion, national origin, or disability, by requiring that any vendor doing business with GHS provide equal opportunity to persons and businesses employed by, or contracting with the supplier of products and services to GHS.

The Supplier Diversity Goal for this Solicitation is 30% of the total contract value

GHS® expects that the policies, programs and practices of its vendors/Contractors are carried out in an equitable fashion and that Certified Diverse Business Enterprises are afforded an equitable opportunity to share in contract/subcontract opportunities.

Vendors interested in doing business with GHS® are required to sign the Certification below and complete the Contract Compliance Section in its entirety and submit it with their bid response.

SUPPLIER DIVERSITY PLAN

In addition to the BID submission requirements, each vendor must submit a Supplier Diversity Plan (Appendix C) with their BID. The respondent must outline a plan of action to encourage and achieve participation by **CERTIFIED DIVERSE BUSINESS ENTERPRISES** as it relates to this RFP.

Required Forms and Economic Opportunity Plan Statement:

In order for the bid package to be considered complete, Bidders must submit the following completed documents included in this RFP package.

These documents are considered a part of and should be submitted with the Bid. Failure to provide the information on the part of the Bidder will result in the bid being determined non-responsive.

Vendors utilizing a joint venture partner, subcontractor or consultant will be required to submit a monthly utilization report, formatted to GHS[®] specifications. No changes or substitutions may be made to this **Supplier Diversity Section without the written consent from an authorized GHS[®] representative. Request for changes/substitutions by the Vendor must be made to GHS[®] in writing to include reason for the change, how the contract will be impacted, dollar amount and any other pertinent information. Vendor shall comply with the submitted plan, unless a written approval from an authorized GHS[®] representative has been received.**

6.0 PROCESS FOR SELECTION

Admissibility

Appendix D Must be completed (filled out) and submitted to GHS-FD at the Pre-bid Meeting.

To be admissible, a bid must adhere to the requirements and content for submissions outlined in this RFP. Failure to adhere to this format may eliminate the bid from any further consideration, as determined at the sole discretion of GHS-FD.

Furthermore, bids from bidders who are currently debarred by Grady Health System, by any local jurisdiction or agency, and/or involved in any litigation with The Grady Memorial Hospital Corporation or Grady Health System will not be considered admissible.

Analysis of Bids & Award

- Bids will not be opened publicly. All parties submitting bids will be notified in writing of the results of their submission.
- GHS will not consider any exceptions, exclusions, and/or clarifications. The bid proposal will be considered for completing services per scope of work described in this RFP.
- In evaluating bids the selection will be based on determination of Responsibility and a determination of Responsiveness.
- GHS-FD reserves the unqualified right to request additional information or meetings with any architect to visit previous or current project sites, or to visit their premises, if deemed necessary to arrive at a fully informed decision.
- The award will be to the responsible and responsive bidder whose bid conforms to all material specifications, terms and conditions as set forth in the bid, with the lowest price, provided his/her bid is reasonable and is to the interest of GHS to accept it. No bid shall be

considered for award if the bid is not responsive to the essential requirements of the solicitation or is submitted by a non-responsive bidder.

- Protest: A formal written protest form can be obtained by contacting the Office of the Contracting Officer at 404-616-0450.

Appendix A: Authorization/Certification Form

Firm:

To whom it may concern:

This is to certify that:

NAME:

TITLE:

SIGNATURE:

Is/are authorized to sign all bid documents and, if the firm is selected, the contract for this assignment.

Certifies that he/she has read, understands and agrees to be bound by the terms and conditions of the Request for Proposals.

By:

NAME: _____

TITLE: _____

PHONE: () _____

SIGNATURE: _____

DATE: _____

Note: this form may, at the firm's discretion, be replaced by another document to the same effect.

Appendix B: Contractor Work and Permit Requirements

PROJECT NAME: FSED
 AREA: UNION CITY, GA

PROJECT NO. Q2024016
 PROJECT MANAGER: MATT SMITH

Hospitality Program: Quality care for our patients is the key component in everything we do. Our Hospitality Program is centered around the values of safety, service, friendliness, helpfulness, courtesy, communications, response, privacy, dignity, respect, listening and professionalism. The purpose of this pledge is to let you know, for your acknowledgement, that everyone working in Grady Hospital has a stake in quality patient care, patient comfort and patient safety. By supporting these values, you will have a direct impact on our patients.

<p>BADGE AND PERMITS Obtain Vendor Badge (must present valid ID and Project No. from Plant Operations Customer Service). A TB Skin Test (PPD) is required if on site for three or more days. PPDs may be obtained through GHS Employee Health Services (15A) at the expense of the contracting company. Area work/burn permits and utilities shutdown requests are secured prior to starting work.</p>	<p>INFECTION CONTROL All extra materials, debris, and trash are to be removed before moving to the next area or at the end of the day. No eating or drinking in hospital occupied work areas. All evidence of eating or breaks taken on a secured construction site must be removed before end of day. Maintain appropriate construction barriers.</p>
<p>INSURANCE Vendor must have proof of liability and workman's compensation insurance on site.</p>	<p>SHUTDOWNS No Mechanical or electrical systems may be shutdown or turned off for any reason without the GHS Project Manager and Facilities Management's assistance. Plan your work so that seven (7) calendar days notice can be given for all shutdowns. Request for Utilities Shutdown Permit required.</p>
<p>FIRE SAFETY Communicate to the FCC, ext. 5-3956, the area where you will be working: 7 A, B, C, etc. Approved barriers must be in place <u>prior</u> to beginning work. Safety and/or the GHS Project Manager must approve temporary barriers.</p>	<p>CEILING TILES Replace all ceiling tiles by the end of the day, even if work is not completed. Ceiling or ceiling tile removal for access to work or inspection will be tagged with the project permit number, GHS Project Manager's name and contact number. Damaged or discolored tiles should be noted before the project begins, or the contractor will be held responsible. Ceilings that are out for long periods of time must have protection or approval from Epidemiology/Safety to protect patient's health and welfare.</p>
<p>FIRESTOP Cover all wall or slab holes with temporary covers to maintain compartment integrity. After task completed, penetrations must be permanently sealed with Fire Stop. Communicate to GHS Project Manager any penetrations and/or repairs. The GHS Project Manager and/or Safety must inspect all patched penetrations prior to covering.</p>	<p>SAFETY Contractors are to provide fully charged, with pull pin seal, approved (must have a current inspection/service tag) fire extinguishers in the construction areas. Be conscious of all signage and surroundings. Do not obstruct hallways and corridors. Keep doors closed to mechanical spaces construction areas. All clothing must meet OSHA requirements.</p>
<p>SMOKING No smoking on premises. Use dedicated smoking areas outside of building.</p>	<p>CUTTING & CORING Observer to be posted to watch "blind side" of cutting, if coring, or if demolition is to be done.</p>
<p>COMMUNICATION DEVICES Use of cell phones <u>prohibited</u> throughout the hospital. Cellular telephones and 2-way radios may cause electromagnetic interference affecting life support and other critical equipment. Vulnerable, sensitive areas have signage restricting radio-transmitting devices within that vicinity.</p>	<p>SECURITY AND STORAGE Immediate work area secured to keep all others out. Secure all equipment when not in use or attended. Work with GHS Facility Development if project storage space is needed for overnight, or any length of time. Stairwell travel should allow re-entry every 5th floor, if some stairwell doors are found to be locked. Assigned access cards and keys are for the contractor's use only. No "piggy-backing" is allowed. All assigned keys must be turned over to the foreman/project manager at the end of the day.</p>
<p>HOUSEKEEPING</p>	<p>UTILITIES</p>

<p>Do not obstruct hallways and corridors. Keep doors closed to mechanical spaces and construction area. The construction area shall be kept in a neat condition at all times. Combustible boxes and scrap materials shall be disposed of daily. Provisions shall be made to avoid the tracking of dust outside of the construction area. No refuge is to be left at any entry. Contractors will not use hospital equipment to clean up their projects.</p>	<p>All company owned equipment (power cords, etc.) must be inspected and approved by Safety/GHS Electrical Department prior to use. When using electrical equipment, a GFCI will be used.</p>
<p>PARKING The GHS-PM will designate available parking areas for contractor employees. Parking space at GHS is limited and workers may be required to park some distance from their work place. Violation of this requirement will result in towing of the vehicle at the owner's expense.</p> <hr/> <p>ELEVATORS Contractors shall move material in an elevator specifically designated by GHS-PM. This elevator shall be designated the "Construction" elevator. The contractors are required to vertically migrate through the building using the stairs or construction elevators.</p>	<p>HAZARDOUS MATERIALS Before starting any work within GHS, conformation must come from the Asbestos Coordinator, Tyrone Williams (x5-9650), that the area is free of Asbestos Containing Material (ACM). ACM or presumed ACM is regulated by the Environmental Protection Agency (EPA) and must not be disturbed by non-asbestos abatement contractors. Work through project managers to insure compliance. No flammable storage on site. The Fire Command Center (FCC) and the Safety Department must be aware of all flammable products brought into Grady needed for task. Material Safety Data Sheets must be made available upon request, for contractor supplied products and materials.</p>
<p>OPEN FLAMES/HOT WORK Open flames of any kind require a burn permit obtained through the GHS Project Manager. This also applies to cutting and welding forms. A recent inspected and approved "ABC" fire extinguisher shall be kept at the work site at all times. Approved barriers are required for arc-welding.</p>	<p>SCHEDULING Any work needing to be performed outside of regular hours (0700-1700) or on weekends, must be pre-scheduled (requested in writing) through the GHS Project Manger one week in advance. Any secured areas, (i.e. 4th and 13th floors or locked offices), will not allow access and will need to be scheduled 48 hours in advance for work to be done in these areas.</p>
<p>SMOKE DETECTORS A network of smoke detectors protects Grady, which send a signal to the Fire Command Center (FCC). Dust, fumes, smoke, water and heat can set off the detectors. Plan your work so that seven- (7) days notice can be given to temporarily take the smoke detectors out of service in the construction area. Request for Utilities Shutdown Permit required. Plant Operations may temporarily disconnect smoke alarms.</p>	<p>OCCUPIED AREAS It is expected that contractor employees working in occupied areas, including, corridors, be sensitive to patients, staff and the public. Yelling, foul language, dirt and debris without barricades, unattended ladders, toolboxes and materials are not permitted.</p>
<p>STANDARDS OF CONDUCT Use dedicated elevators for the transportation of equipment. Always yield to Grady patients, staff and daily business. Follow GHS directives during emergency responses and drills. Use of profane and abusive language is prohibited. No profane or derogatory verbiage on apparel. Keeping volume down on radios is required.</p>	<p>TOILETS Contractor personnel shall only utilize staff toilets as directed by your Supervisor. It is expected that use of toilets by contractor personnel will not result in any additional cleaning requirements.</p>
<p>GHS TELEPHONE NUMBERS Frequently used numbers inside GHS: GHS Plant Operations/Facility Management: 5-3960 GHS Facilities Development: 5-4291 Compliance Coordinator: Jinx Rainwater: 5-5291 Safety Office: 5-5356 Plant Operations: Duty Engineer: 404-837-0005 GHS Emergency: 911# Cardiac Arrest: 5-5555 Fire Commander Center: 5-3956 Housekeeping: 5-4065</p>	<p>INTERIM LIFE SAFETY MEASURES These are a series of administrative actions that must be taken to compensate for construction deficiencies or activities. They include:</p> <ol style="list-style-type: none"> 1. Ensuring that exits provide free and unobstructed egress. 2. Ensuring free and unobstructed access to emergency departments. 3. Ensuring that fire alarm, detection, and suppression systems are not impaired. 4. Ensuring that temporary construction partitions are smoke tight and non-combustible. 5. Providing additional fire-fighting equipment and personnel training. 6. Prohibiting smoking in or near construction areas. 7. Reducing flammable loads through revision of storage, housekeeping, and debris removal practices. 8. Conducting additional fire drill(s) each quarter. 9. Increasing hazard surveillance of buildings, grounds and equipment. 10. Training personnel when structural features are compromised. 11. Conducting organization wide safety programs to ensure awareness of hazards.

FIRE SAFETY MEASURES: In the event of a fire, the following steps should be taken:

Rescue anyone in immediate danger.

Alert/alarm by activating the nearest pull station (typically located at most stairwells or proximal to elevator lobbies).

Contain the fire by closing doors, windows and turning off fans

Extinguish (Pull the pin, Aim at the base of the fire, Squeeze the trigger and Spray in a sweeping motion) the fire as time allows, and continue to evacuate.

CONCURRENCE: I HAVE READ, UNDERSTAND AND PLEDGE TO SUPPORT PATIENT CARE AS OUTLINED ABOVE. I UNDERSTAND FAILURE TO COMPLY WITH THESE REQUIREMENTS CAN RESULT IN DISMISSAL FROM THE PREMISES.

SIGNATURE / FIRM: _____ **DATE:** _____

**APPENDIX C
CONTRACT COMPLIANCE CERTIFICATION**

CERTIFICATION :

I certify that the statements made by me in this Contract Compliance Section are complete and true to the best of my knowledge and belief and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to debarment from participation in future GHS® contracting opportunities, held liable for breach of contract and subject to the enforcement of any remedies available under the contract or as a matter of contract law. I agree that no changes shall be made to this section without the written consent of GHS®.

