



**PROCUREMENT AND SUPPLY
COMMONWEALTH HEALTHCARE CORPORATION
REQUEST FOR PROPOSAL
“ADDENDUM”**

RFP21-CHCC/FACILITY-002A

NEW SUBMISSION DEADLINE: JULY 30, 2021 TIME:10:00AM (CHST)

**“DESIGN/BUILD SERVICE FOR THE 3-LEVEL PARKING
GARAGE”**

INTERESTED PARTIES CAN DOWLOAD THIS REQUEST FOR PROPOSAL FROM THE CHCC WEBSITE [WWW.CHCC.GOV.MP]. ONCE AT THE SITE, NAVIGATE TO **REQUEST FOR PROPOSALS** TAB ON THE LEFT NAVIGATION BAR. CLICK ON THE URL FOR THIS RFP. YOU WILL BE REQUIRED TO ENTER DATA TO ALLOW US TO TRACK ALL REQUESTS FOR THIS OPPORTUNITY.

THE CHCC RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSAL AND TO WAIVE ANY IMPERFECTIONS IN ANY PROPOSAL, IF TO DO SO SHALL BE IN THE INTEREST OF THE CHCC. ALL PROPOSALS SHALL BECOME THE EXCLUSIVE PROPERTY OF THE COMMONWEALTH HEALTHCARE CORPORATION.

/S/ ESTHER L. MUNA
CHCC CHIEF EXECUTIVE OFFICER

/S/ CORA P. ADA
DIRECTOR OF PROCUREMENT & SUPPLY



COMMONWEALTH HEALTHCARE CORPORATION
REQUEST FOR PROPOSAL (RFP)



RFP21-CHCC/FACILITY-002
DESIGN/BUILD SERVICE FOR THE 3-LEVEL PARKING GARAGE

The Commonwealth Healthcare Corporation (CHCC) is soliciting sealed proposals from prospective firms to provide Professional Services for Architectural and Construction of CHCC's 3-Level Parking Garage Project.

This procurement is in accordance with the CHCC procurement Regulations. Proposal procedures shall be in full compliance with CHCC §140-80.1-210 (Competitive Sealed Proposals of the CHCC Procurement Regulations).

The Request for Proposals and Scope of Work is available on June 4th, 2021, online at www.chcc.gov.mp, navigate to the RFP tab on the left navigation bar, click on the URL for this **RFP21-CHCC/FACILITY-002**.

Inquiries regarding this RFP must be submitted in writing via email to Ms. Cora P. Ada, Director of Procurement at cora.ada@chcc.health no later than June 25th, 2021.

Selection Criteria:

Technical criteria

- i. 25% Experience and Qualifications in similar or related projects
- ii. 25% Technical approach to meet deliverables and meet timelines of the project. Must be financially stable and must have adequate equipment and tools.
- iii. 25% Project Approach - demonstrate understanding and ability to meet requirements
- iv. 25% Cost Proposal

The successful proposer will be subjected to a responsibility determination in accordance with CHCC Procurement Regulations §140-80.1-245.

Please email your proposal to Ms. Corazon P. Ada, Director, CHCC Division of Procurement and Supply, at cora.ada@chcc.health or submit five (5) hard copies including original copy, **no later than 10:00 AM Chamorro Standard Time (CHST) on July 5th, 2021** at the CHCC Main Campus Office. Proposals received after the date and time will not be accepted

Please note submission instructions:

- All submissions must include the **RFP21-CHCC/FACILITY-02** and Project Title in the email subject.
- All documents must be submitted in Adobe PDF Format.
- All pages of your proposal must include the RFP # and Project Title in the header, plus page number in the footer.

Failure to follow the instructions regarding the submission of RFP responses may result in the CHCC's choice to disqualify such proposals.

/S/ ESTHER L. MUNA
CHCC CHIEF EXECUTIVE OFFICER

/S/ CORA P. ADA
DIRECTOR OF PROCUREMENT & SUPPLY



COMMONWEALTH HEALTHCARE CORPORATION REQUEST FOR PROPOSAL (RFP)



DESIGN/BUILD SERVICE FOR THE 3-LEVEL PARKING GARAGE RFP21-CHCC/FACILITY-002

I. BACKGROUND:

The Commonwealth Healthcare Corporation (CHCC) is soliciting an expertise of a qualified contractors to provide services for the design/build of parking garage to be located west of the Hospital Building. The proposed parking garage will provide 1000 parking stalls approximately to accommodate patients and staff of the entire hospital campus in Navy Hill, Saipan.

The objective with this request for proposal (RFP) is to solicit from a qualified and professionals for Design/Build construction of a 3-level parking garage.

Please see Exhibit A for the Proposed Local Sites.

This RFQ package contains the necessary information and guidelines for interested contractor to develop and submit bid proposals.

II. NATURE OF WORK

During the period of the agreement, the prospective contractor is expected to work with the CHCC/FACILITY Staff at the identified location as Specified in Section III of this RFQ. The prospective contractor is expected to deliver the services in an efficient, trustworthy and professional manner.

The prospective contractor must have experience with similar project to qualify for the award of the contract and must be able to show proof that it has the manpower, equipment and financial resources to complete the Scope of Work as specified in Section IV of this RFQ.

III. LOCATION OF WORK

Commonwealth Healthcare Corporation
CHCC Main Campus
Lower Navy Hill Garapan Saipan

IV. STATEMENT OF WORK (SOW)

The Commonwealth Healthcare Center (CHCC) intends to construct a parking garage for the Hospital in Lower Navy Hill, Saipan.

