



REQUEST FOR PROPOSALS

ALL PROSPECTIVE ARCHITECT /ENGINEERING / CONSTRUCTION FIRMS

REQUEST FOR DESIGN / BUILD PROPOSALS

EMS Operations- Ansco Package

EMS Academy – Estoria Package

GHS-FD Project #: Q2024009 and Q2024011

Grady Health System Department of Facilities Development is soliciting proposals for architecture / Engineering services for the EMS Operations Ansco Package (Q2024009) located at 745 Memorial Drive, Atlanta, Georgia, and EMS Academy Estoria Package located at 235 Estoria Street, Atlanta, Georgia.

The RFP (dated Friday June 14, 2024) will be posted on the Grady website prior to the mandatory pre-bid proposal meeting Thursday, June 20, 2024, at 10:30am., at the Estoria Building

The driving address is 235 Estoria Street, SE, Atlanta, GA 30316.

Proposals, in accordance with RFP's # **Q2024009 and Q2024011**, are due on **Wednesday, July 03, 2024, at 1:00 PM (EST)**.

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

Please notify **Tyrone Williams** at 404-717-0882 or by email at tewilliams@gmh.edu of your intention to submit a proposal no later than **Wednesday, June 19, 2024, at 4:00 PM. (submit on Appendix D form)**

Sincerely,

Grady Health System



Grady Health System

EMS Operations – AnSCO Package
EMS Operations – Estoria Package

GHS – FD Project number – Q2024009 & Q2024011

Request for Proposal
Design-Build Services

Released: June 14, 2024

Due Date: July 03, 2024

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1.0 GENERAL INFORMATION

Grady Health System is soliciting Proposals for Design-Build Services for the following project:

PROJECT: EMS Packages for Ansko Q2024009 and Estoria Q2024011
PROJECT #: Q2024009 and 2024011
LOCATIONS: 745 Memorial Drive Atlanta, Georgia 30316
235 Estoria Street Atlanta, Georgia 30316

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.

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 renovate the Emergency Medical Services Ansko Operations Building that will serve as an ambulance and emergency vehicle support facility and the Estoria Academy Buildings to instruct and educate new and current EMS personnel.

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 Tyrone Williams, Grady Health at tewilliams@gmh.edu. Any questions regarding this RFP, send to Tyrone Williams, 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 selection process.

1.2 Project Overview

Project Description

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 renovate the Emergency Medical Services Anasco Operations Building (6,020 s.f.) that will serve as an ambulance and emergency vehicle support facility and the Estoria Academy Buildings (9.788 s.f.) to train and educate new and current EMS personnel.

Design Build Scope of Work Anasco Package.

- Selective demolition to construct.
 - New offices
 - New breakroom area.
 - New restrooms.
 - New roll call/shift change area.
- Add new mechanical unit.
- Install OFCI Items (toilet accessories and hand sanitizers,
- Add new fire sprinkling system (not currently in the structure).
- Low Voltage
 - CAT 6A for Telecommunication.
 - audio visual and data inclusive all related appurtenances needed.
- New electrical to accommodate new battery and radio storage/charging room.
- Connect existing emergency generator to building.
- New plumbing for toilets and breakroom/vending areas.
- Coordinate signage both interior and exterior. For install by GMH vendor.
- Exterior work:
 - Add 2 new bay cover area for mobile examination vehicles.
 - Add 2 new bay covered area for emergency vehicles.
- Site work
 - Improve stormwater drainage at overflow parking lot.
 - Patch, fill and stripe asphalt lot east of building for parking.
 - Add motors to existing overhead doors.
 - Add automatic gate openings and security systems and electrical.
 - Close the secondary Pearl Street entrance by removing gate and infill area at exit ramp.
 - Add additional parking at new infill area.

Design Build Scope of work Estoria Package.

- Selective demolition
 - To add new offices
 - Add new reception/lobby area.
 - New breakroom area for faculty and students.
 - New library.
 - New classrooms.
 - New training Labs.
- Install OFCI Items (toilet accessories and hand sanitizers,

- Coordinate signage both interior and exterior. For install by GMH vendor.
- Inspect and evaluate existing mechanical unit to make sure it is suitable for the newly renovated conditions.
- Add new fire sprinkling system (not currently in the structure).
- Low voltage
 - CAT 6A for telecommunication
 - Audio visual and data inclusive all related appurtenances needed.
- New data closet.
- New electrical services and new electrical room
- New plumbing for new restrooms and break rooms.
- Exterior work
 - New exterior lighting.
 - New security cameras (interior and exterior).
 - Landscaping.
 - Rework concrete walkway to provide ADA access to building.
 - Parking lot striping and install concrete wheel stops.
 - Masonry repairs on brick building, power wash brick building.

Achieve a 30% minority spend to Diverse Suppliers for the Construction / Architectural / Engineering services of this project.

Tasks Included

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

- Architectural / Engineering / Civil designs and construction services.
- AHJ Permitting.
- Coordinate and incorporate design for furniture installation and furniture relocated from off site facilities.
- Identifying and implementing elements of Sustainability throughout the project delivery.
- Developing plans and specifications for renovations of the AnSCO and Estoria Packages.
- 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 programs, services, and amenities that meet the needs of EMS department.
- 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 Schedule

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

- Mandatory pre-bid: June 20, 2024, at 10:30AM.
- Site Visits: June 21, 25 & 27th 2024.
- Bids Due: July 3, 2024, at 1:00PM.
- Construction and Site Work to begin August 12, 2024.
- Substantial completion November 28, 2024

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.