Authorized Representative Signature

Title: _____

Authorized Representative Printed Name

Date: _____

APPENDIX C-1: BUSINESS IDENTIFICATION AND NONDISCRIMINATION

(TO BE SUBMITTED WITH QUALIFICATIONS)

Part I – Business Identification (definitions on Appendix C-2). Please indicate if your company qualifies as one of the business designations below:

	Yes	No												
Small Business If yes, please check the following reason(s) that apply: ___ Less than 100 Employees ___ Less than \$1,000,000.00 in gross annual receipts														
Minority Business Enterprise If yes, please indicate the percentage of minorities who own, control or operate your company:														
<table border="1"> <tr> <td>African American</td> <td>%</td> <td>Asian American</td> <td>%</td> </tr> <tr> <td>Hispanic/Latino</td> <td>%</td> <td>Pacific Islander</td> <td>%</td> </tr> <tr> <td>Native American</td> <td>%</td> <td>Other</td> <td>%</td> </tr> </table>	African American	%	Asian American	%	Hispanic/Latino	%	Pacific Islander	%	Native American	%	Other	%		
African American	%	Asian American	%											
Hispanic/Latino	%	Pacific Islander	%											
Native American	%	Other	%											
FEMALE BUSINESS ENTERPRISE If yes, please indicate the percentage of women who own, control or operate your company: ___%														
LOCAL SMALL BUSINESS If yes, please indicate in which county your company is located? ___ DeKalb ___ Fulton ___ Business location in both counties ___ Other														
ARE YOU RESPONDING AS A CONSULTANT?														
IS YOUR COMPANY CERTIFIED AS ONE OF THE BUSINESS DESIGNATIONS ABOVE? If yes, please give the certifying agency and include a copy of your current certification with your proposal response.														

Total percent of participation by one of the above listed designations _____%

PART II - NONDISCRIMINATION POLICIES AND PROCEDURES

	Yes	No
Are you an individual and do not employ anyone? If yes, you do not need to complete the remainder of the questions.		
Does your company have an Equal Employment Opportunity/Affirmative Action statement posted on company bulletin boards?		
Do you notify all recruitment sources in writing of your company's Equal Employment Opportunity/Affirmative Action employment policy?		
Do your company advertisements contain a written statement that you are an Equal Employment Opportunity/Affirmative Action employer?		
Do you belong to any unions? If yes, have you notified each union in writing of your commitments to non-discrimination?		
Does your company have a collective bargaining agreement with workers? If yes, do the collective bargaining agreements contain non-discrimination clauses and/or your Equal Employment Opportunity policy covering all workers?		
Does your company, at least annually, maintain a written record of and review the Equal Employment Opportunity policy and Affirmation Action obligations with all employees including those having any responsibility for employment decisions?		
Do you conduct, at least annually, an inventory and evaluation of minority and female personnel for promotional opportunities and encourage these employees to seek, train and prepare for such opportunities?		
Do you conduct, at least annually, a review, of all supervisors' adherence to and performance under the vendors, and contractor's Equal Employment Opportunity policies and Affirmative Action obligations?		
Is there a person in your company who is responsible for Equal Employment Opportunity? If yes, please give name, phone and email address.		

Please explain any no answers, use additional paper as necessary:

Authorized Representative Signature: _____

Date: _____

APPENDIX C-2: SUPPLIER DIVERSITY DEFINITIONS

(M/WBE) National Minority Supplier Development Council: A minority-owned business is a for-profit enterprise, regardless of size, physically located in the United States or its trust territories, which is 51% owned, operated and controlled by minority group members, defined from the following:

Asian-Indian - A U.S. citizen whose origins are from India, Pakistan or Bangladesh.

Asian-Pacific - A U.S. citizen whose origins are from Japan, China, Indonesia, Malaysia, Taiwan, Korea, Vietnam, Laos, Cambodia, the Philippines, Thailand, Samoa, Guam, the U.S. Trust Territories of the Pacific or the Northern Marianas.

African American - A U.S. citizen having origins in any of the Black racial groups of Africa.

Hispanic - A U.S. citizen of Hispanic heritage, from any of the Spanish-speaking areas of the following regions: Mexico, Central America, South America or the Caribbean Basin only.

Native American - A person who is an American Indian, Eskimo, Aleut or Native Hawaiian, and regarded as such by the community of which the person claims to be a part.

(WBE) Women's Business Enterprise National Council: A Woman-Owned Business Enterprise is an independent business concern that is at least 51% owned and controlled by one or more women who are U.S. citizens or Legal Resident Aliens; whose business formation and principal place of business are in the US or its territories; and whose management and daily operation is controlled by one or more of the women owners.

(LGBTBE) National Gay and Lesbian Chamber of Commerce: Includes businesses physically located in the United States or its trust territories that are at least 51 percent unconditionally owned and operated by at least one lesbian, gay, bisexual and/or transgender (LGBT) person or persons who are either U.S. citizens or lawful permanent residents. In addition, they must exercise independence from any non-LGBT business enterprise.

(VBE) Veteran-Owned Business - A small business that is at least 51% owned, operated and controlled by one or more veterans.

(DVBE) Service-Disabled Veteran-Owned Business - A small business that is at least 51% owned, operated and controlled by one or more veterans with a service-connected disability.

U.S. Small Business Administration:

(DBE) Small Disadvantaged Business - A small business that is at least 51 percent owned, operated and controlled by one or more individuals who are both socially and economically disadvantaged.

HUBZone Business - A small business operating in a "Historically Underutilized Business Zone." HUB zones are defined at <http://map.sba.gov/hubzone/init.asp>

APPENDIX C-3: SUPPLIER DIVERSITY PLAN

(TO BE SUBMITTED WITH BID)

Present Commitment: Offeror shall submit its present commitment and business plan to facilitate and promote the participation of Diverse Suppliers by the completion of Appendix C-4 in its entirety. Diverse Business Enterprises utilized as Tier II contractors and suppliers must be certified by one or more of the 3rd Party Certification Agencies recognized by GHS.

Post-award performance: The specific, measurable performance criteria included in the Proposal for present commitment to Diverse Suppliers shall, subject to negotiation and mutual consent, become part of the awarded contract as specific, measurable requirements of vendor performance for the duration of the contract. Such spend with Diverse Business Enterprises will be monitored. In connection with such monitoring Vendor will be required to report to GHS monthly, in a manner in GHS's sole discretion, all direct and/or indirect certified spend with Diverse Business Enterprises.

SUPPLIER DIVERSITY CERTIFICATION:

I certify that the statements made by me in this Supplier Diversity Section are complete and true to the best of my knowledge and belief, and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to disqualification and debarment from participation in future GHS contracting opportunities, held liable for breach of contract and subject to the enforcement of any remedies available under the contract or as a matter of contract law. I agree that no changes shall be made to this section without the written consent of GHS.

Authorized Representative Signature

Title

Date

APPENDIX C-4: DIVERSE SUPPLIER SUBCONTRACTING PLAN (PROGRAM MANAGEMENT)

(TO BE SUBMITTED WITH BID)- SUPPLIER DIVERSITY

The following are questions concerning the efforts your company will make to ensure that Diverse Supplier's will have an equitable opportunity to compete for lower tier subcontracts associated with the Grady Health System agreement:

What product/service areas do you envision the inclusion of Diverse Suppliers and how is this determined? _____

How are Diverse Supplier capabilities determined by your company? _____

How will you ensure the maximum possible inclusion of Diverse Suppliers in all of your purchasing solicitations (i.e. Request for Proposals, Request for Information, and Request for Quotes, etc.)? _____

How will your company ensure that Diverse Suppliers are made aware of upcoming subcontracting opportunities and how will you prepare them to respond appropriately? _____

How will you monitor your company's Diverse Supplier subcontracting performance to this agreement and make any adjustments to achieve the subcontracting plan goals? _____

Will your Diverse Supplier subcontracting administrator:

Yes / No

_____ Develop and maintain bidders' lists of Diverse Suppliers from all possible sources

_____ Oversee the establishment and maintenance of your company's contract and subcontract award records associated with this Grady Health System agreement?

_____ Conduct or arrange the training of your company's purchasing personnel on the Grady Health System agreement goals and processes to achieve this goal?

_____ Review purchasing solicitation documents to remove statements, clauses, etc. which may tend to prohibit Diverse Supplier participation

_____ Screen proposed purchasing solicitation documents for subcontracting opportunities and implement appropriate procurement policies and procedures to improve and increase opportunities to Diverse Suppliers

_____ Introduce Diverse Suppliers to company purchasing personnel based on commodity or service in which these vendors may have a mutual or potential concern

_____ Maintain records demonstrating that procedures have been adopted and implemented to comply with the reporting requirements and supplier diversity goals within the Grady Health System

_____ Prepare and submit monthly, required Diverse Supplier reports to Grady Health System?

DIVERSE SUPPLIER SUBCONTRACTING PLAN (DSSP) PG.2

(PROPOSED DSSP PLAN TO BE SUBMITTED WITH BID, FINAL PLAN TO BE PRESENTED AT SCHEDULE OF VALUES MEETING)

In adherence to GHS's commitment to Supplier Diversity, GHS suppliers must clearly as defined herein, demonstrate good faith effort to achieve the 30% Supplier Diversity goal set forth by documenting the Tier II direct goods and/or services to be purchased from Diverse Business Enterprises certified by one or more of the 3rd party certification agencies recognized by GHS. Such spend with Diverse Business Enterprises will be monitored. In connection with such monitoring Contracted GHS Suppliers will be required to report to GHS monthly, in a manner in GHS's sole discretion, all direct spend with Certified Diverse Business Enterprises.

Company Name: _____ Agreement Term: _____
 GHS Business Unit: _____ GHS Business Unit Contact Name: _____
 Phone Number: _____ Vendor Contact e-mail: _____

Description of goods/services provided under this primary agreement (include name of project if applicable): _____

Who will be responsible for coordinating your company's Diverse Supplier subcontracting activities during the period of this contract?
 Name/Title: _____ Company: _____
 Address: _____ Phone: _____
 Fax: _____ E-Mail Address: _____

State the total dollar value planned to be subcontracted associated with this GHS agreement:

Please list all of the GHS Accepted 3rd Party Certified Diverse Suppliers you have identified that will serve as Direct Tier 2 Subcontractors associated with this GHS project and the projected spend amounts with each company:

Vendor Name	Address	Contact	Phone	Email	Certification Type	Business Classification (Product/Service)	Direct Projected Sped in Dollars	Direct Projected Spend by Percentage

Submitted by:

 Authorized Representative Signature

 Title

 Date

APPENDIX C-5: CERTIFICATION OF EFFORTS

(TO BE SUBMITTED WITH BID)

Vendor: _____

RFP Name: _____ **RFP Number:** _____

I certify that the following efforts were made to achieve Certified Diverse Supplier participation.

- a) Provided written notices to certified diverse business enterprises who have the capability to perform the work of the contract or to provide the service **__Yes __No**
- b) Direct mailing, electronic mailing, facsimile or telephone requests **__Yes __No**
- c) Provided interested certified diverse business enterprises with adequate information about plans, requirements and specifications of the contract in a timely manner to assist them in responding to a solicitation **__Yes __No**
- d) Allowed certified diverse business enterprises the opportunity to review specifications, blue prints and all other RFP related items at no charge, and allowed sufficient time for review prior to the bid deadline **__Yes __No**
- e) Acted in good faith with interested certified diverse business enterprises, and did not reject certified diverse business enterprises as unqualified or unacceptable without sound reasons based on a thorough investigation of their capabilities **__Yes __No**
- f) Did not impose unrealistic conditions of performance on certified diverse business enterprises seeking subcontracting opportunities **__Yes __No**
- g) Additionally, I contacted the referenced certified diverse business enterprises and requested a bid. The responses I received were as follows:

Name and Address of certified diverse business enterprises	Type of work and Contract Items, Supplies or Services to be Performed	Response	Reason for Not Accepting Bid

(if additional space is required this form may be duplicated)

If applicable, please complete the following:

I hereby certify that certified diverse business enterprises were "Unavailable" or "Unqualified" to submit bids to provide goods and services for this RFP response. I further certify that efforts have been made to establish "Joint Ventures", and said entities were also unavailable at this time.

Reasons for the "Unavailability" or being determined "Unqualified";

Submitted by:

Authorized Representative Signature

Title

Date

APPENDIX C-6*
STATEMENT OF INTENT

TO BE COMPLETED BY ALL KNOWN JOINT VENTURE PARTNERS/ SUBCONTRACTORS/CONSULTANTS
(TO BE SUBMITTED AT SCHEDULE OF VALUES MEETING)

Vendor: _____

RFP Name: _____

RFP Number: _____

_____ agrees to enter into a contractual agreement with
Prime Contractor
_____, who will provide the following goods/services
Joint Venture Partner/Subcontractor/Consultant

in connection with the above referenced RFP as a certified diverse business enterprises:

for an estimated amount of \$ _____ or _____% of the total contract value.

Prime Contractor

Joint Venture Partner /Subcontractor/Consultant

Intend to work together in accordance with this Contract Compliance Section of the bid, contingent upon award and execution of a contract with Grady Health System with to the aforementioned Prime Contractor.