The project is to construct a parking garage at the CHCC main campus, Lower Navy Hill on Saipan. The parking garage is to accommodate at least 1,000 parking spaces. This will include the design and construction (design/build) to include security measures, lighting, plumbing, elevator, landscaping, pavement markings, ingress/egress and other amenities necessary for a functional garage. The design shall incorporate future expansion of an additional 200 parking spaces. The construction will take place at the CHCC property (government owned land).

The contractor shall provide all labor (manpower), materials, tools and equipment and design/build services necessary for the design and construction of the project described and other specific tasks as further defined in the SOW.

The contract for the design and construction will be one contract only. The contractor will hire the architect, surveyor, environmental consultant, and engineering disciplines, communications and security specialists, to perform the design for compliance with the federal and local laws and codes, federal and local regulations, the American Disability Act (ADA), engineering standards and best management practices. The design must be stamped by a registered architect/engineer licensed to practice in the CNMI. The engineering disciplines include but not limited to geotechnical, civil, structural, mechanical, and electrical. A landscape architect will also be part of the design build team, if and when applicable. The design shall be reviewed during the 60% and final progress of the project.

Project Requirements:

The scope of work for this project consists of the supply and installation for the following:

- The design of the parking garage is to accommodate at least 400-600 parking stalls with the intent to add an additional for future extension.
- The design shall have an elevator or elevators, staircase for ingress/egress for pedestrian access to meet the ADA and safety code requirements.
- The design shall address the traffic circulation within the campus and along Navy Hill Road and Chalan Pale Arnold Road.
- Parking spaces shall include requirements for ADA, compact, large vehicles and a bike rack for bikers.
- The design shall address the storm water runoff and the disposal site for the storm water within the campus or to an offsite drainage system.
- The design shall include all life safety items but not limited to fire sprinklers, fire alarm, lighting and security surveillances cameras. This system must be compatible with the system used at the main campus.
- The design shall connect all utility infrastructures to the main hospital campus.
- The design shall include finishing such as parking stall striping, signage, paint and perimeter landscaping.
- The design shall include security cameras connected to the main campus and to the security company/police department.
- The design shall comply with the IBC 2018 and fire code; fire alarm and fire sprinkler system.
- The design shall consider suicide fencing.
- The design shall consider a gate control.
- The design shall incorporate landscape/streetscape.

- Construction specification
- Environmental and construction permits shall be prepared by the designer.

Demolition

- Demolition or salvaging of existing pavement, landscape, irrigation, utilities, light fixtures, security gates and security phones to be completed by Design/builder.
 - As applicable, demolish existing pavement and landscaping while protecting utilities needed for new structure as required.
 - All demolition materials and debris shall be removed from the work concurrently with progress of work. Contractor shall not allow mud and debris from vehicle transporting demolition materials to litter any streets or highways. Contractor shall clean-up any such mud or debris at its sole expense.
 - Preserve as many trees as possible (Mango Tree).
- A. The Design/Build with Guaranteed Maximum Price (D/B with GMP) contract centers on utilization of a Design/Build Contractor who assembles and leads the Design/Build Team consisting of the Design/Build Contractor, the Architect/Engineer, other consultants as required including, but not necessarily limited to, Mechanical/Electrical/Plumbing/Structural/Civil/Engineers, construction trade contractors (all under contract to or under the Design/Build Contractor).
 - B. During the Pre-Construction/Design Phase, the Design/Build Contractor will cause the production of required design documents by the Architect/Engineer under contract to the Design/Build Contractor and will utilize his skills and knowledge of construction to manage the design process and provide pre-construction services (i.e., develop schedules, prepare construction cost models/estimates, bid trade packages, etc.). During the Construction Phase, the Design/Build Contractor will manage the A/E in his provision of services as well as provide construction services and manage the project (inclusive of the award and management of all trade contracts) throughout the construction phase.
 - C. The project will be an "open book" job whereby the CHCC Representative (s) may attend any and all meetings, have access to any and all Design/Build Contractor records and those under contract to the Design/Build Contractor on the project and whereby any and all cost savings revert to Commonwealth Healthcare Corporation. CHCC will pay the Design/Build Contractor for (i) its fixed fees inclusive of all A/E fees for both preconstruction and design and construction services and (ii) approved, applicable costs in accordance with the contract documents.

REQUIREMENTS FOR THE ENGAGEMENT

1. The Design/Build Contractor shall develop and use communications and management methods that promote coordination, production, collaboration, efficiency, and synergy in executing the project.
2. Design/Build Contractor must agree to full disclosure and open transparency on all project transactions.

BASIS FOR DESIGN

This document summarizes the "Basis of Design" for the proposed 3-LEVEL Parking Garage to be constructed on the CHCC Campus. The new garage will be located at the existing lower parking area.

The garage will be designed to meet all applicable codes and adhere to all aspects of the attached Parking/Traffic. The parking garage shall include suicide prevention measures on levels 2 thru the top level of parking.

Code Requirements and Design Loads

The design of the Parking Garage shall comply with CNMI and Federal standards and regulations hereinafter referred to as "Code Requirements" in the design and construction of the Parking Garage.