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 Understand Scope of Services.
- Previous Experience on Projects of Similar Nature
- References with contact information.
- Management Plan.
- Cost Proposal.
- Diverse Subcontractor, Supplier and Subconsultant Plan.
- Incorporation of Environmental Sustainability Measures

2.0 SCOPE OF WORK / DESIGN RESPONSIBILITIES

The scope outlined in this proposal is to provide design, civil, MEP engineering and Construction services necessary for site planning, design, and construction of the project components identified below. Please include the following services in the Appendix E: Bid Form.

In order to eliminate conflicts and reduce change orders during construction is it imperative that civil, architectural, mechanical, plumbing, 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 jobsite (Required prior to bid submittal).

Basic Services

- Design Development, Construction Documents, Permitting, Bidding and Construction Services
- Construction Documents and Specifications
 - a. Provide detailed stamped construction drawings and specifications clearly indicating the work required for:
 - i. Site and Civil
 - ii. Architectural
 - iii. Interior Wayfinding & Signage (coordinate with Hospital standards)
 - iv. Mechanical
 - v. Plumbing
 - vi. Fire Protection
 - vii. 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 if as required.
 - c. Interim Life Safety Measure (ISLM) plans and notes
 - d. General and specialty notes
- Interior Design.
- Life Safety Design
- FF&E (non-medical equipment) to be coordinated of existing and new from GMH standards.
- ADA Accessibility Consultant
- Coordination of Low Voltage design work with Grady Health System's Preferred Low Voltage Engineer and GMH IT Department.
- 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. A/V Equipment
 - iii. Interior Wayfinding & Signage to be coordinated with GMH standards.
- As-Built Electronic Record Drawings

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. 100% design development completion (with the engineering team)
- b. 95% construction document completion (with the engineering team)

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.

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.

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 17, 2024
Prospective Firms Pre-proposal meeting	Thursday, June 20, 2024 (Appendix D due)
RFI’s Due	Thursday, June 27, 2024
Response to RFI’s	Friday, June 28, 2024
RFP Proposal Due Date	Wednesday, July 3, 2024
Awarded Firm Start Date	Upon Contract execution firm shall be ready to begin work August 12, 2024
Target Construction Completion Date	November 28, 2024.

4.0 PROPOSAL FORMAT

Provide one (1) electronic copy of proposal submitted to **Tyrone Williams**; tewilliams@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 27, 2024 to: Tyrone Williams; tewilliams@gmh.edu, and copy to George Smith; GCSmith@gmh.edu.

RFP electronic response submittals are to be received no later than 1:00 PM EST, July 3, 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: Ansko & Estoria Development Packages
 AREA: Atlanta, GA

PROJECT NO. Q2024009 & Q2024011
 PROJECT MANAGER: Tyrone Williams

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 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>UTILITIES 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> <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 temporally 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 **AnSCO & Estoria Development Packages**

RFP Numbers: **Q2024009 & Q2024011**

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: Ansko & Estoria Development Packages

GHS-FD Project # Q2024009 & Q2024011

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:

Ansko & Estoria Development Packages for the per Design Phase Price of:

Total for all base servicesdollars, and 00/100
in lawful money of the United States of America, \$_____00

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

Grady Health System

Scope Development

EMS Operations - AnSCO Package

EMS Operations - Anasco

Current

Existing Notes:

- Existing Prefab Metal Building
- Currently unoccupied – but used for storage and vehicle painting
- Asphalt pavement and gravel lot around building needs patching/filling & striping
- Vehicle path around build is obstructed by parking layout.