I hereby certify that this statement is true and correct:

Prime Contractor Signature:

Joint Venture/Subcontractor/Consultant Signature:

Print Name:

Print Name, Title and Date:

Title:

Address:

Date:

Phone

Fax:

This form may be duplicated as needed.

APPENDIX D: INTENT TO SUBMIT

This letter serves as notification of intent to submit or not to submit a proposal for the **Free-standing Emergency Department**.

RFP Numbers: **Q2024016**

Complete and submit this form during the Mandatory Pre-Bid Meeting. This will determine your responsibility to submit a bid.

_____, Acting as a representative of _____
(Name of Representative) (Company Name)

Hereby offer our intent to:

_____ Submit a response to the request for services in this RFP.
_____ Decline to submit a response to the request for services in this RFP.

Reason: _____

(Print Name)

(Signature)

(Title)

(Date)

(Telephone/Fax number)

(Email address)

APPENDIX E: BID FORM

To: Grady Health System

Project: **Free-standing Emergency Department**

GHS-FD Project # **Q2024016**

Date: _____

Submitted by:
(full name) _____
(full address) _____

1. OFFER

Having examined the Place of the Work, all matters referred to in the Request for Proposal, and the sample General Conditions of Contract Between Owner and Architect including the Engagement Letter in Exhibit A prepared by Grady Health System Facilities Development for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the professional services requested for:

Free-standing Emergency Department (Q2024016) for the per Design Phase Price of:

Schematic Design	\$ _____
Design Development	\$ _____
Construction Documents	\$ _____
Permitting & Bidding	\$ _____
Construction Administration	\$ _____

Total for all base servicesdollars, and 00/100 in lawful money of the United States of America, \$ _____.

2. ACCEPTANCE

This offer shall be open to acceptance [and is irrevocable] for sixty [60] days from the bid closing date. If this bid is accepted by Grady Health System- Facilities Development within the time period stated above, we will:

- Execute the Agreement within two [2] days of receipt of Notice of Award.
- Furnish the required Insurance within two (2) days of receipt of Notice of Award.
- Commence work within five [5] calendar days after written Notice to Proceed of this bid.

3. CONTRACT TIME

All professional services will be completed in accordance to "Section 4.0 Schedule" of the IFP including construction administration due dates that will be set forth in the Engagement Letter upon project award.

4. ADDENDA

The following Addenda have been received, and the associated modifications considered and all costs are included in the Bid Lump Sum Price.

- Addendum # Dated
- Addendum # Dated
- Addendum # Dated
- Addendum # Dated

6. BID FORM SIGNATURES

The Corporate Seal of

(Bidder - print the full name of your firm)
was hereunto affixed in the presence of:

(Authorized signing officer Title)
(Seal)

(Authorized signing officer Title)
(Seal)

If the Bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF DOCUMENT

Attachment A
to the Project Engagement Letter
for architect contracts using the
GENERAL TERMS AND CONDITIONS
OF CONTRACT BETWEEN OWNER AND ARCHITECT

For purposes of the following sections of the General Terms and Conditions of Contract between Owner and Architect, the duties, obligations and responsibilities of Owner shall be performed by:

PROJECT PHASE	ITEM	A/E TEAM	OWNER	NOT REQUIRE D
PLANNING				
	Develop the Program		X	
	Assist Owner in developing the Program	X		
	Preliminary evaluations(identified in Project Engagement Letter)		X	
	Develop project budget	X	X	
SCHEMATIC DESIGN (SD)				
	Prepare Schematic Design documents	X		
	SD based Construction Cost Estimate - Detailed	X		
	SD based Equipment Cost Estimate - Summary	X	x	
DESIGN DEVELOPMENT (DD)				
	Prepare Design Development Documents	X		
	DD based Construction Cost Estimate - Detailed	X		
	DD based Equipment Cost Estimate - Detailed	X		
CONSTRUCTION DOCUMENTS (CD)				
	Prepare Construction Documents – Drawings and Specifications	X		
	CD based Construction Cost Estimate - Detailed	X		
	CD based Equipment Cost Estimate - Detailed	X		
CONSTRUCTION				
	Identify and assist Owner required governmental permits and approvals	X	X	
BID				
	Assistance in obtaining bids		X	
	Assistance in preparing contracts		X	
	Attendance at pre-bid meeting	X		
	Provide direct clarifications to contractors during bid process	x	X	
CONSTRUCTION:				
	Give Contractor assistance in obtaining permits	X	X	
	Attend pre-construction meeting	X	X	
	Provide additional inspection or test reports		X	
	Prepare change orders and construction change directives for Owner's execution	x	X	
OTHER:				
	Provide Presentation Graphics for owners use	X		
	Provide Medical Equipment Planning (Alternate)	X		

For purposes of the following sections of the General Terms and Conditions of Contract Between Owner and Architect - the duties, obligations and responsibilities following shall be performed by:

PROJECT PHASE	ITEM	A/E TEAM	OWNER	NOT REQUIRED
CONSTRUCTION				
	Review reports of errors from Contractor	X		
	Review proposed subcontractors and suppliers; Object to subcontractors and suppliers	x	X	
	Review requests for substitutions; Make recommendations to Owner; Request additional data and information	X	x	
	Review Contractor objections regarding products or procedures affecting Contractors warranty	X	x	
	Review Contractor notices re: compliance with laws; inconsistencies between Contract Document and laws	X		
	Administer the Contract	X	x	
	Visit Site (Minimum Frequency is: Bi-Weekly)	X		
	Evaluate Contractor's Application for Payments; review and certify amounts due to Contractor	X	x	
	Reject non-conforming work	X	x	
	Review Contractor's Submittals	X		
	Interpret Requirements of the Contract Documents	X	x	
	Determine extensions of Contract Time		X	
	Certify Contractor's Application for Payment	X		
	Review data substantiating Contractor's right to payment		X	
	Issue Certificate for Payment; determine proper amount due; reasons for withholding certification	X	x	
	Inspect work; Notify Contractor of additional items to be completed or corrected; Prepare Certificate of Substantial Completion	X		
	Final Inspection of work;	X		
	Issue final Certificate for Payment	X		
	Determine if additional testing is required	X		
	Review Contractor's notice of termination		X	
	Certify amount to be paid to Contractor after termination by Owner	x	X	
	Prepare per-item estimate of the cost of completing each item on punch-list	X		

In the event that any duties, obligations or responsibilities of Owner in the Agreement Between Owner and Architect have not been allocated above, the Architect shall be responsible therefore.

END OF ATTACHMENT

EXHIBIT B
PRELIMINARY SPACE PROGRAM



CON PRELIMINARY SOLUTIONS

Free-Standing Emergency Department

Objectives

Review preliminary options to advance the CON conceptual package.

- Program
- Floor Plan
- Site Plan

Today's Agenda

1. Program Review
2. Emergency Department Plan - Draft
3. Site Planning Studies
4. Project Work Plan, Schedule
5. Next Steps

PROGRAM

Free-Standing Emergency Department

Program Review - Draft

SUMMARY Programmatic Space Requirements

ROOM / FUNCTION	# KPUs	DGSF / KPU	Estimated DGSF	COMMENTS
01 Entry and Public Support			2,118	0
02 Clinical Functions	23	514	11,819	
03 Support Functions			5,021	0
Subtotal DGSF			18,958	
Building Net to Gross			1.19	Place holder until test fit is completed
Building Gross Subtotal From Test Fit			22,653	to be tested when floor plan developed
Contingency SF			1.100	CON Safety

ESTIMATED BGSF 24,918

External Building / Site Components - Estimated sf (design dependent)

Helipad	6,500	Depending on the service defined in project.
Drop-Off Entry Canopy	2,000	
Generator Yard	900	
Bulk Oxygen Yard	1,000	
Dumpster	650	
Roof Top Screening MEP	TBD	