- The IBC 2018 and Fire Code 2012
- AASHTO
- CMS
- SEISMIC
- STORMWATER MANUAL
- ADA Compliance

Architectural

1. The Parking Garage shall be an open parking structure. The design footprint of the garage must fit within the Site Plan per the Parking Study.
2. The design is to be efficient. Building corners and other space that cannot be used for parking shall be used for required stairwells etc., to the extent possible.
3. The design and material selection shall consider the need for ease of maintenance, economy, and durability. The approved structural system shall be either cast-in-place or precast concrete. Respondents are encouraged to recommend a more suitable design and/or materials as appropriate.
4. The parking garage shall be designed in such a manner that there shall be no discharge of storm waters off the exterior and interior edges of the elevated floors. Under normally expected rainfall conditions, every effort shall be made to slope each floor away from the interior structure with drainage under expansion joints while providing adequate positive drainage. A counter slope or end dam should be incorporated to block water from discharging downward.

through interior spines. Water shall drain away from elevators and stairwells. Open stairwells, if provided, shall be protected from the elements and include proper drainage to prevent overflow of water into the parking areas.

5. UL fire-rated metal doors with metal door frames shall be used throughout the buildings. Use rust resistant material.
 - a. Hardware shall comply with CNMI standards, including locking cores.
 - b. Doors in stairwells (if provided) shall have vision panels.
6. The top floor elevator entrances shall be within a weather protected vestibule. Elevators will be mechanically ventilated or conditioned to avoid extreme temperatures (over 110 degrees) that could lead to elevator equipment failure.

Parking Garage Layout

1. Parking spaces shall be accessible for self-parking.
2. Vertical clearance at the ground level parking shall be tall enough to accommodate specially equipped vans per ADA requirements. All ADA Van Accessible spaces will need a minimum vertical clearance of 100" (8'-4"). Above the ground parking levels shall have a minimum vertical clearance of 7'-6". Signage and hanging bars shall indicate the minimum clearance. All overhead installations will be coordinated to ensure a clear entry and exit path for handicapped van clearance requirements.
3. Pedestrian access to the parking structure shall be provided at points along the perimeter, which are convenient to pedestrian circulation. Pedestrian and vehicle conflicts at ingress / egress points shall be minimized. Vehicle ingress / egress crossovers shall be eliminated.
4. Parking structure entrances shall provide vehicle queuing space for cars entering / exiting the parking structure. A facility portal and ramp utilization analysis shall be provided.
5. A parking layout is desired that allows vehicle to travel in straight paths after passing the entrance or approaching the exit control point.
6. A sufficient number of entry and exit lanes shall be provided at each location to accommodate the expected traffic flows upon exit and entry and provide an above average level of service. Queuing areas shall be designed to accommodate average peak hour expected queues on the site, not spilling out into the street. Wherever practical, place entries and exits adjacent to each other to provide observation of the entry lanes.
7. The exit area shall have minimal visual obstructions and sight distance should be maximized as the driver exits the facility.
8. Parking geometrics including parking stall size, driving aisle width and resultant dimensions shall be standard size or better. Parking stalls shall be sized in accordance to best industry practice.

9. All ADA parking stalls should be only on the first floor of the parking garage. For every 5ADA parking stalls there should be 1 for ADA Van parking space.
10. Parking bay floor slope gradients should be relatively flat for floors used for parking unless approved by CHCC as a value driven alternative.
11. Express ramps, if used, shall not exceed 15% in slope and should be located away from main pedestrian destinations.
12. At entrances and exits, aprons to exterior streets or surface parking shall be flush with pedestrian right-of-way.
13. Parking Garage proposal should include options for future expansion.
14. Utility installations or other critical infrastructure support requirements will be protected by parking bumpers and/or bollards.
15. The project is to extend optic fiber to the garage to support security cameras.
16. Suicide prevention features will be incorporated in the design and implementation.

Safety and Security

1. Active security devices such as CCTV and audio alarms will be coordinated with CHCC, and provided by Design/Builder. Provision of conduit and power for these items shall be provided for locations identified by CHCC staff during design. It is anticipated that CHCC will require the following active security devices:
 - a. Security / alarm system.
 - b. Elevator lobbies and entry / exit areas monitored by CCTV.
2. The ground floors shall be designed to limit access to designated points on the parking structure's periphery.
3. Elevators shall be located where the door and open car are visible to the employees using the facility.
4. Paths of pedestrian and vehicle circulation shall be lighted.

Structural

1. A clear span design shall be used to maximize parking efficiency and allow future parking flexibility.
2. Structural system is to be cast-in-place, post-tensioned concrete or pre-stressed system, or a hybrid system. Respondents are encouraged to recommend a more suitable or

economical solution if available.

3. Columns will be placed at the corners of the parking spaces to keep interference with parking at a minimum.
4. Stiff elements (if required) such as stair / elevator towers, walls, etc. should be structurally separated from the remainder of the parking system.
5. Barrier walls, guardrails, barrier cables and railings in parking areas shall be designed to withstand a concentrated horizontal force of 10,000 pounds, or a uniform load of 1,000 pounds per linear foot applied at a height of 1'-6" above the deck at any point along the structure, whichever results in the greatest stress.
6. Stair and landing areas shall be of concrete construction and finished with slip resistant materials.
7. Curb heights shall not exceed 6".
8. The structure system shall be designed and constructed to be durable and minimize future maintenance problems.
9. Entire post-tensioning system, if used, shall be encapsulated.
10. Use closure pours strips (if required) for intermediate stressing.
11. No materials containing intentionally added chloride ions should be used in concrete.
12. Control joints shall be tooled when CIP topping is used. Construction and control joints shall be sealed with a high quality, flexible polyurethane sealant. Five-year guarantee shall be provided.
13. Expansion joints shall be adequate in number, properly placed, watertight and easily maintained. The expansion joint seal system shall be a complete system of compatible materials designed by the manufacturer to produce a waterproof, traffic-bearing expansion joint seal. The elastomeric joint shall be pre-formed to a continuous length. A five-year warranty shall be provided.