Metal Building

Concrete Pit

Prefab Metal Building



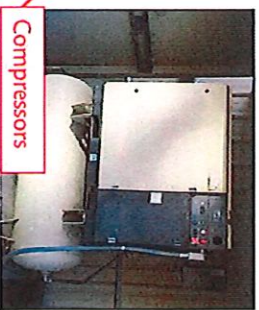
Concrete Pit



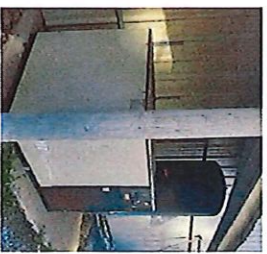
Metal Building - South



Building Services



Compressors



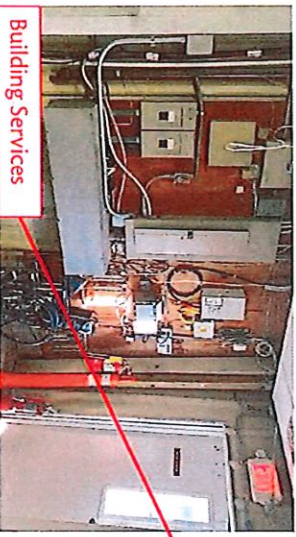
EMS Operations - Anasco

Current – 6,020 SF

1,104 SF Conditioned : 4,916 SF Garage

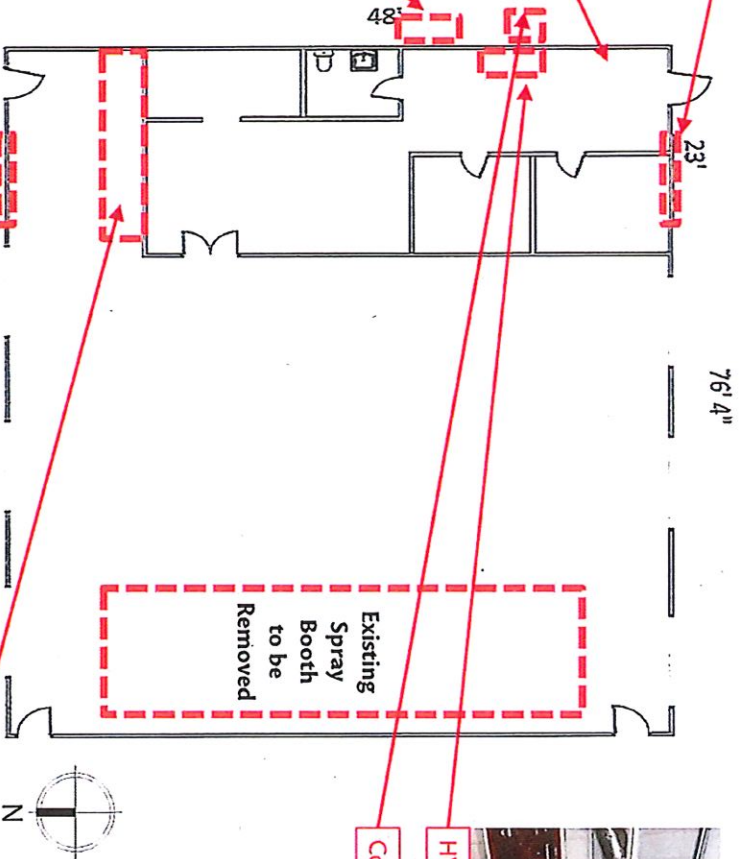
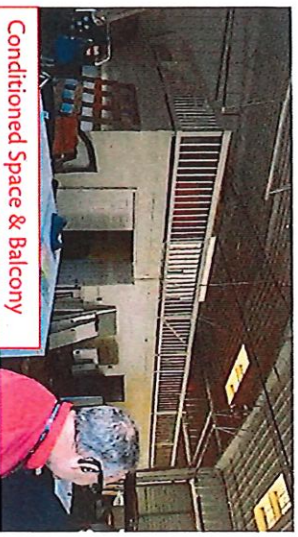
Existing Notes:

- Metal Building – conditioned enclosed spaces with open balcony above and uninsulated garage
- HVAC unit serving enclosed spaces located up on balcony
- Enclosed space built up to overhead door



Overhead door

Compressors (2) to be removed



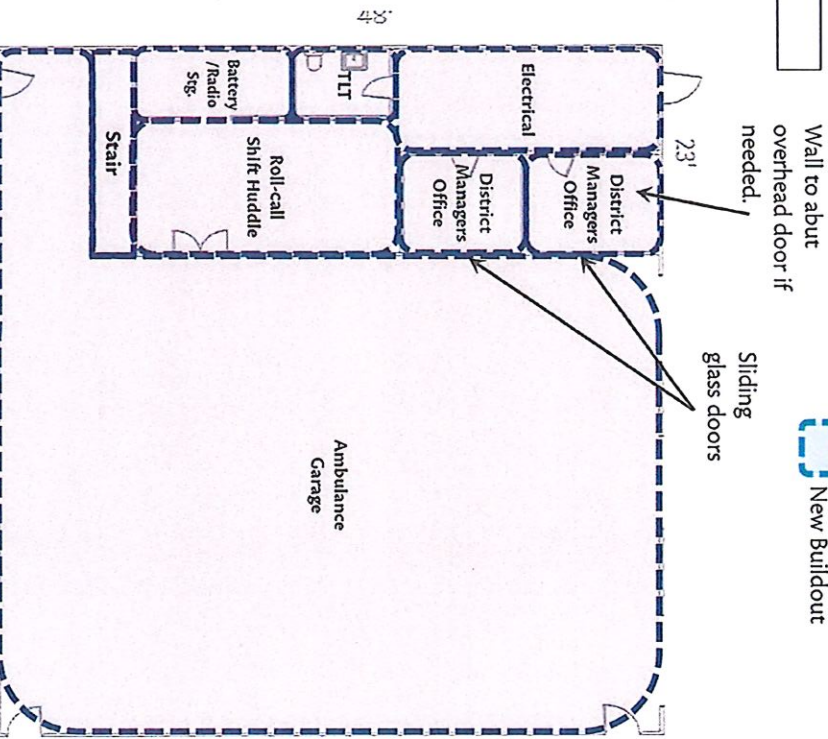
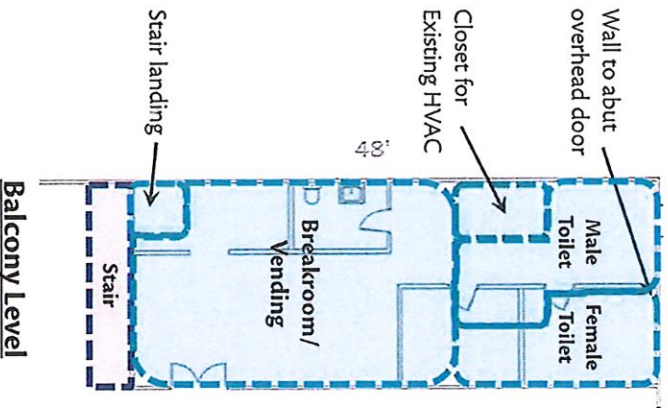
Condenser Unit