Area from Test-fit Draft Plan

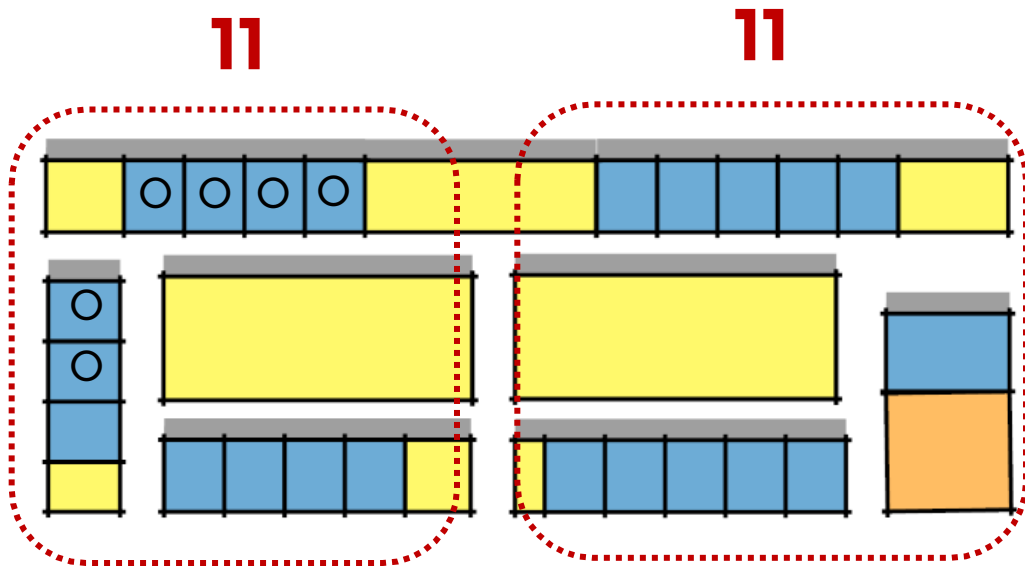
Safety Factor for Layout Options

FLOOR PLAN STUDY

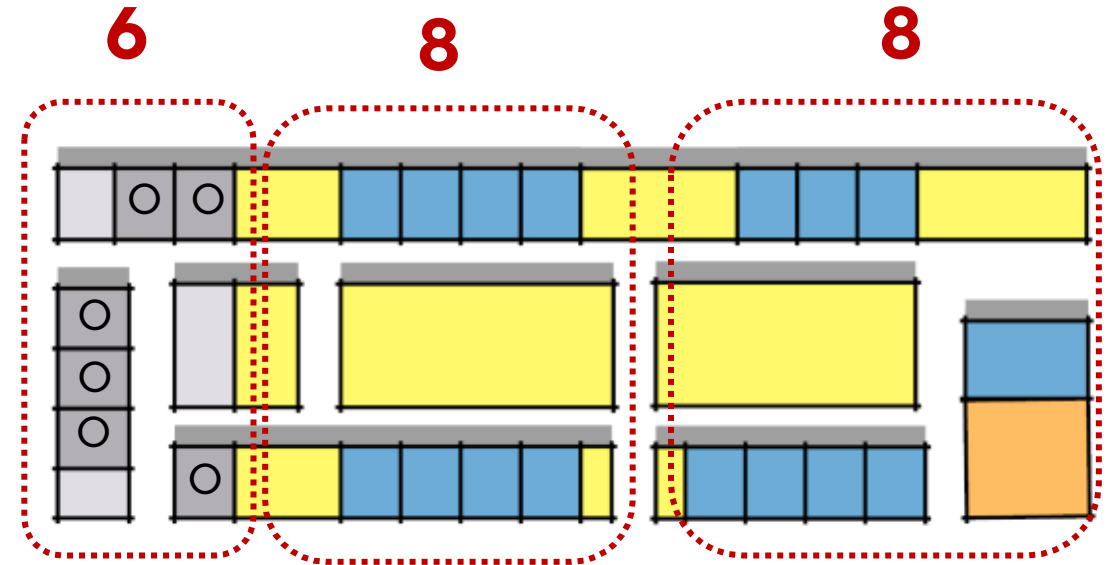
Free-Standing Emergency Department

Emergency Department Plan Review

Plan Diagrams



Observation Combined



Observation Shelled

Emergency Department Plan Review - Draft



SITE STUDY

Free-Standing Emergency Department



Site Planning Design Drivers

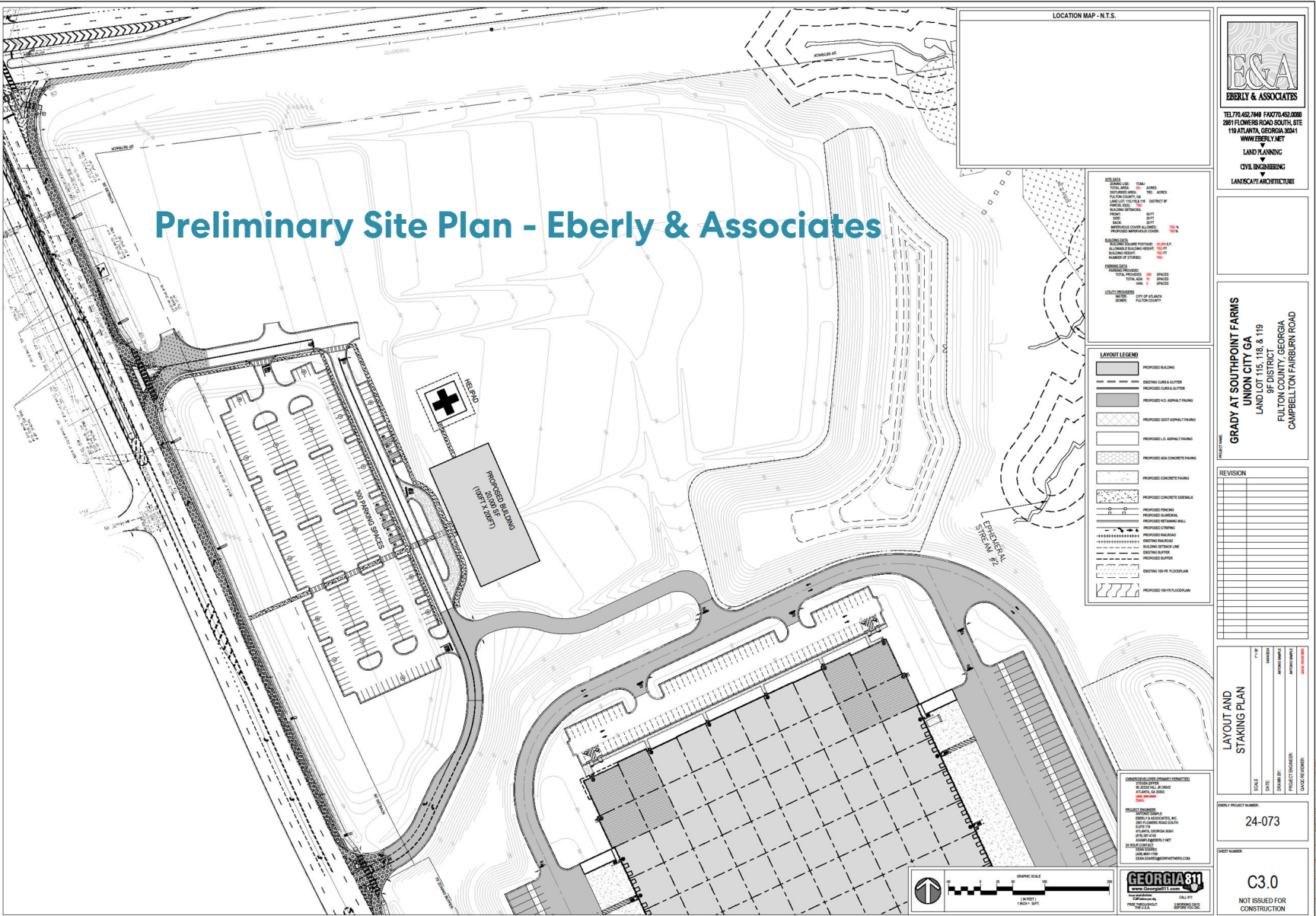
Zoning

- TCMU – Town Center Mixed Use

Infrastructure Scope

- Water
- Sewer
- Gas
- Electricity
- Telecommunication Fiber

Preliminary Site Plan - Eberly & Associates



Site Planning Design Drivers

Site Planning and Future Proofing

- Growth Strategies

Site Access

- Separate ambulance and patient access
- Eliminate congestion with neighbor

Building Access

- Provide separate ambulatory entrance and ambulance entrance

Site Elements

- Parking
- Helipad
- Oxygen tank enclosure
- Emergency Generator
- Dumpster enclosure
- Service access

Site Analysis

Site Area

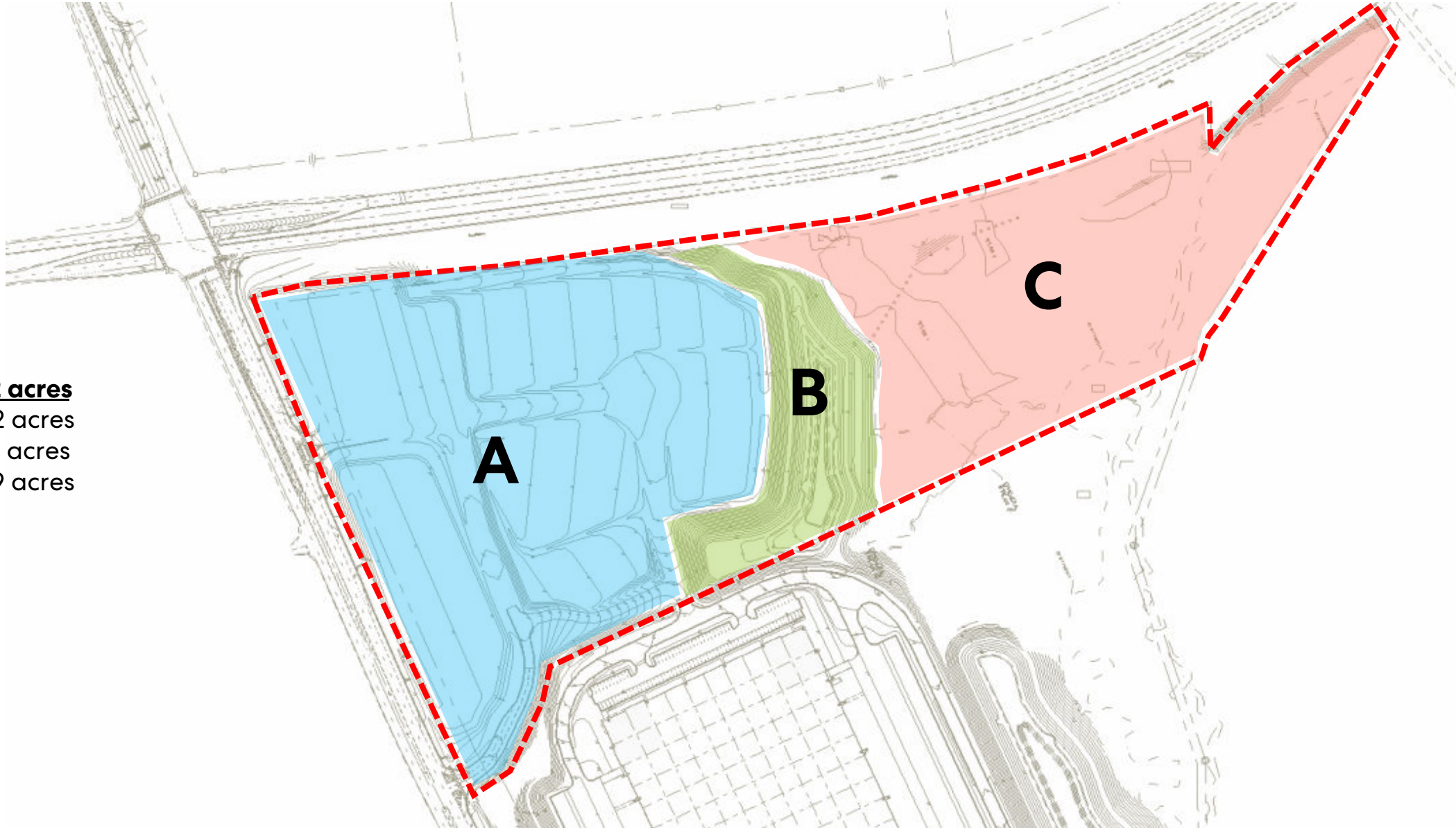
- Total Site : 40.2 acres



Site Analysis

Site Area

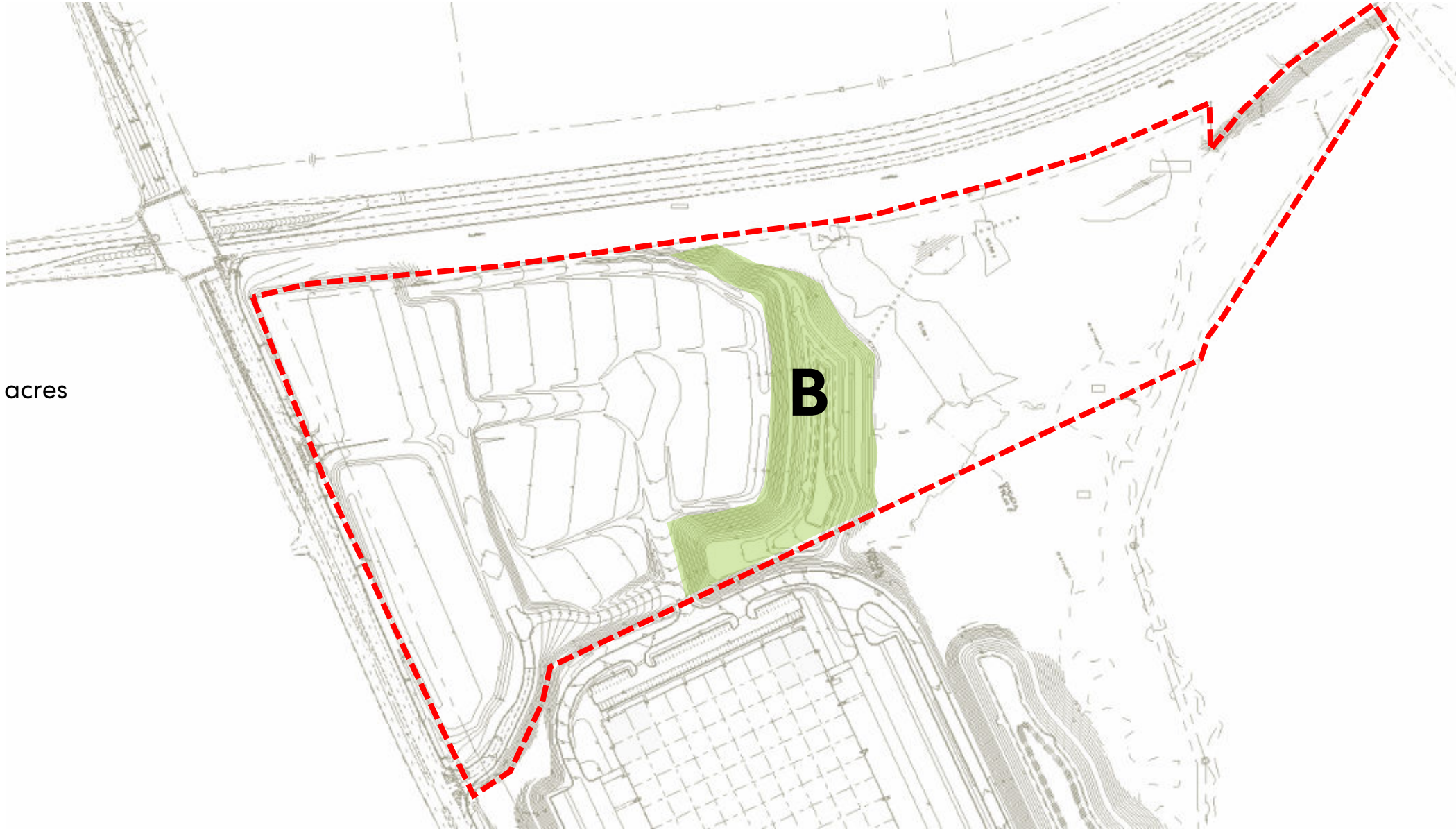
- **Total Site : 40.2 acres**
- Zone A : 20.2 acres
- Zone B : 5.1 acres
- Zone C : 14.9 acres