Mechanical

1. Piping shall be located and installed so that it does not reduce vertical minimum clearances. Owner prefers no sleeves through beams. Sleeves through beams, when provided, shall be protected from rusting. Ferrous sleeves shall be hot-dipped galvanized. Sheet metal sleeves are not permitted.
2. Sprinkler and fire alarm system shall be provided as required by code. Sprinkler systems, if required shall be air supervised dry systems.
3. Floor drains shall be of adequate size and located frequently enough to effectively capture

runoff. Floor drains in driving aisles should be avoided. Floor drains shall be located as required.

4. Heavy-duty cast iron, vandal-resistant drains with strainers shall be used. Set drains below the finished floor elevations and finish slab down to the drains to ensure that low points do not occur immediately adjacent to the drains.
5. Storm water drain lines, including leaders from the roof of elevator banks and stairwells, shall be protected from damage by vehicles.
6. Ventilation shall be natural or mechanical in compliance with code and design standards.
7. Adequate foundation drainage shall be provided to prevent water seepage into the garage floor surfaces.

Electrical

1. Electrical service, adequate to meet the parking structure requirements and to include solar panels that can support the parking structure requirements and shall be connected to the appropriate electrical panel.
2. Every effort should be made to minimize exposed conduit wherever possible. Only rigid galvanized conduits shall be used. For rigid conduit, utilize threaded connectors only. Except where otherwise required by code, they shall be run exposed and attached to the surface of the underside of slabs or the surface of beams, columns, and walls, unless otherwise approved. Where exposed conduits encounter obstructions, the obstructions shall be sleeved to accept the conduit. Ferrous sleeves shall be hot-dipped galvanized. Sheet metal sleeves are not permitted.
3. Central lighting control panels, secure from unauthorized use or tampering, shall be provided. Circuit outside lights separately from interior lights. Outer row of lights on covered tiers shall be controlled by photocell programmed to turn lights out during daylight.
4. Any switches, controls, or thermostats not in the central panel shall not be easily accessible to the public or be protected from unauthorized used.
5. No aluminum wire shall be used.
6. Electrical outlets (20 amps – 120 volt) shall be provided at each stairwell on each level.
7. The lighting system design shall address the following:
 - a. Lighting intensity shall consider the intensity of natural light as it relates to various parts of the parking structures.
 - b. Visibility shall be optimized with respect to the vertical and horizontal planes and uniformity of illumination.
 - c. Lighting appearance, color, and intensity shall be reviewed and approved by CHCC.

8. The lighting system shall be economical, efficient and provide for minimum maintenance.
 - a. It shall be energy efficient.
 - b. Fixtures shall use tamper-proof fasteners, be vandal resistant and be weather resistant.
 - c. Fixture locations shall be easily accessible for maintenance.
 - d. Fixtures and control system shall meet CHCC/local standards.
9. Minimum illumination levels measured at the floor level and 30" above the floor level shall be determined through photometric analysis and established based upon structural system, method of operation and user groups to be served.
10. Minimum average initial illumination levels and uniformity shall meet IES recommendations for lighting of parking structures.
 - a. Entrances/Exits: 50 foot-candles (day) / 25 fc (night)
 - b. Main Traffic Lanes and parking areas: 5 Fc
 - c. Stair lobbies: 10 Fc
 - d. Elevator Lobbies: 20 Fc
 - e. Roof: 2 Fc
 - f. Uniformity ratio of 10:1
 - g. LED lighting
11. The above average initial illumination intensities shall be produced by a lighting system with an average / minimum uniformity ratio not exceeding 3/1. Proposed location of lighting shall be coordinated with structural system. Lighting Design and placement should avoid hot spots.
12. Lighting shall be controlled by a combination of manual on-off switches, switches provided with reserve power and photo controls.
 - a. Lamp Sort for all Fixture Types shall be LED.
 - b. Parking Areas – LED lighting levels dependent on a lighting analysis, plastic, aluminum or stainless-steel housings, tamper-proof fasteners, vandal resistant, ceiling mounted luminaries or stem mounted (requiring additional bracing) as needed for photo metrics.
 - c. Stairwells and Lobby / Landing Areas – LED, vandal resistant.
 - d. Roofs – Pole mounted anodized aluminum. LED lighting levels dependent on lighting analysis, medium cutoff, high impact lens, enclosed and gasketed, with adjustable knuckle shall be specified. Anodized hinged aluminum poles shall be provided. Poles located on the perimeters are to hinge inward. Other poles must hinge so as not to meet obstruction. Pole lights and fixture pattern are to be designed so as not to allow light pollution beyond the garage perimeter.
 - e. Exit Signs – Self-luminous, vandal resistant exit signs shall be used and illuminated,
13. An emergency lighting system, in accordance with code requirements, shall be provided.
14. Circuits to serve elevator motors shall be sized in accordance with the needs of the specific elevator equipment.

15. Any meters, security devices, controls, etc. shall be enclosed in a secured room.

Parking Controls System

1. Parking equipment shall be furnished and installed by the Design/Builder as directed by the owner. The contractor shall provide for conduit and power for these systems.

Elevators

Provide the appropriate number of elevators in the structure as required for its size and service.

1. Minimum requirements are a 26# capacity.
2. Elevators must have washable surfaces and sturdy floors.
3. Provide paint grade frames and doors at all lobbies.
4. Provide call boxes, vandal resistant call buttons and hall lanterns.
5. Supply separate banks of elevators to mitigate downtime if one bank is in service.