EMS Operations - AnSCO

Proposed Plan

2,200 SF Conditioned : 4,916 SF Garage



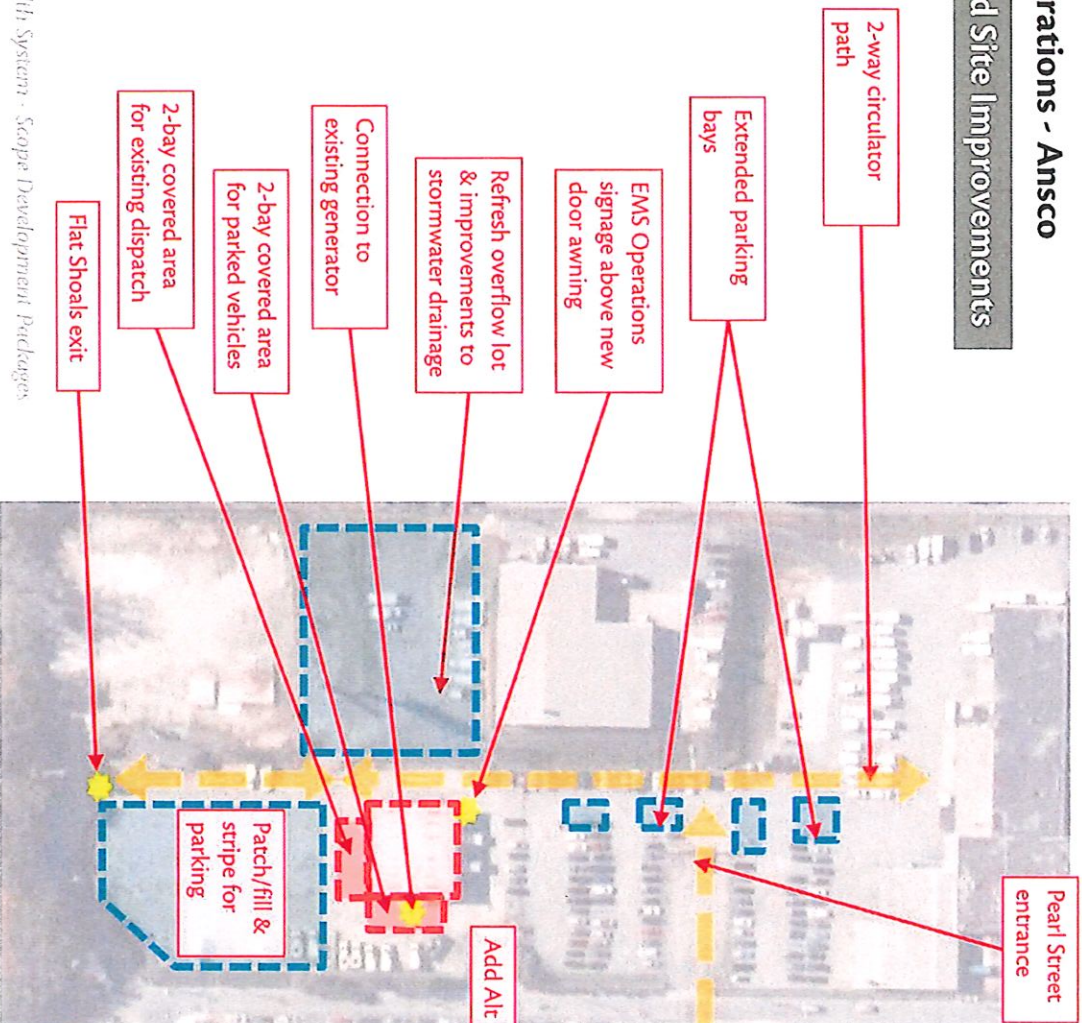
- Minor Renovation
- Major Renovation
- New Buildout

General Scope Notes:

- Remove all miscellaneous storage in the garage area as well as the painting booth and compressors
- Remove balcony handrail and construct conditioned second floor. All walls to connect to the deck above with insulation and drywall finish. Add windows in break room looking into garage.
- Relocate existing ductwork above balcony level finished ceiling.
- Add new HVAC unit for balcony level conditioned space if existing unit does not have enough capacity.
- Add insulated wall on balcony level to about the existing overhead door as noted. Add to ground level if needed.
- Renovate existing conditioned space with adequate insulation and finished drywall walls as needed.
- Existing and new buildout with updated finishes per Grady's standards. Space to receive new flooring, paint, ceiling tiles & grids, lighting, mechanical, elec & data, plumbing (as needed) and casework. Breakroom to receive water connection for kitchen sink and water/ice machine.
- Add electrical outlets to Battery/ Radio Storage room for charging & breakroom for multiple computer workstations
- Add insulated sliding glass doors into garage area from managers offices
- Stabilize stair as needed
- Roll-Call room to receive ceiling projector, 2 large TVs
- Add power operators for overhead doors
- Add interior space sign identifiers

EMS Operations - Anasco

Proposed Site Improvements



Exterior Building & Site Scope Notes:

- Deep clean / pressure washing exterior building
 - Add awning over existing entry door as noted
 - Add building signage for EMS operations
 - Add wayfinding signage from Pearl Street entrance to maintenance facility and EMS operations and deployment direction
 - Add automatic opener to Float Shoals exit gate
 - Remove full bay of parking to stripe 2-way circulator path all the way from maintenance facility to EMS Operations building
 - Extend parking bays based on re-alignment of circulator path
 - Patch / fill and stripe for parking as noted
 - Refresh/supplement aggregate surface in spare lot for use as overflow parking
 - Add improvements to stormwater drainage from higher overflow lot to mitigate erosion and avoid pooling in the drive lanes
 - Provide for connection of existing generator to location as noted
 - Add 2-bay exterior covered area (carport style) to house mobile mammography (currently stored in this building) and mobile stroke (currently stored at Estoria) vehicles
 - Add 2-bay covered area for ambulances exiting the dispatch area
- Add Alternate:**
- Close secondary Pearl St entrance and add additional parking in this area

Grady Health System

Scope Development

EMS Academy - Estoria Package

EMS Academy - Estoria

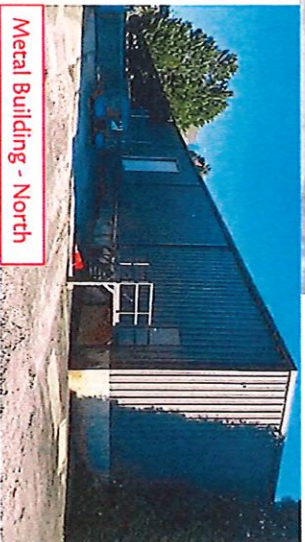
Current



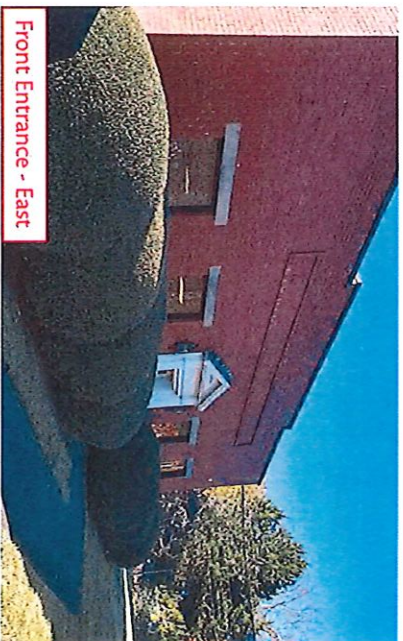
- Existing Notes:**
- Original Brick building and Prefab Metal Building
 - Concrete pavement adjacent to metal building with gravel around
 - Overgrown shrubs at front
 - Currently unoccupied
 - Double security fence (razor wire & electric) surrounding property

Ramped sidewalk – not ADA compliant

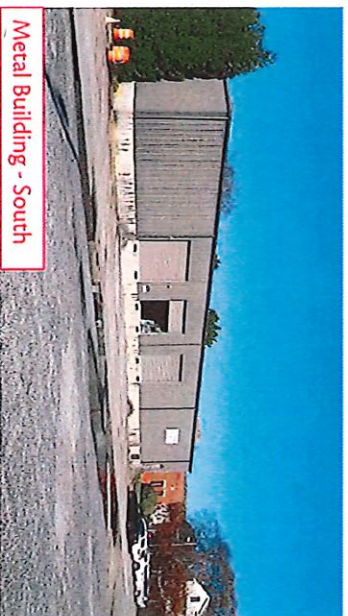
Front Entrance



Metal Building - North



Front Entrance - East



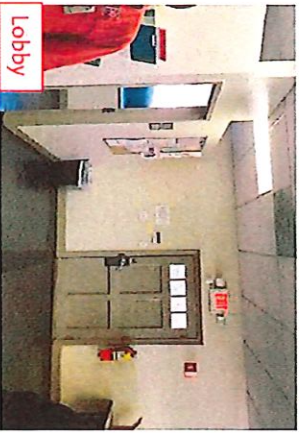
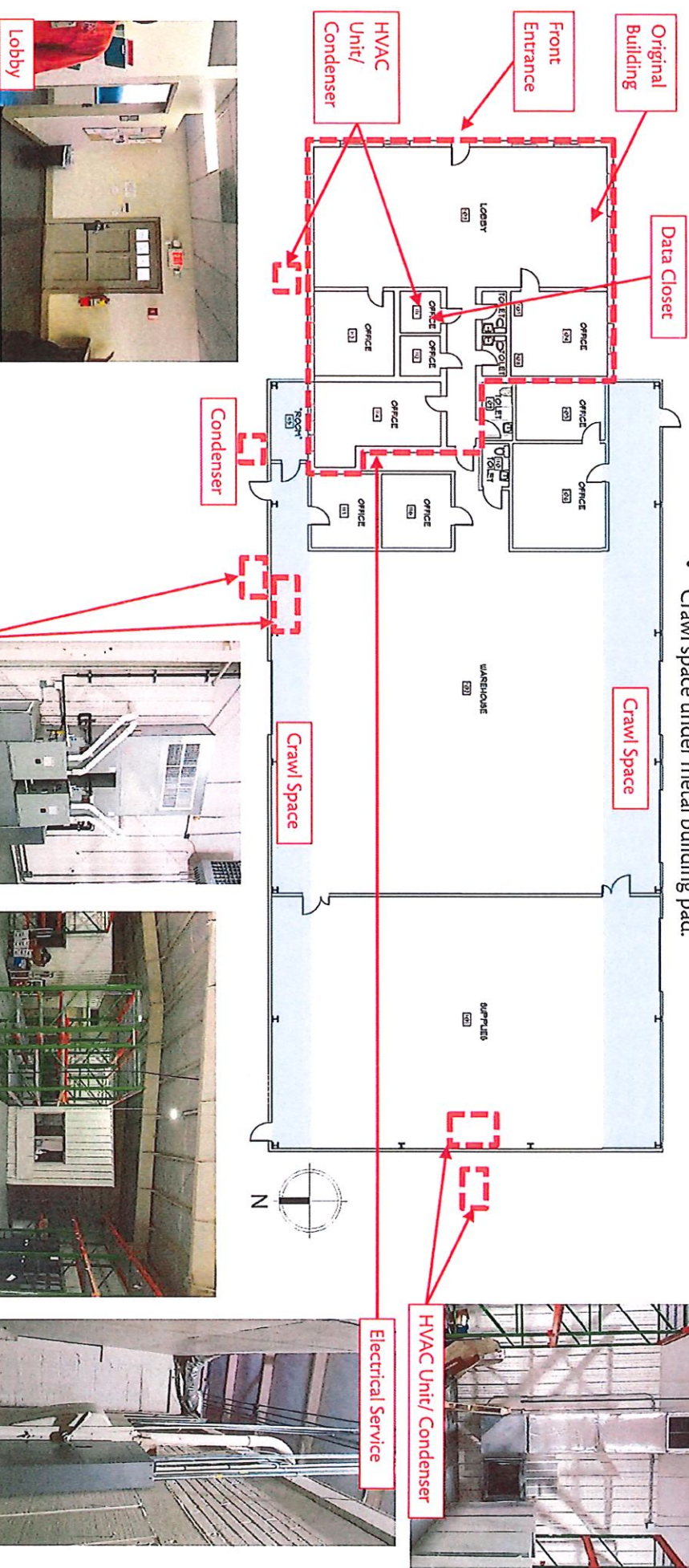
Metal Building - South