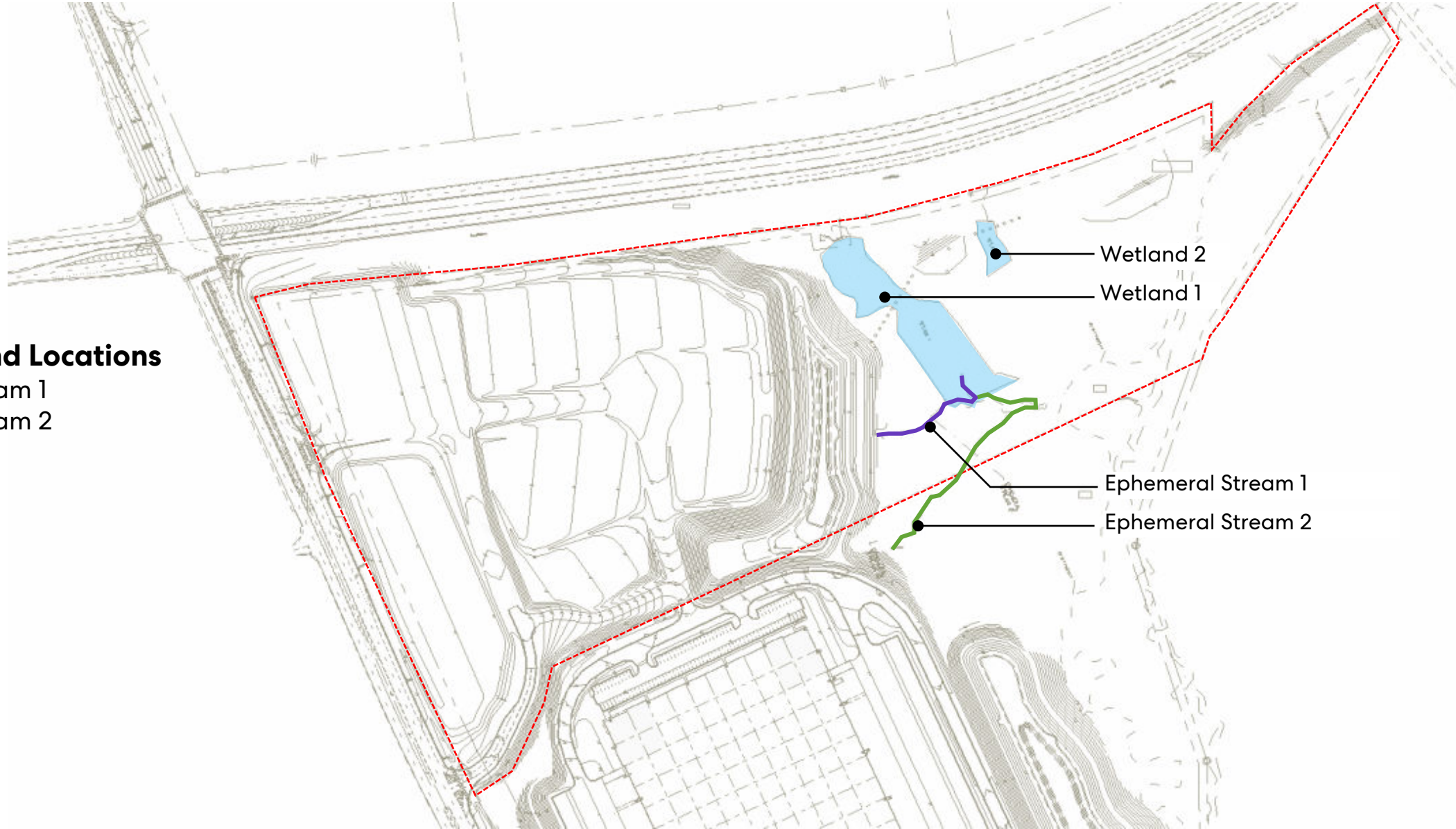
Site Analysis

Water Retention

- Zone B: 5.1 acres



Site Analysis



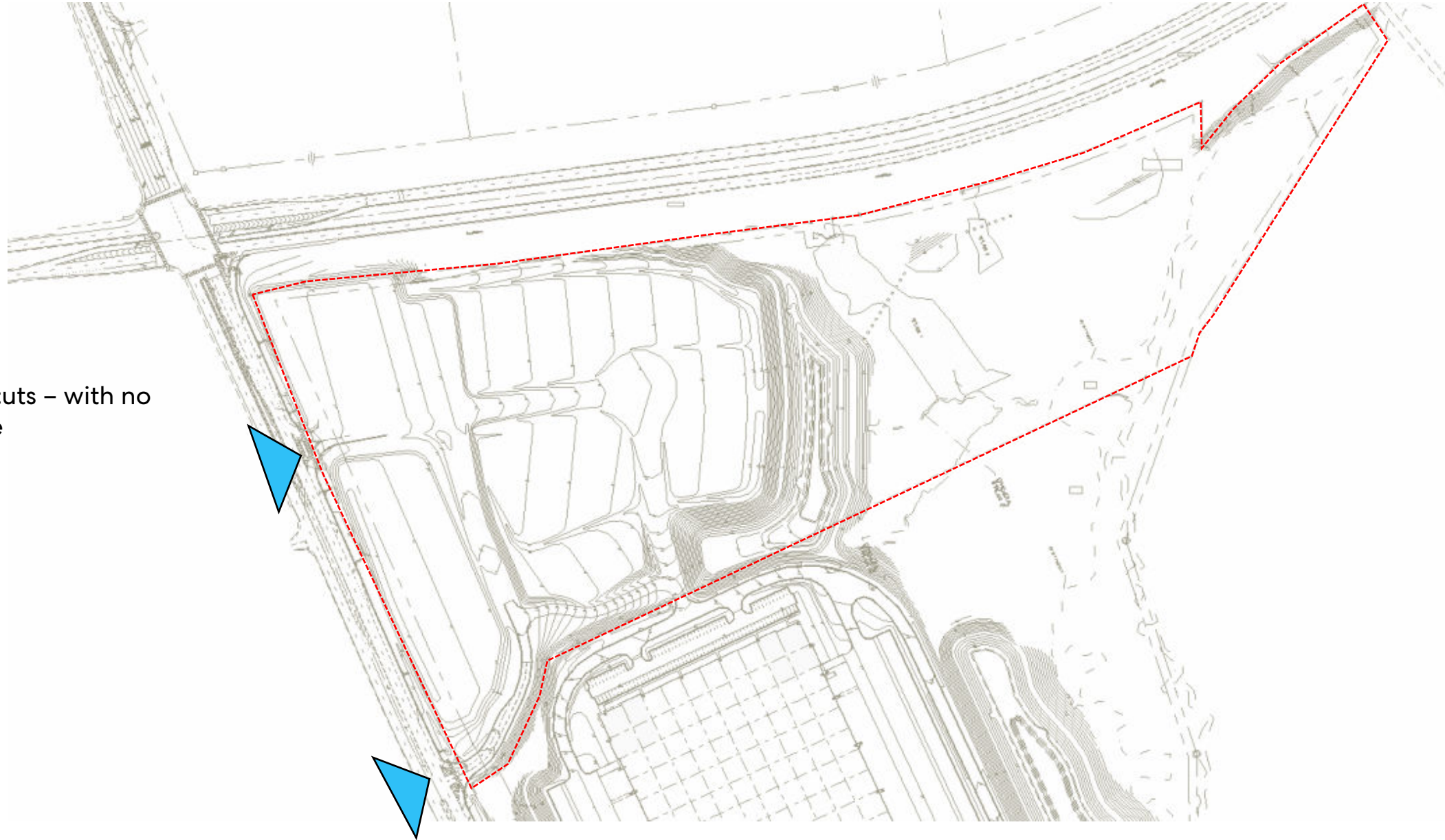
Stream / Wetland Locations

- Ephemeral Stream 1
- Ephemeral Stream 2
- Wetlands 1
- Wetlands 2

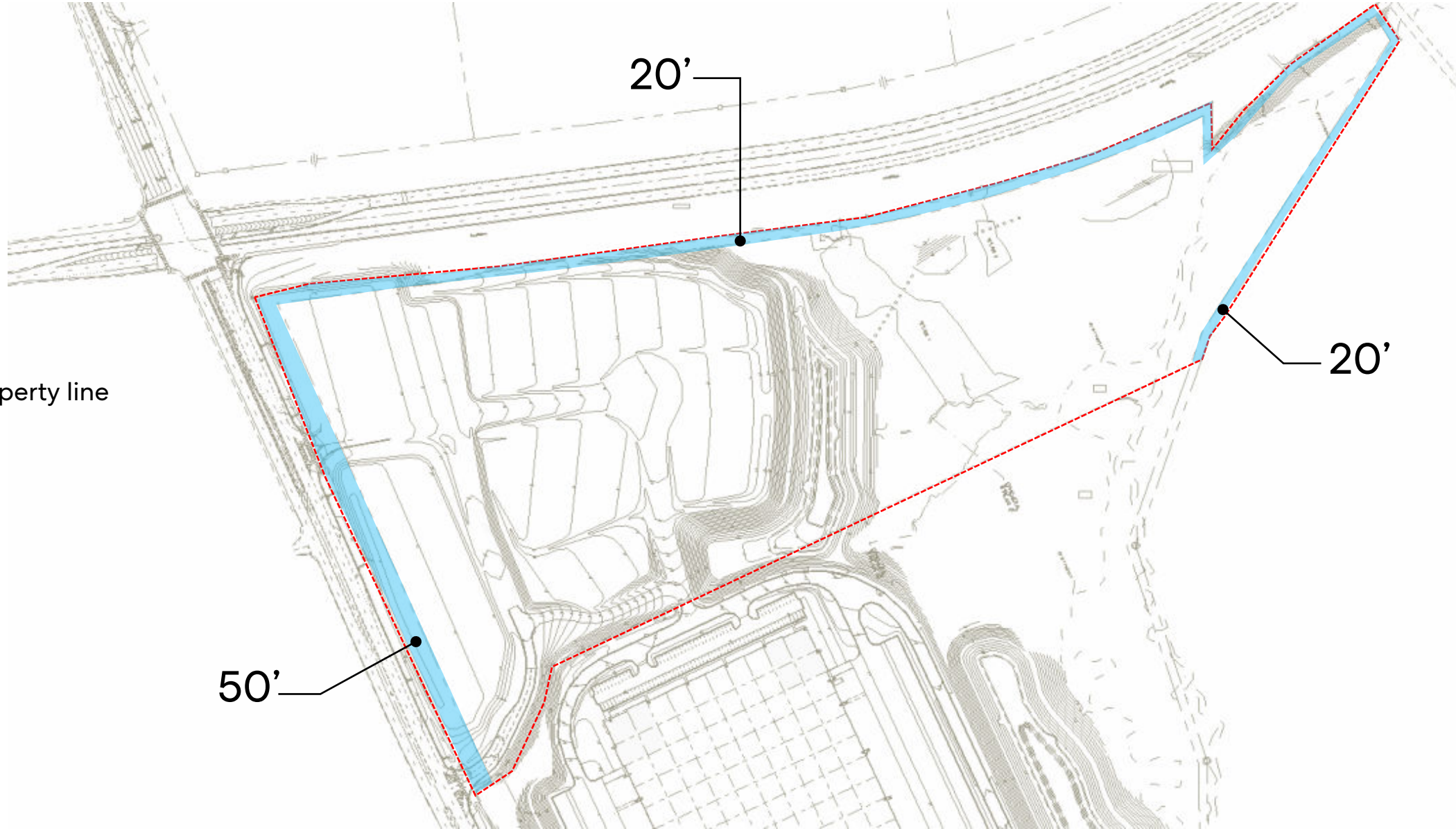
Site Analysis

Entry Locations

- West Site : 2 curb cuts – with no relocation possible



Site Analysis



Site Set-Backs

- Driven from property line location

Site Analysis

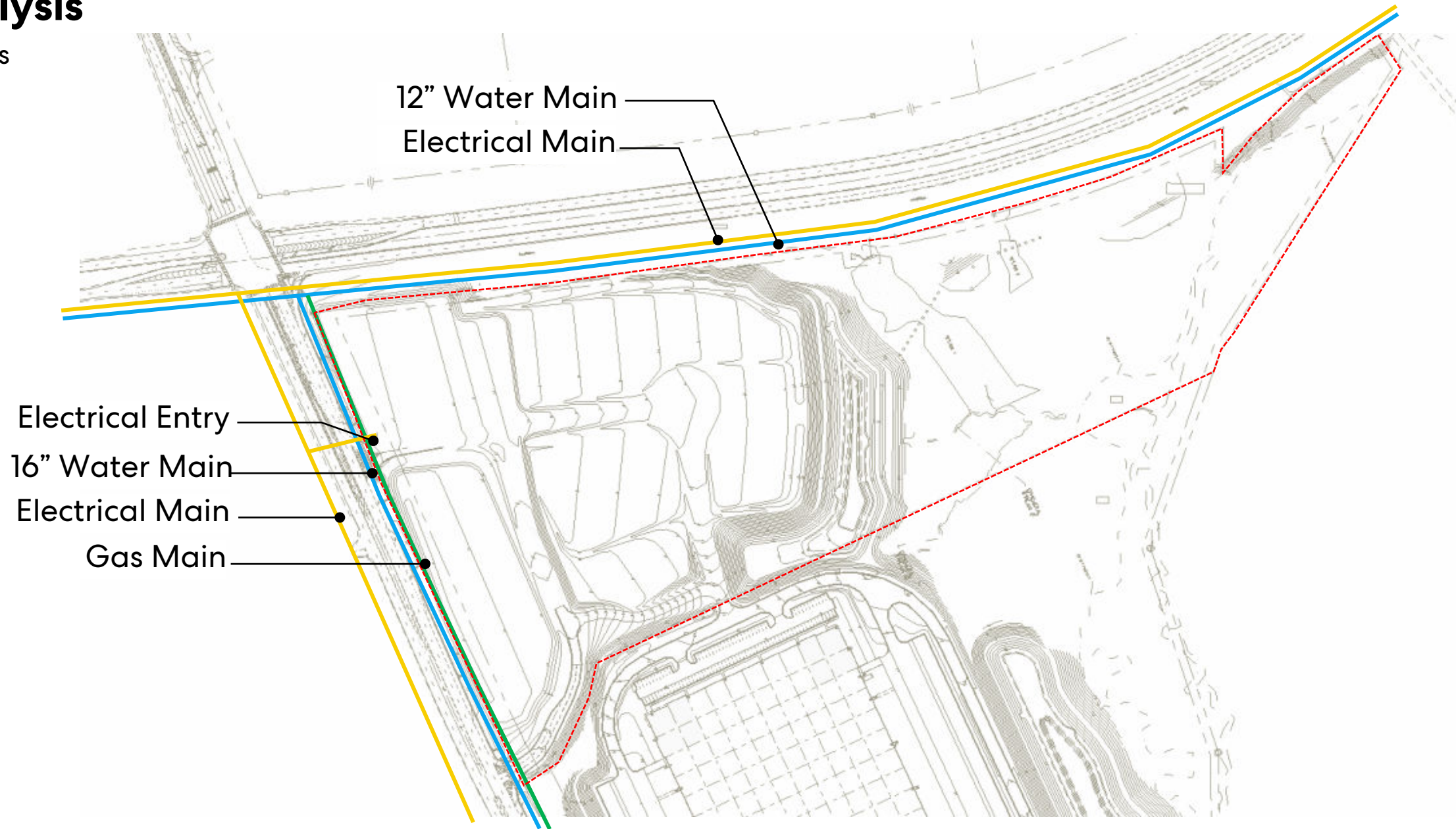


Existing Circulation

- Access to adj property for Fire Truck Access

Site Analysis

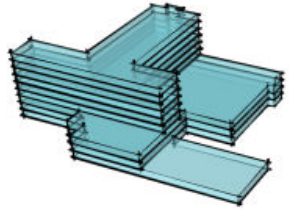
Major Utilities



SITE AND BUILDING DISCUSSION

Free-Standing Emergency Department

Site and Building Strategies Initial Options



A

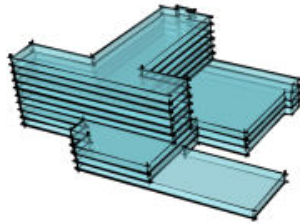
FSED to be Removed for any future hospital placement on site

Pro:

- Less costly initial construction
- Less site impact for infrastructure

Con:

- Loss of capital investment with demo



B

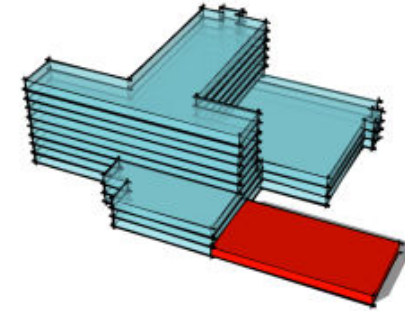
FSED to be repurposed to an Urgent Care

Pro:

- Reuse of investment
- Less site initial impact for infrastructure

Con:

- FSED renovation may be costly if not well fit for new tenant.
- Increased load and impact on site for an Urgent Care and Hospital in proximity. Will need to have a detailed master planning study for proper placement.