Paints and Coatings

1. Painting of any elements of the structure shall be compatible with the substrate.
2. Do not paint stainless steel, galvanized and non-ferrous metal surfaces.
3. Work performed shall be guaranteed in writing free of defects relating to workmanship or material deficiency for one (1) year from date of final acceptance.
4. Single yellow line floor stripes shall be provided.
5. Waterproof traffic coating membrane shall be provided above all occupied areas.
6. UV protective concrete sealer shall be installed at roof level.

Signage

1. Signage for parking structures shall match the layout, fonts, and colors of the existing Campus signage and graphics. Signage shall provide Parking Garage users with essential directional information, safety / security, provide for proper traffic flow and use of parking spaces.
2. The background color of similar sign types in the parking structures shall be uniform and not vary by level (except tier designations). Different sign types such as driver and pedestrian oriented signs may have different background colors.

3. Vehicular signs shall have reflective numbers, letters and symbols. Pedestrian signs may be painted. Backs of signs shall be painted.
4. Parking level indicators are required.
5. Signs shall be aluminum alloy, minimum sheet thickness 0.125 inches, complying with strength and durability properties specified in ASTM B-209 for 5005-H15.

DESIGN REQUIREMENT/REVIEW

The contractor shall prepare a 30% design for review by CHCC. This preliminary drawing shall include the following:

The contractor shall submit specific items according to the following schedule:

A. Preliminary Engineering Design (30% Submittals) for entire project:

- 3 copies/set, 120 calendar days after issuance of Notice to Proceed.

1. Site development plan or schematic plan to include the proposed grading plan, storm water disposal/drainage, traffic circulation and connection to the main campus
2. Floor plan and profile of the parking garage
3. Proposed specification to include the name of the manufacturer, the product name, model number, or other identification as appropriate to identify the product to be used for the construction.

B. Preliminary Engineering Design (60% Submittals) for entire project:

- 5 copies/set, 60 calendar days after approval of 30%.

1. In addition to the plans, the contractor shall submit product cut sheets, specification, construction cost estimates and construction schedule.
2. The contractor will be responsible of maintaining the AutoCAD files and updating the plan to produce an as-built of the garage at the end of the contract period of performance.
3. All drawings shall be stamped by the appropriate discipline (architect, civil, structural, etc.)
4. The contractor shall submit 5 hard copies of the progress drawings, 1 hard copy of the as-built and an electronic copy of the as-built at the close out of the project.
5. All drawings must be accompanied by engineering calculations to include all engineering disciplines.

C. Preliminary Engineering Design (100% Submittals) for entire project:

- Original drawing 2 sets (24"x 36"), 3 copies/set (half size), 1 digital AutoCAD file (AutoCAD 2016 or latest) 60 calendar days after approval of 60%.

1. Final Construction Drawings;
2. Final Construction Specifications/Special Contract Requirements;
3. Final Construction Contract/Bid Documents;
4. Final Construction Cost Estimate; and
5. Anticipated Construction Schedule.

CONSTRUCTION REQUIREMENTS

1. Coordinate the preliminary design with CHCC to discuss the basis for design and the materials for the structure; obtain approval from CHCC.
2. Obtain the necessary construction permits (begin with the foundation and footings) for the building permit, earthmoving and erosion control permit to include the CNMI Regulatory agencies.
3. Prior to mobilization, provide staging areas and stake out the layout of the building.
4. Obtain the temporary utilities for the construction needs.
5. Construct a Field Office within the site.
6. Construct temporary traffic circulation.
7. Comply with OSHA requirements for Safety.

V. INFORMATION AND FORMAT REQUIRED IN THE PROPOSAL

Proposals must include all items listed below; incomplete proposals may not be considered:

1. Existing CNMI Board of Professional Licensing Certificate of Authorization to practice as Engineer or Architect for all individual personnel who will be part of the design development.
2. Resumes of individual personnel who will be performing Construction and Project Management.
3. Firm(s) current workload and availability to commit to CHCC assignments.
4. Brief history and description of the Company Profile and Qualifications
5. Statement of Company's capabilities and experience, management and number of employees in the last three (3) years.
6. Financial Statement/Credit Line (FINANCIAL CAPACITY)
7. Overall Service Plan and approach to the project, including estimated timeline for the completion and itemized furnishing costs. Project approach to Design Build Projects
8. Proposed Fee for the scope of work (refer to Section IV) and payment plan
9. Name of authorized personnel to negotiate the proposal
10. Copy of valid CNMI Business License
11. DUNS Numbers
12. Enclosed HUD forms
13. Proof of Insurance Coverage:

Coverage required by Design Team: During the Term of this Agreement, the Design Team shall, at its sole cost and expense, procure and maintain such policies of commercial general liability, auto liability, builder's risk, excess liability, professional liability, valuable papers, transit coverage and workers compensation/employers liability insurance with policy limits satisfactory to CHCC as set forth to insure Consultant and Consultant's employees against liability for damages directly or indirectly related to the performance or non-performance of any provision of Products or Services provided hereunder, and the use of any CHCC property and facilities provided by CHCC in connection with this Agreement for Products or Services provided off of the Project Site or on the Project Site. CHCC shall be designated an additional insured on commercial

general liability, auto liability and excess policies to the full extent provided by CNMI Law. Proof of such coverage shall be provided by Contractor to CHCC. Contractor shall be required to provide the coverages even if construction of the Project has been completed.