EMS Academy - Estoria

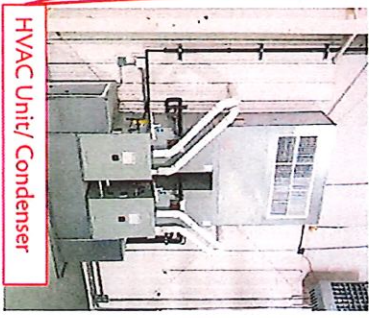
Current - 9,788 SF

Existing Notes:

- Metal Building Built around original
- Two HVAC units within open metal building, one in Brick building.
- Condensers outside as noted
- Crawl space under metal building pad.



Lobby



HVAC Unit/ Condenser



Metal Building Spaces



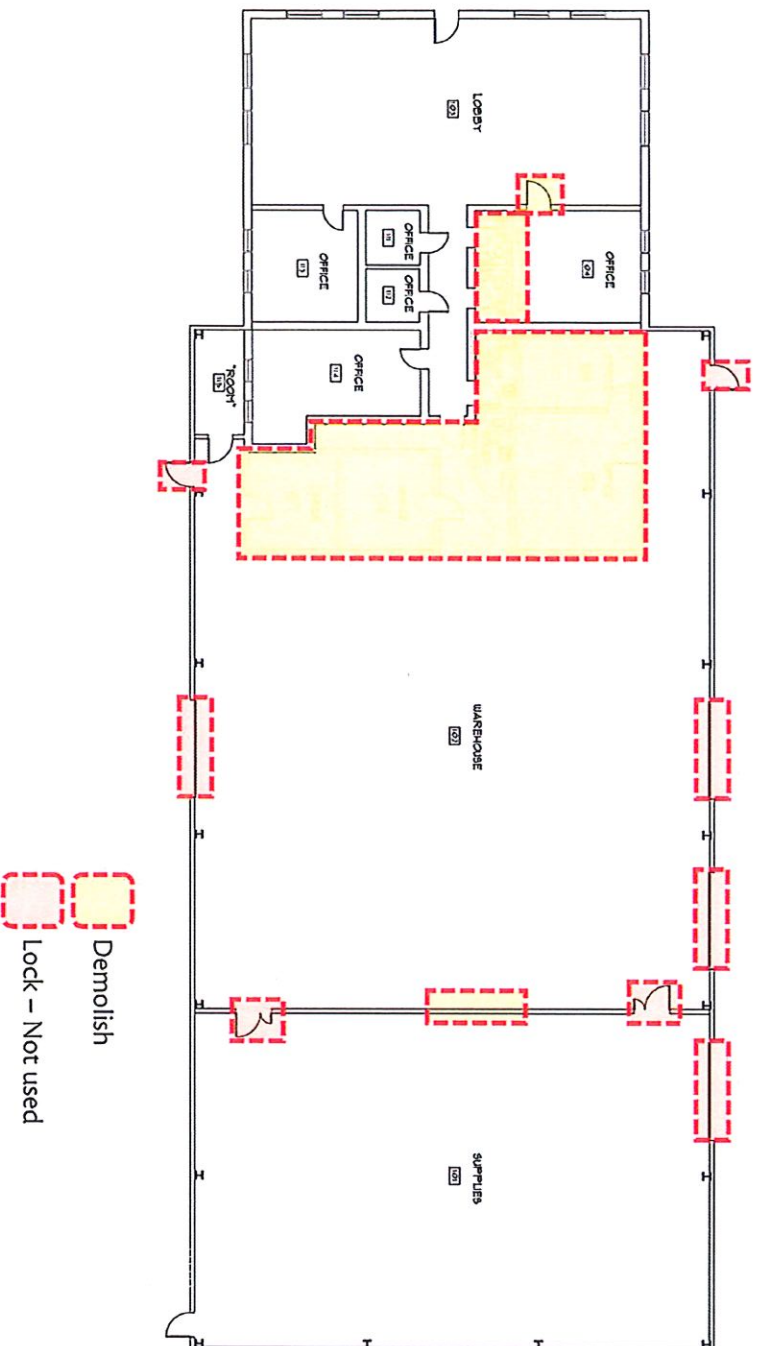
HVAC Unit/ Condenser



Electrical Service

EMS Academy - Estoria

Demo Plan



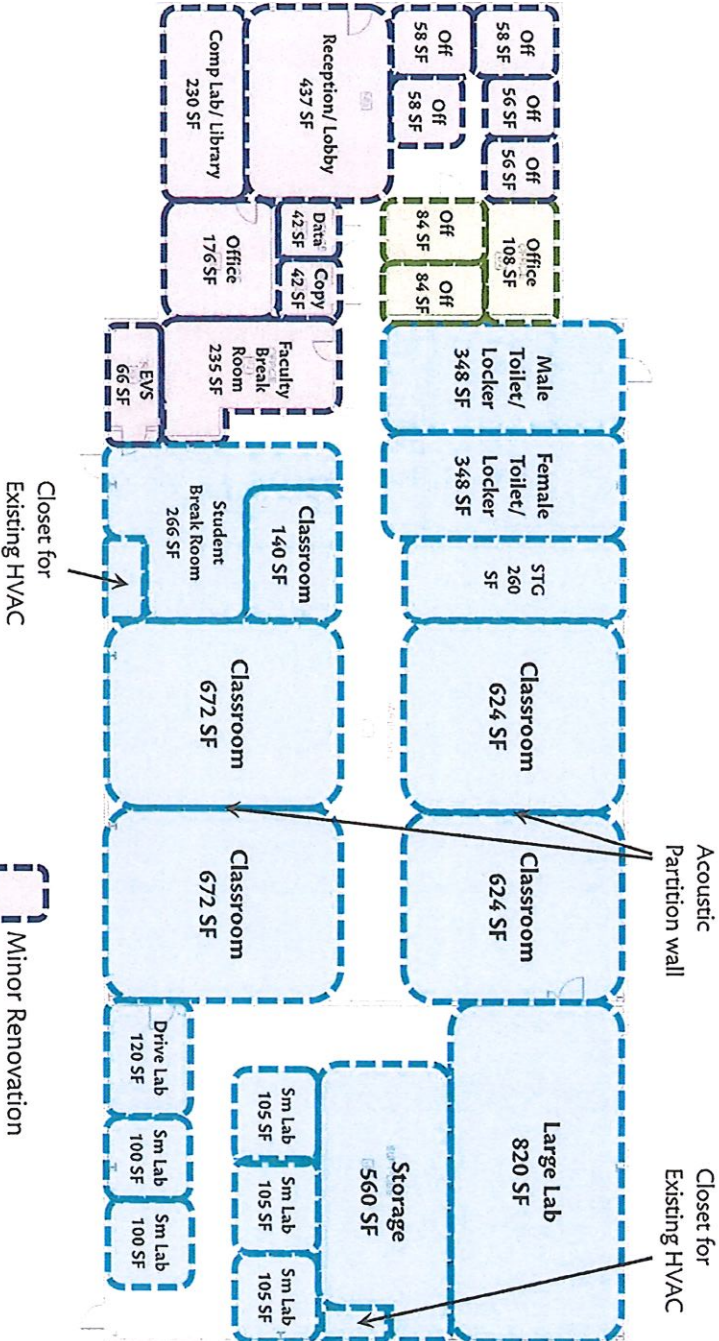
- General Demo Notes:**
- Remove existing metal building spaces per plan
 - Lock existing metal building exterior doors (man & overhead) as well as 2 interior metal building doors per plan. These door will not be utilized.
 - Remove flooring, casework, plumbing fixtures, lighting and ceiling tiles from original building spaces to be replaced with current Grady standards..

EMS Academy - Estoria

Proposed Plan

Total Renovated Square Footage: 9,788 SF

Construction Note:
 Marietta property lease goes through the start of 2025; however, they may be able to stay until July 2025



General Scope Notes:

- Renovate existing office and toilets into 3 offices per plan.
- Construct new drywall walls as noted with sound attenuation. Studs should extend up and connect to metal deck as needed for bracing.
- Fur out and insulate overhead doors.
- Existing and new buildout with updated finishes per Grady's standards. Space to receive new flooring, paint, ceiling tiles & grids, lighting, mechanical, elec & data, plumbing (as needed) and casework.
- Ceiling grid and tiles with appropriate ATC for education/assembly space per Grady's standards.
- Utilize modular open office furniture for 5 office spaces adjacent to reception/lobby.
- Build closets around existing HVAC units and duct supply/returns to above new ceilings.
- Upgrade electrical service to support new space requirements. Main electrical box to remain in current location. Wire space to support new program
- Classrooms to include acoustic partition wall as well as dimmable lighting, AV system: large wall mounted monitor (computer), speaker system & wall mounted TV
- Offices - All new FFE per Grady's standards
- Training Rooms - Relocate FFE from existing Academy building.