C

FSED to be built as phase 01 to a much larger hospital future expansion

Pro:

- No Down-Time for Emergency Department with future growth
- Investment in building type carried forward with future expansion
- Infrastructure in place for future growth
- Site circulation established and not disrupted

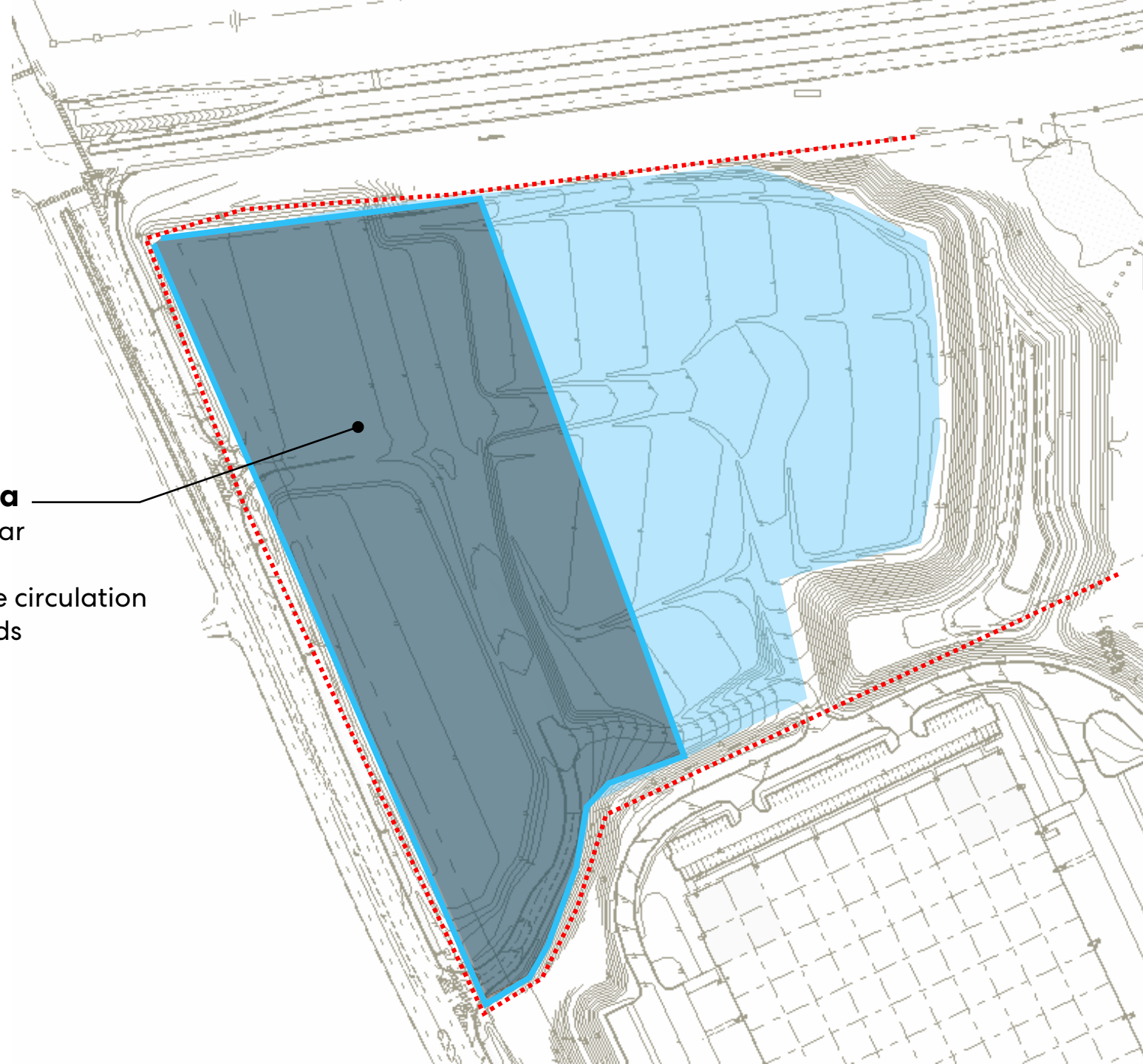
Con:

- Infrastructure first cost may be higher
- Site master planning need to place FSED in location for ED/Hospital
- Site grading impact may be greater in the first cost
- Initial Structure cost may be higher

Site Analysis

Surface Parking Area

- 1100 cars at 450sf/car
- **11.4 acres**
- Does not include site circulation roads or service yards



Site Studies Phase 01

Initial Options

Option 01:

Near Original Placement
FSED SW

Option 02:

Towards interchange
FSED NW
Site Circulation Challenging
Service side towards main
highway

Option 03:

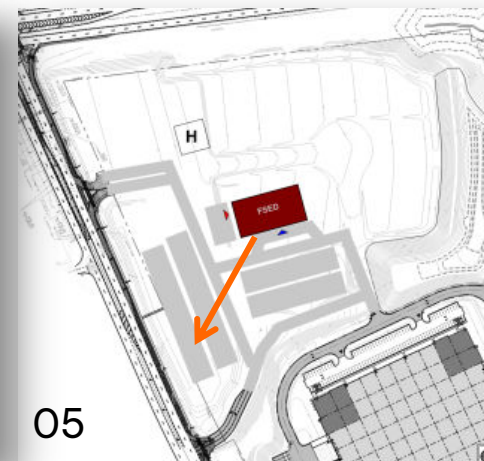
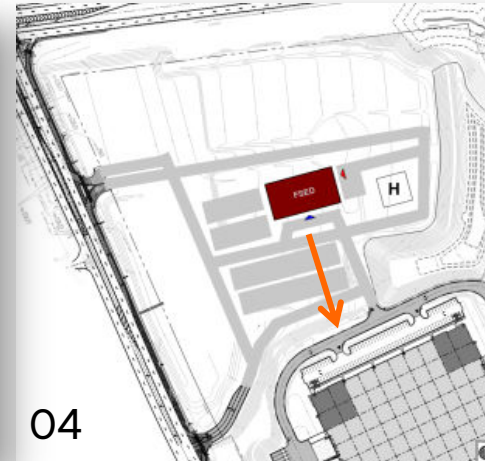
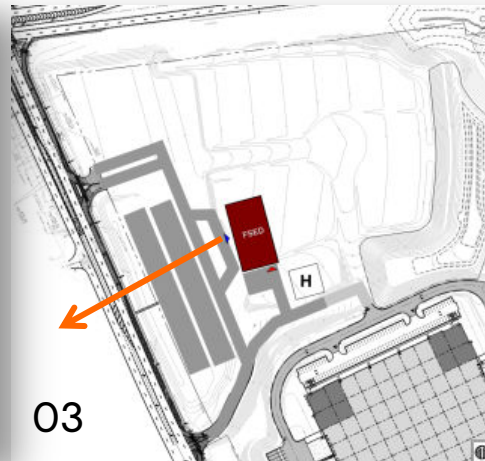
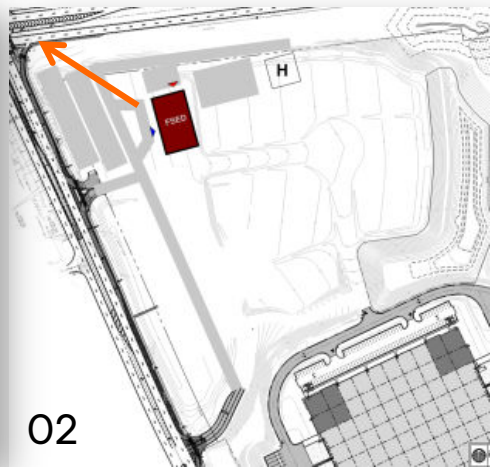
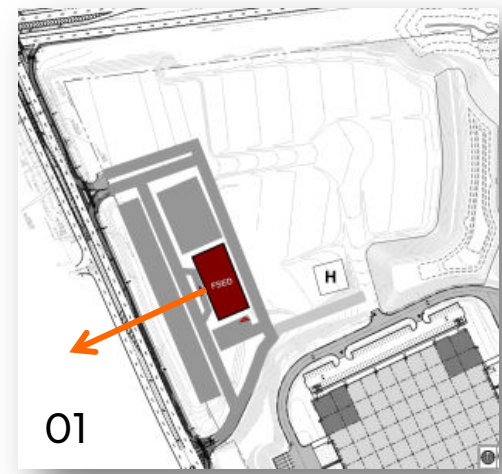
Modified Original Location

Option 04:

East – West Orientation
FSED SE
Circulation deep into site
Less visibility to FSED

Option 05:

East – West Orientation
FSED SW
Circulation deep into site
Ambulance Drop-off visibility

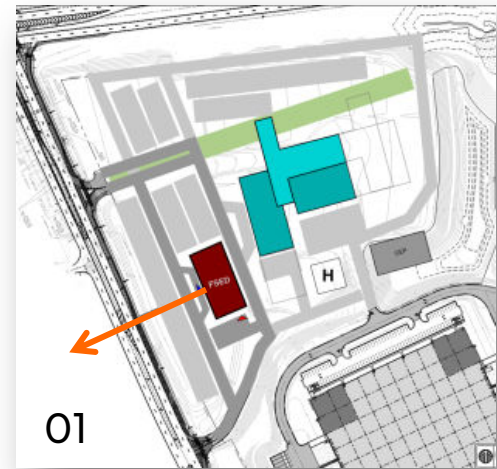


Site Studies Future Phase

Initial Options

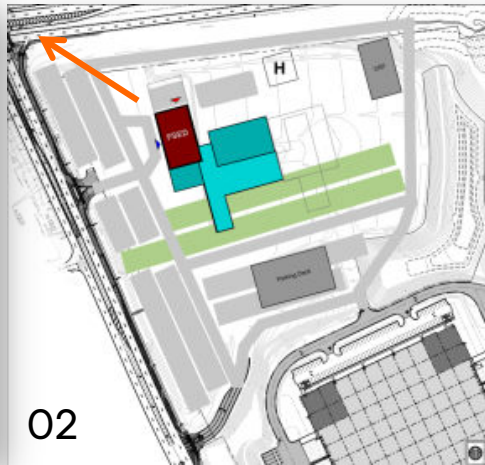
Option 01:

Near Original Placement
FSED SW
Future Hospital visibility may be blocked by Urgent Care



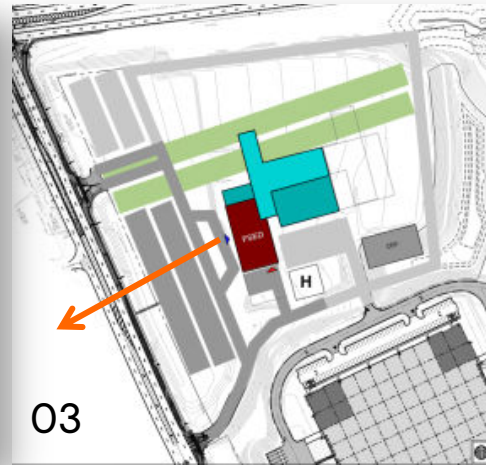
Option 02:

Towards interchange
FSED NW
Ambulance Drop-Off visibility from intersection



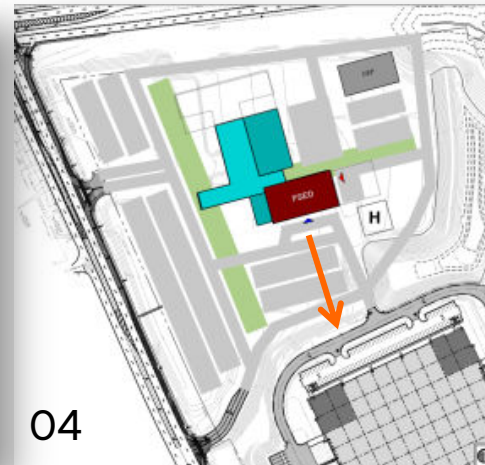
Option 03:

Modified Original Location



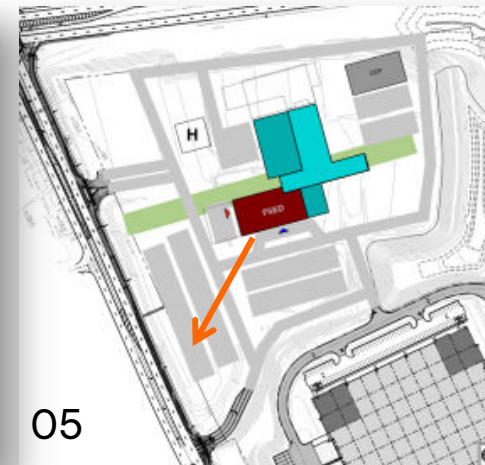
Option 04:

East - West Orientation
FSED SE



Option 05:

East - West Orientation
FSED SW
Ambulance Drop-Off visibility From Entry

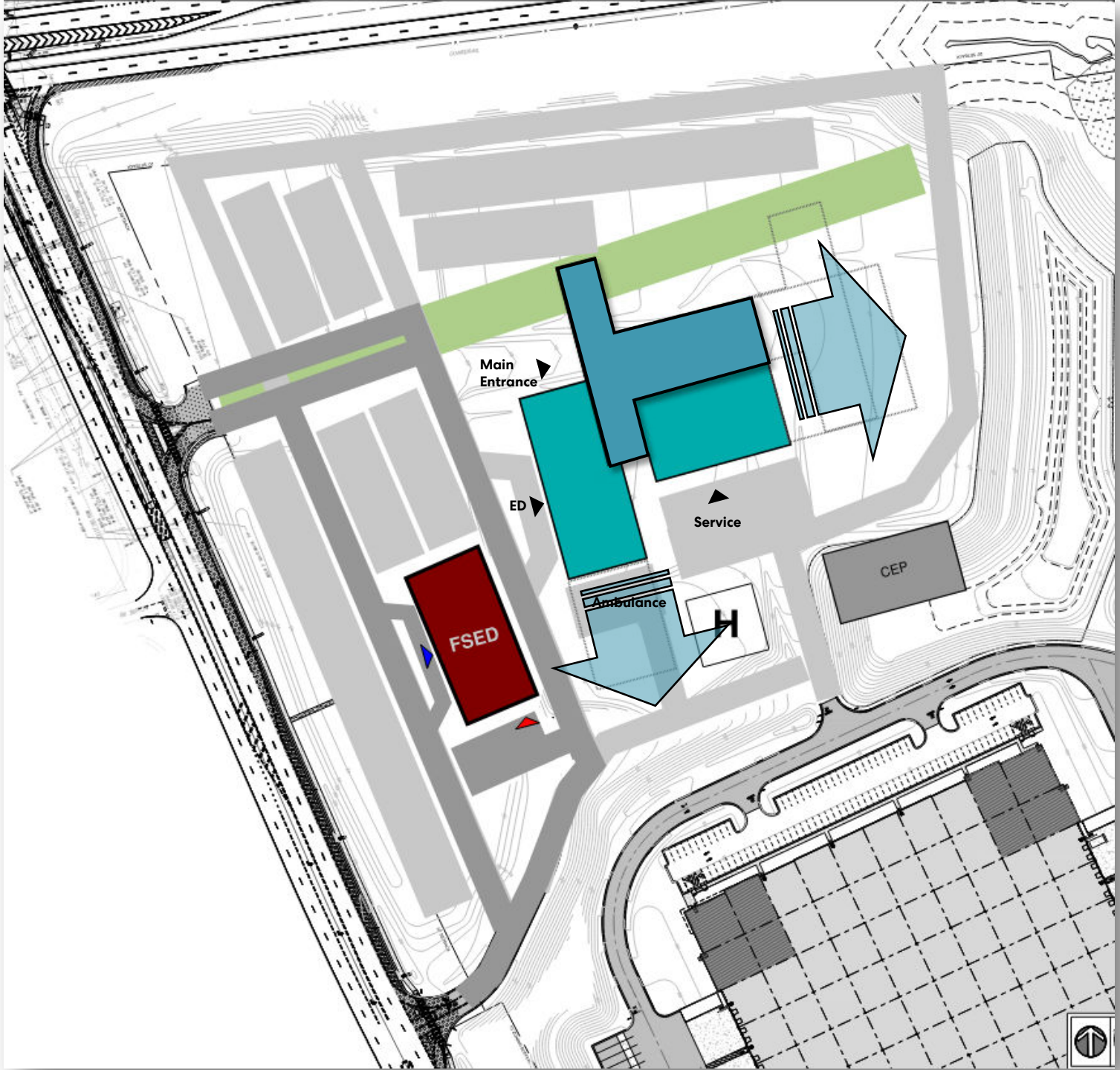


Site Studies Future Phase

Initial Options

Option 01:

Original Placement
FSED SW
Future Hospital visibility may be blocked by Urgent Care

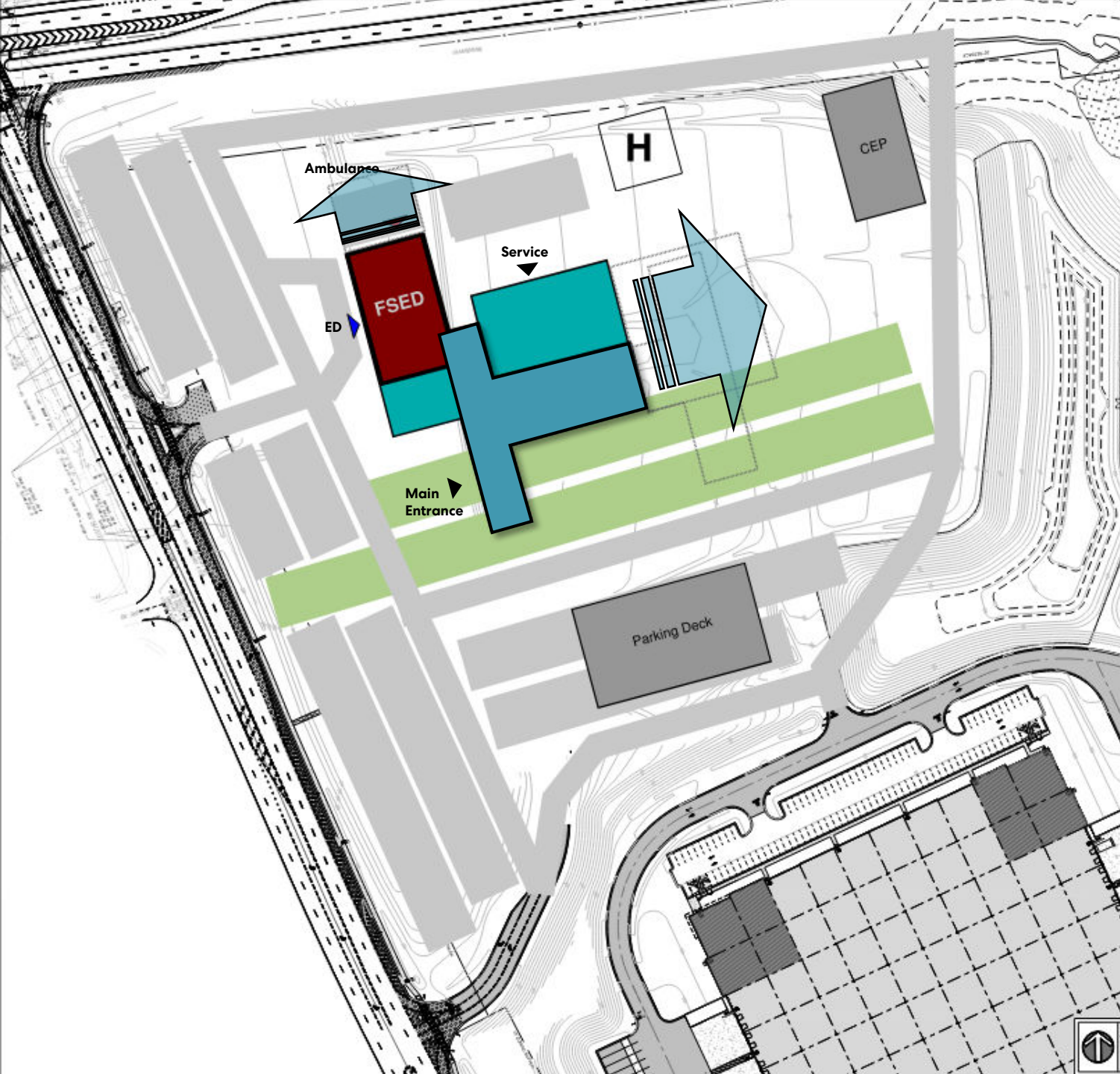


Site Studies Future Phase

Initial Options

Option 02:

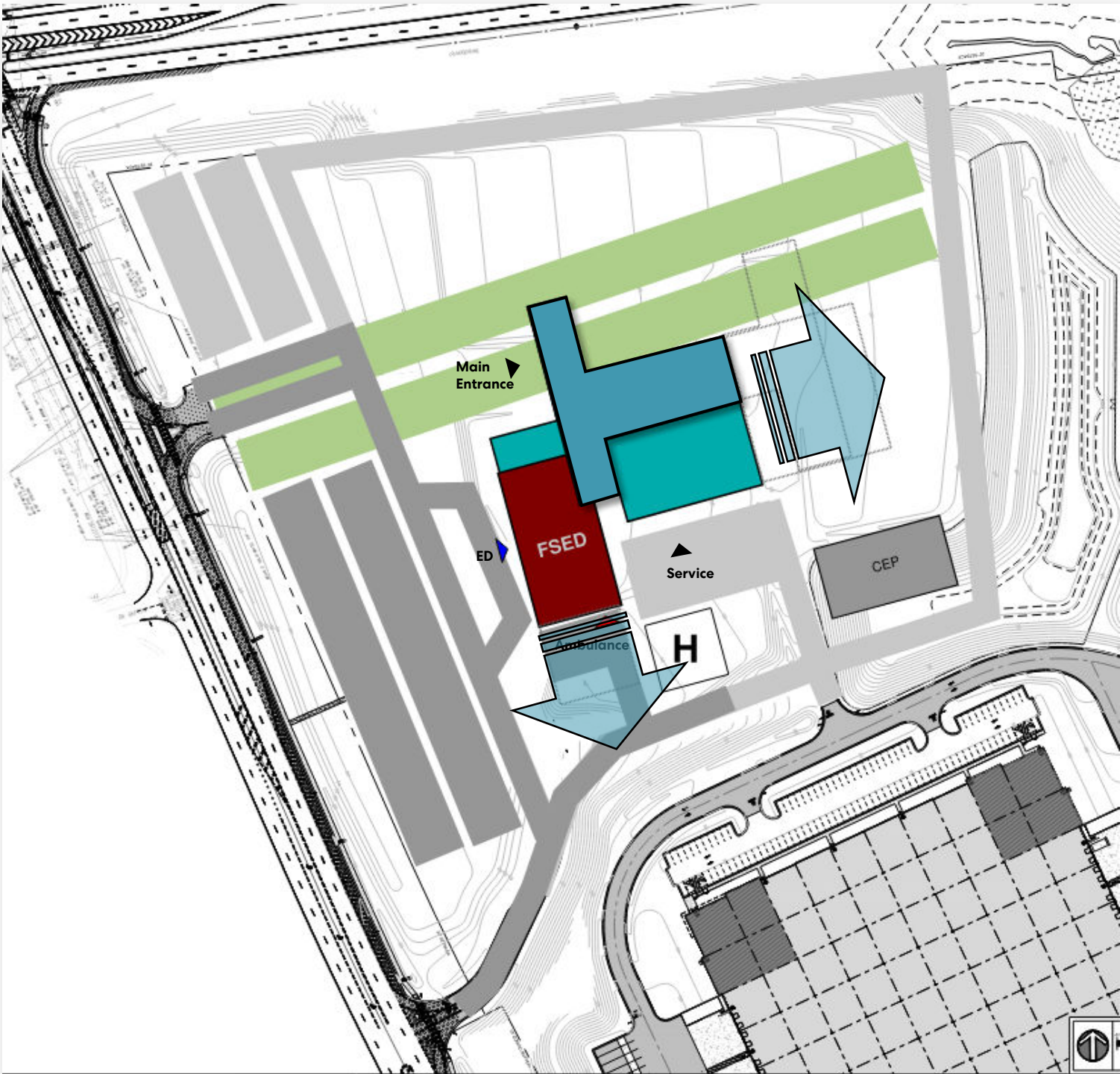
Towards interchange
FSED NW
Ambulance Drop-Off visibility
from intersection