Insurance Requirements

Prior to entrance on any CHCC project site and prior to performing any work under this Agreement, Contractor shall obtain the insurance set out in this Schedule from a company or companies acceptable to CHCC as follows:

Workers' Compensation Insurance. Contractor shall provide, at its sole cost and expense, Workers' Compensation Insurance to cover full liability under the Workers' Compensation Laws of the CNMI at the statutory limits required by said jurisdiction's laws.

Employer's Liability Insurance. Contractor shall provide, at its sole cost and expense Employer's Liability Insurance with the following minimum limits of liability:

\$1,000,000 Bodily Injury by Accident/Each Accident
\$1,000,000 Bodily Injury by Disease/ Each Employee
\$1,000,000 Bodily Injury by Disease/ Policy Limit

Commercial General Liability Insurance. Contractor shall provide, at its sole cost and expense Commercial General Liability Insurance, on an "occurrence basis", including insurance for premises and operations, independent contractors, products/completed operations, and contractual liability. This Agreement is an insured contract under the Commercial General Liability Policy. Such Commercial General Liability Insurance must afford coverage for explosion, collapse and underground hazards. The insurance required by this Section shall be in limits not less than the following:

\$1,000,000	General Aggregate
\$1,000,000	Products and Completed Operations Aggregate
\$ 500,000	Personal & Advertising Injury
\$1,000,000	Each Occurrence
\$ 100,000	Fire Damage (Any one fire)
\$ 5,000	Medical Expense (Any one person)

Automobile Liability Insurance. Contractor shall provide, at its own expense, Automobile Liability Insurance for claims arising from the ownership, maintenance, or use of a motor vehicle at, upon, or away from the Project Site. The insurance shall cover all owned, non-owned, and hired automobiles used in connection with the Work, with the following minimum limits of liability:

\$1,000,000 Combined Single Limit Bodily Injury and Property Damage per Occurrence.

Said certificate shall state that the policy required has been endorsed to name CHCC as an Additional Insured.

Certificates of Insurance.

- (a) Upon execution of the Agreement and before entrance onto the Project Site, Contractor shall provide to CHCC a Certificate of Insurance setting out coverages and limits. Contractor shall give CHCC not less than sixty (30) days prior written notice in the event of cancellation or non-renewal.
- (b) To the fullest extent permitted by law, Contractor waives all rights against the CHCC and their agents, officers, directors, and employees, for subrogation and the recovery of damages to the extent these damages are covered by insurance.
- (c) All required insurance shall be maintained without interruption from the date of commencement of the work under the Agreement throughout the entire period this Agreement is in effect. Contractor will provide CHCC with a Certificate of Insurance setting out the coverages described herein, limits and amendments to the certificate necessitated by changes to the work to be performed under the Agreement until the date of final payment.
- (d) All insurance policies shall be primary and non-contributing with, and not in excess of, any other insurance available to CHCC.
- (f) Evidence of such insurance shall be furnished to the CHCC within 10 days after the date of release of NTP.

SUBCONTRACTORS' INSURANCE

All subcontractors are required to have General Liability, Workers' Compensation and Auto Liability with adequate limits based on the scope of their work. Design/Builder shall be held responsible for any modification in these insurance requirements as they apply to Subcontractors. Design/Builder shall maintain Certificates of Insurance from all Subcontractors attaching endorsements enumerating, among other things, the waivers in favor of, and insured status of, the Indemnitee, as required herein, and make such Certificates available to CHCC upon request. The term "Subcontractor(s)" applies to subcontractors of any tier.

14. Signed Statement of Acknowledgement agreement to comply with the Davis Bacon Act of 1931, by providing bi-weekly payroll records to the Commonwealth Healthcare Corporation, which will be used as evidence of compliance and for audit purposes.

The Davis Bacon Act of 1931 is a United States Federal Law that establishes the requirement for paying the local prevailing wages on public works projects for laborers and mechanics. It applies to "contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works.

15. Bid Security:

Bid Security shall be required for construction contracts in excess of \$25000 or when the CHCC P&S Director determines it is in the interest of the Commonwealth. Bid security shall be on a bid bond, in cash, by certified check, cashier's check or other form acceptable to the government. A surety company shall hold the certificate of authority from the U.S. Secretary of the Treasury as an acceptable surety or other surety acceptable to the Attorney General.

Bid Security shall be an amount equal to at least 15% of the amount of the bid.

16. Other information that may be helpful to the evaluation team.

CHCC reserves the right to request for additional information or documents that it may consider necessary and relevant to assist it in evaluating a proposal.

VI. GENERAL AND ADMINISTRATIVE INFORMATION

a. Posting of Proposal

Interested parties can download this Request for Proposal (RFP) from the CHCC Website [www.chcc.gov.mp]. Once at the site, navigate to the RFP tab on the left navigation bar. Click on the URL for this **RFP21-CHCC/FACILITY-002**. You will be required to enter the date to allow us to track all requests for this opportunity.

b. Mandatory On-site assessment

A Mandatory On-site assessment of the project area will be held on **June 9th, 2021 at 9:00AM CHST CHCC Main Campus, Navy Hill**. All interested vendors must attend to assess the building.

c. General Provision

Until the selection process is completed, the content of the proposal will be held in strictest confidence and no details of any proposal will be discussed outside the Evaluation Team created by the Corporation. This RFP does not constitute an offer and does not obligate the Corporation in any way. The Corporation reserves the right to reject any or all proposals for any reason and waive any defect in said proposals, negotiate with any qualified offers, or cancel in part or its entirety this RFP, if it is in the best interest of the Corporation.