EMS Academy - Estoria

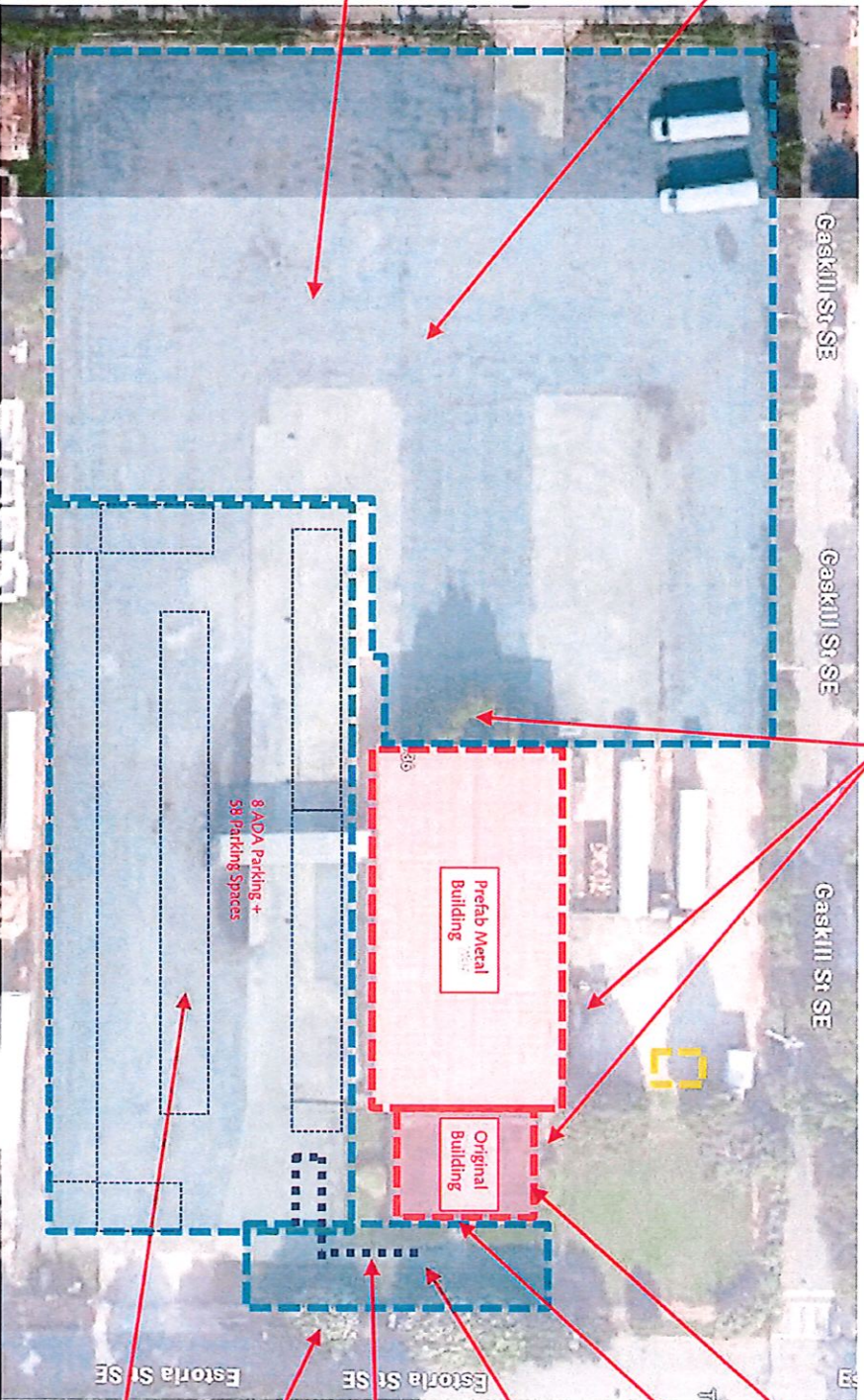
Program

Academy Program

Space	Requested			Actual			Comments
	QTY	SF	Total SF	QTY	SF	Total SF	
Class Rooms	6	1260	7560	6	500	3000	
Computer Lab	1	750	750	1	230	230	
Lab - Large	1	1500	1500	1	820	820	
Lab - Small	6	168	1008	5	105	525	
Driving Sim	1	250	250	1	120	120	
Offices	12	144	1728	9	75	675	4 private; 5 open system
Conference Room	1	716	716	0		0	
Small Conf. Room	2	144	288	0		0	
Library	1	676	676	0	0	0	shared with Computer Lab
Breakroom	1	300	300	1	266	266	Student Breakroom
Storage	1	750	750	1	560	560	
File Room	1	256	256	0		0	shared with copy room
Copier Room	1	256	256	1	42	42	
Kitchen/Break	1	1200	1200	1	235	235	Faculty Breakroom
EVS & W/D	1	400	400	1	66	66	
Lobby/Reception	1	750	750	1	437	437	
Toilet/ Lockers				2	348	696	Male & Female

EMS Academy - Estoria

Proposed Site Improvements



Area for simulation practice

Add exterior lighting & front & rear cameras

Maintain existing HVAC units/condensers

Prefab Metal Building

Original Building

8 ADA Parking + 58 Parking Spaces

Repoint brick and clean original building

Add awning to shelter front entrance

Remove oversized bushes, re-landscape front area and renovate sidewalk to be ADA compliant. Approx 900 SF

ADA Ramp

New monumental signage by road

Stripe concrete or utilize curb stops to delineate parking. Approx. 28,000 SF