Site Studies Future Phase

Initial Options

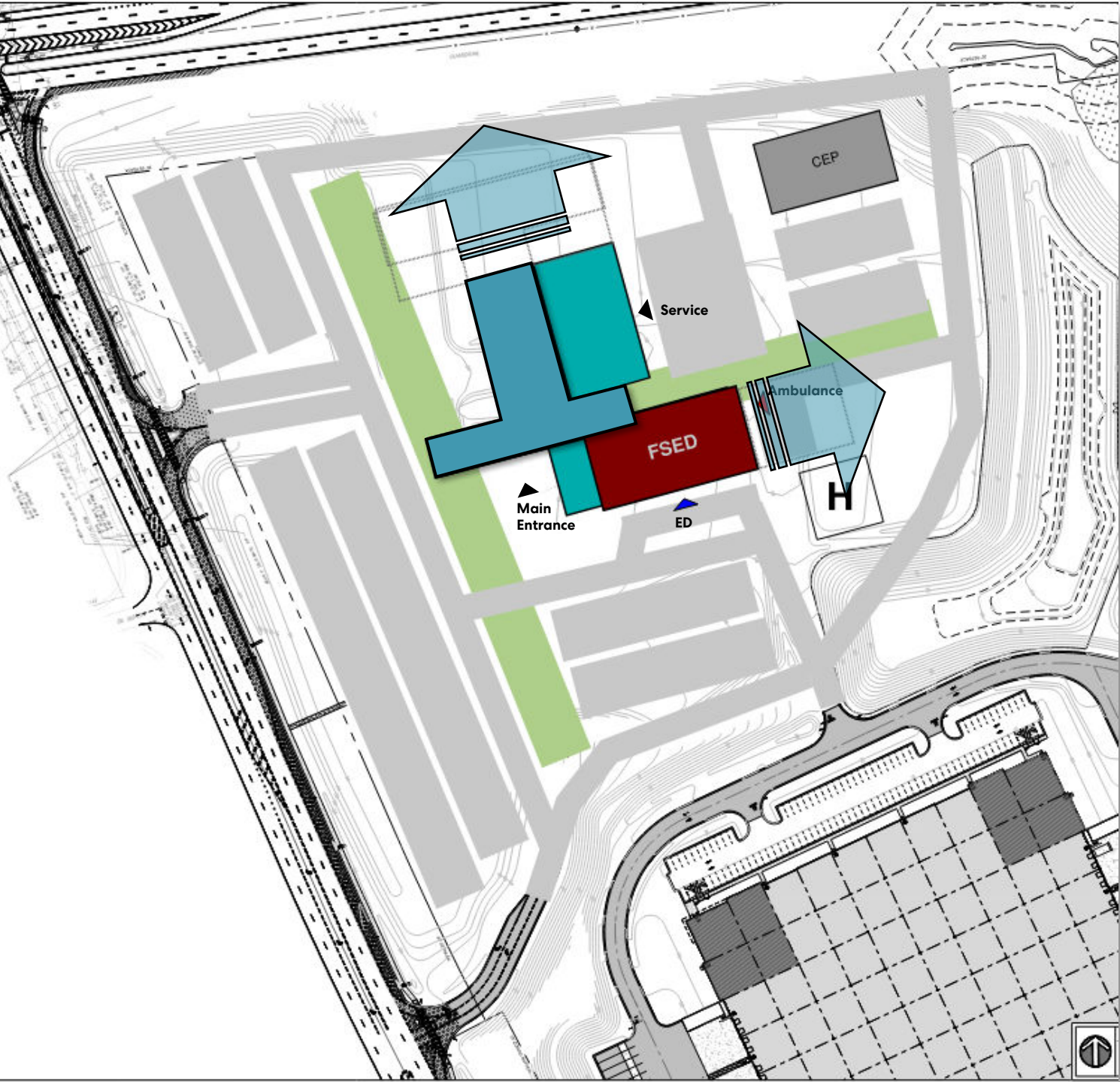
Option 03:
Modified Original Location



Site Studies Future Phase

Initial Options

Option 04:
East - West Orientation
FSED SE

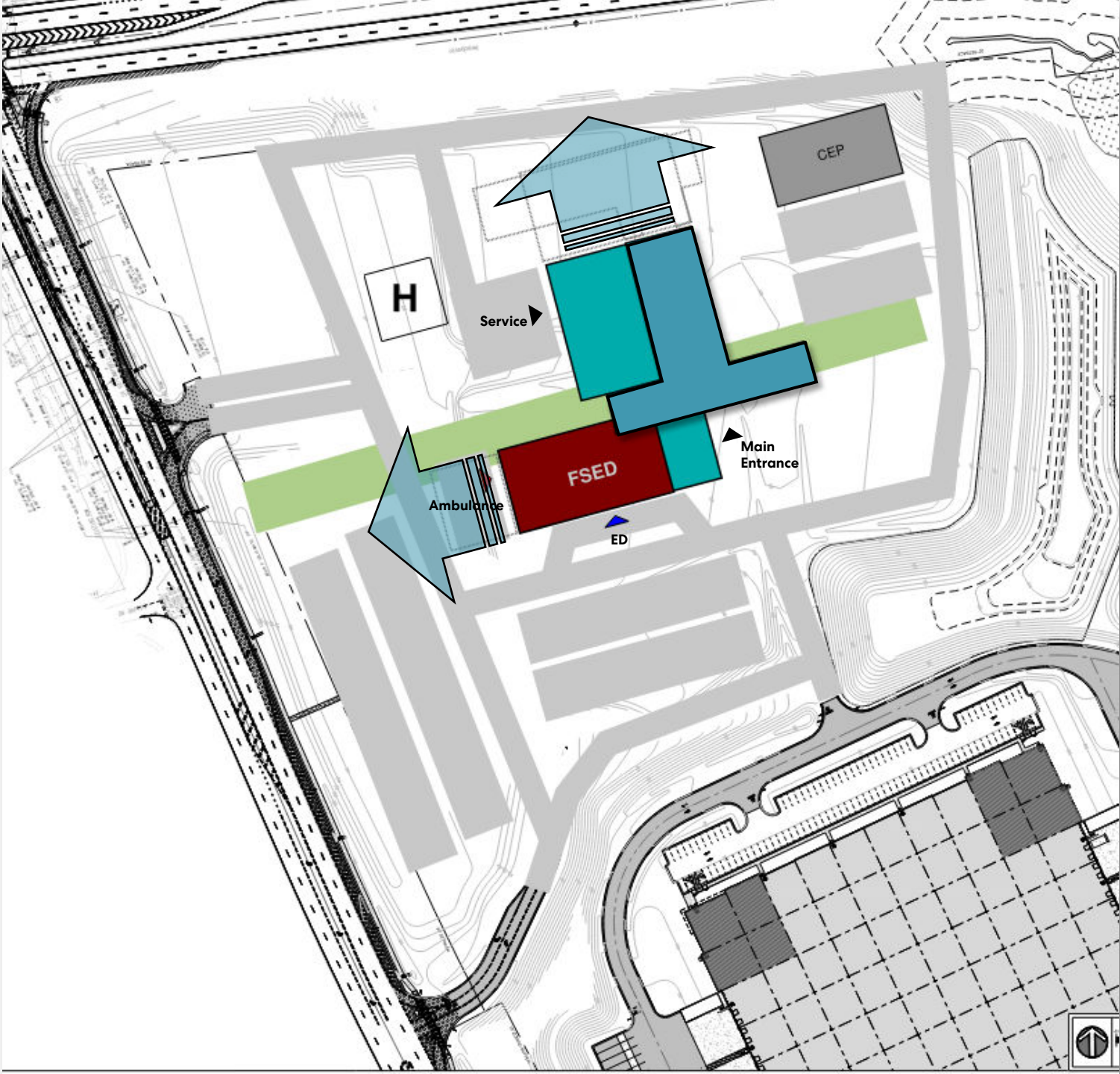


Site Studies Future Phase

Initial Options

Option 05:

- East - West Orientation
- FSED SW
- Ambulance Drop-Off visibility
- From Entry



PROJECT SCHEDULE

Free-Standing Emergency Department

Project Work Plan and Schedule

4/19/24

Award

4/22/24

Meeting #1 – Kick-Off

5/09/24

Meeting #2 – Preliminary Solutions

5/17/24 (target) Submit Letter of Intent

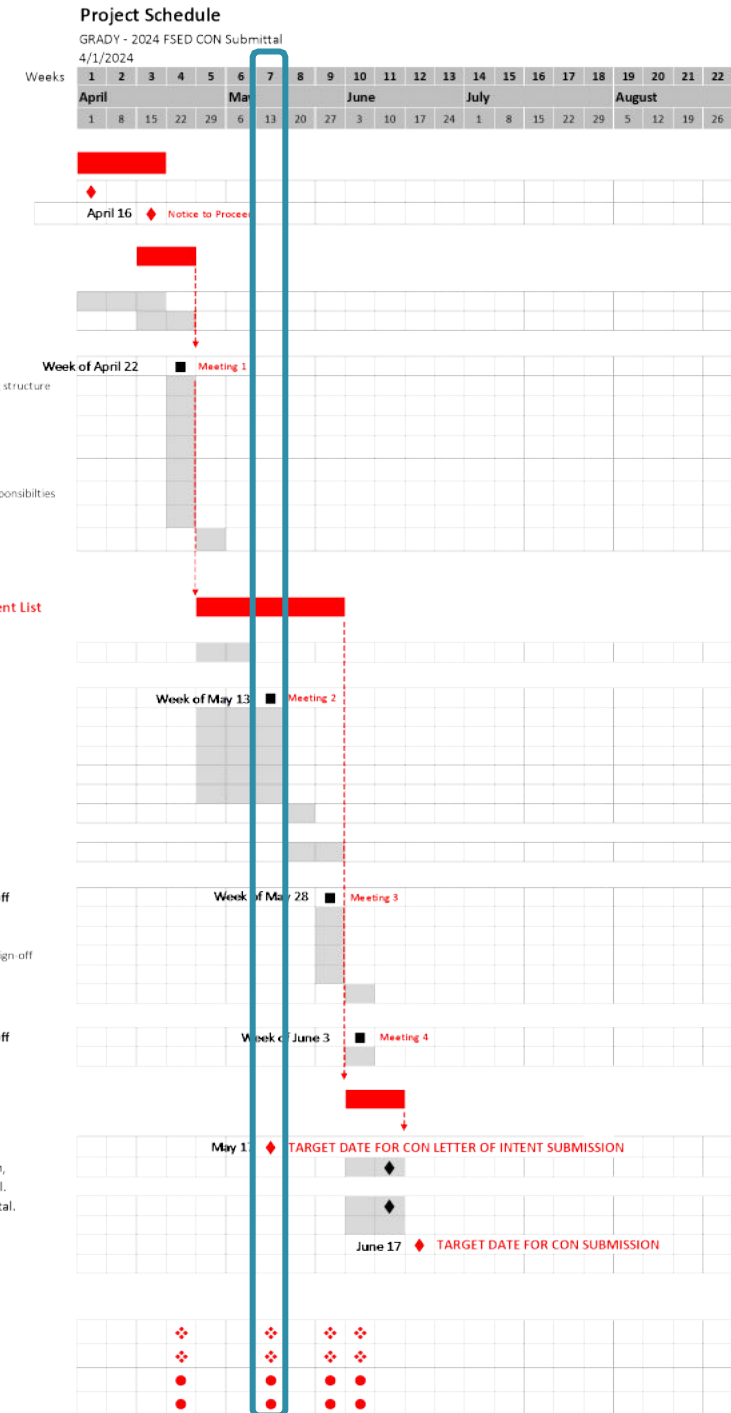
5/27/24 (tbd)

Meeting #3 – Solutions Approved

6/3/24 (tbd)

Meeting #4 – Budget

6/17/24 (target) CON Submission



Next Steps

1. Publish Meeting Minutes
2. Refine Program, Floor Plan, and Site Plan – Provide for Review
3. Schedule Meeting #3



EXHIBIT C
OWNER A/E CONTRACT SAMPLE

**EXHIBIT D
A/E CONTRACT ACKNOWLEDGEMENT FORM**

Prospective A/E Firm acknowledges receipt of attached Owner A/E Contract (**Exhibit C**). Completion and execution of Exhibit D Owner A/E Contract acknowledgement form is required to be submitted with the RFP response.

If your firm intends to seek any modifications to the Owner A/E Contract, it is required to submit proposed modifications with particularity by referencing for each modification: 1) the article and paragraph of the Owner A/E Contract sought to be modified and 2) the specific changes to the paragraph(s) that your firm proposes. Failure to submit any proposed modifications along with the RFP response shall constitute acceptance of all of the terms contained within the proposed Owner A/E Contract. Firms are encouraged to minimize proposed modifications to the Owner A/E Contract.

Option I:

A/E Firm, _____, acknowledges receipt of Owner A/E Contract for South Fulton Free Standing ED and accepts all terms contained within the Exhibit D Owner A/E Contract.

No exceptions to Owner A/E Contract

Signature: _____

Name: _____

Title: _____

Option II:

A/E Firm, _____, acknowledge receipt of Owner A/E Contract for Shepherd Center's Phase I-B Backfill project and accepts all terms contained within the Exhibit D Owner A/E Contract with the following exceptions:

Signature: _____

Name: _____

Title: _____

END OF DOCUMENT