CHCC will enter a contract with the successful vendor pursuant to the terms of the standard government independent contract. Additional terms and conditions will be attached as exhibits to the standard independent contract.

d. Place, Date, and Time of Submission

Proposers shall submit proposals and all supporting documents to **Corazon P. Ada, Director, CHCC Division of Procurement and Supply**, at cora.ada@chcc.health, no later than: 1000hrs (10am) Chamorro Standard Time on July 5th, 2021.

And/or

Proposers shall submit four (4) copies in addition to the original proposal (5 in total) marked **RFP21-CHCC/FACILITY-002** to the CHCC Division of Procurement and Supply, Administrative Building, Lower Navy Hill, Saipan, CHCC Main Campus.

Please note submission instructions:

- All submissions must include the **RFP21-CHCC/FACILITY-02** and Project Title in the email subject.
- All documents must be submitted in Adobe PDF Format.
- All pages of your proposal must include the RFP/ITB # and Project Title in the header, plus page number in the footer.

Failure to follow the instructions regarding the submission of RFP/ITB responses may result in the CHCC's choice to disqualify such proposals.

e. Cost of Preparation

All costs incurred by the vendor in preparing a response to this RFP and subsequent inquiries shall be borne by the vendor. All proposals and accompanying documentation will become the property of CHCC and will not be returned. The Commonwealth Healthcare Corporation reserves the right to reject any or all bids for any reason and to waive any defects in said bid, if in its sole opinion, to do so would be in the best interest of CHCC.

f. Questions, Clarification, or Inquiries

All questions or requests for clarification must be made in writing through email until close of business **on June 25th, 2021**. No oral comment, response, answer, or direction from other CHCC Personnel is binding unless also furnished in writing to all prospective bidders by the CHCC's Procurement Director in the form of an amendment to the RFP.

Email all inquiries to:

Joaquin DL Guerrero, Facility Manager
P.O. Box 500409
Saipan MP 96950
jdiguerrero.chcc@gmail.com
Tel. # 234-8950 ext. 2308

Cora P. Ada
Procurement Director
P.O. Box 500409
Saipan MP 96950
Cora.ada@chcc.health
Tel. #234-8950 ext. 3561

VII. EVALUATION CRITERIA

After the evaluation process, CHCC plans to make an award(s) to the vendor(s) whose proposal is most advantageous to the Corporation considering the evaluation factors set forth below

a. Technical criteria

- i. 25% Experience and Qualifications in similar or related projects
- ii. 25% Technical approach to meet deliverables and meet timelines of the project. Must be financially stable and must have adequate equipment and tools.
- iii. 25% Project Approach - demonstrate understanding and ability to meet requirements
- iv. 25% Cost Proposal

b. Cost Criteria

Price is also a factor for consideration and price will be evaluated in comparison with the overall merit of the proposals. Technical merit is more important than price and the Corporation reserves the right to award the contract other than the lowest priced proposal. As proposals become more equal in technical merit, the importance of price will increase.

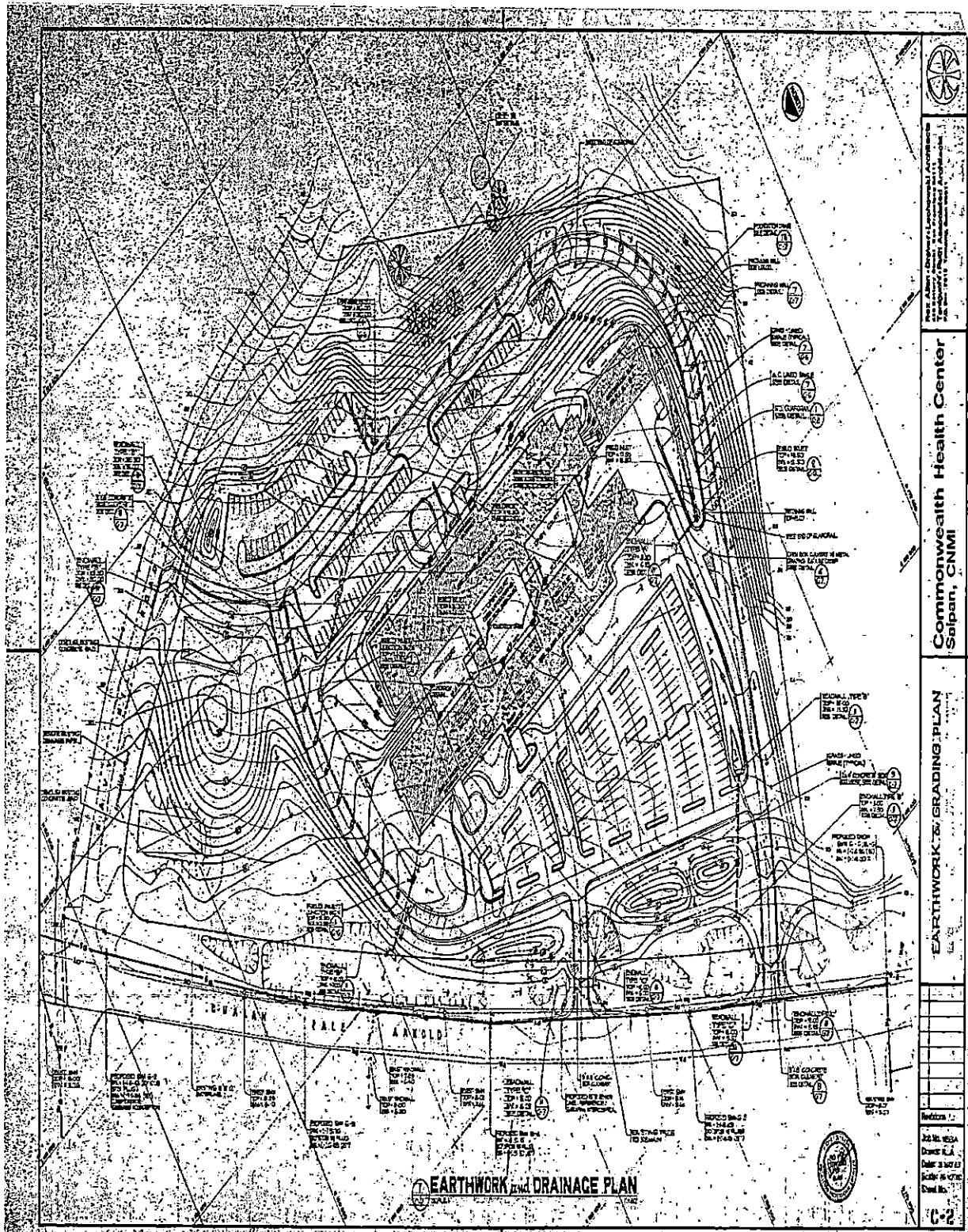
VIII. SELECTION PROCESS

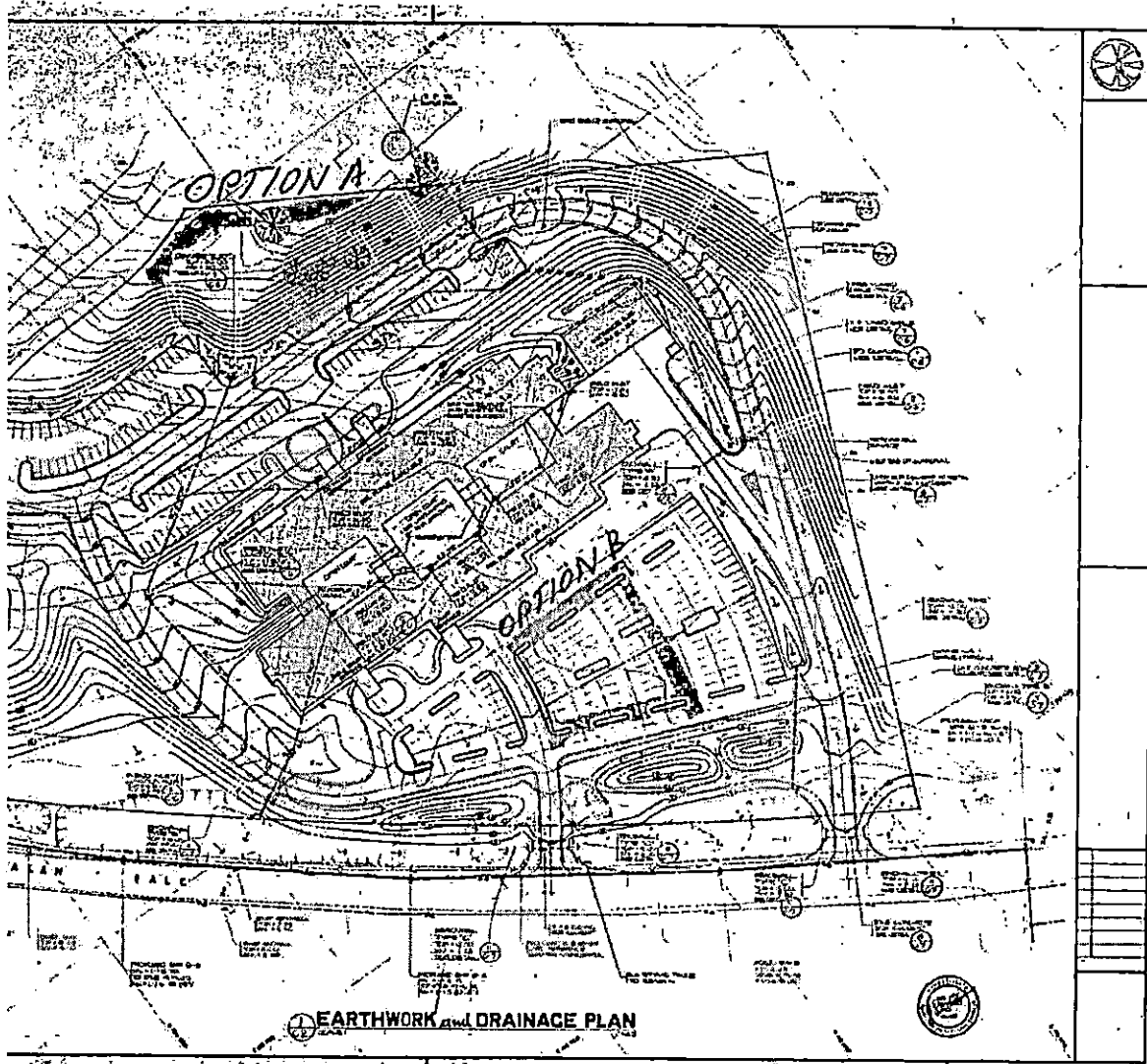
Proposals submitted will be evaluated and selection will be made based on the evaluation criteria mentioned in Section VII. Upon selection, the successful vendor will be advised to negotiate the contract with CHCC. Should the negotiation fail to result in an agreement, CHCC reserves the right to cancel the negotiation and select the next proposer, which in CHCC's opinion, is the most qualified proposer. If the contract is not agreed to with any of the responsible proposers, the RFP will be cancelled and re-advertised.

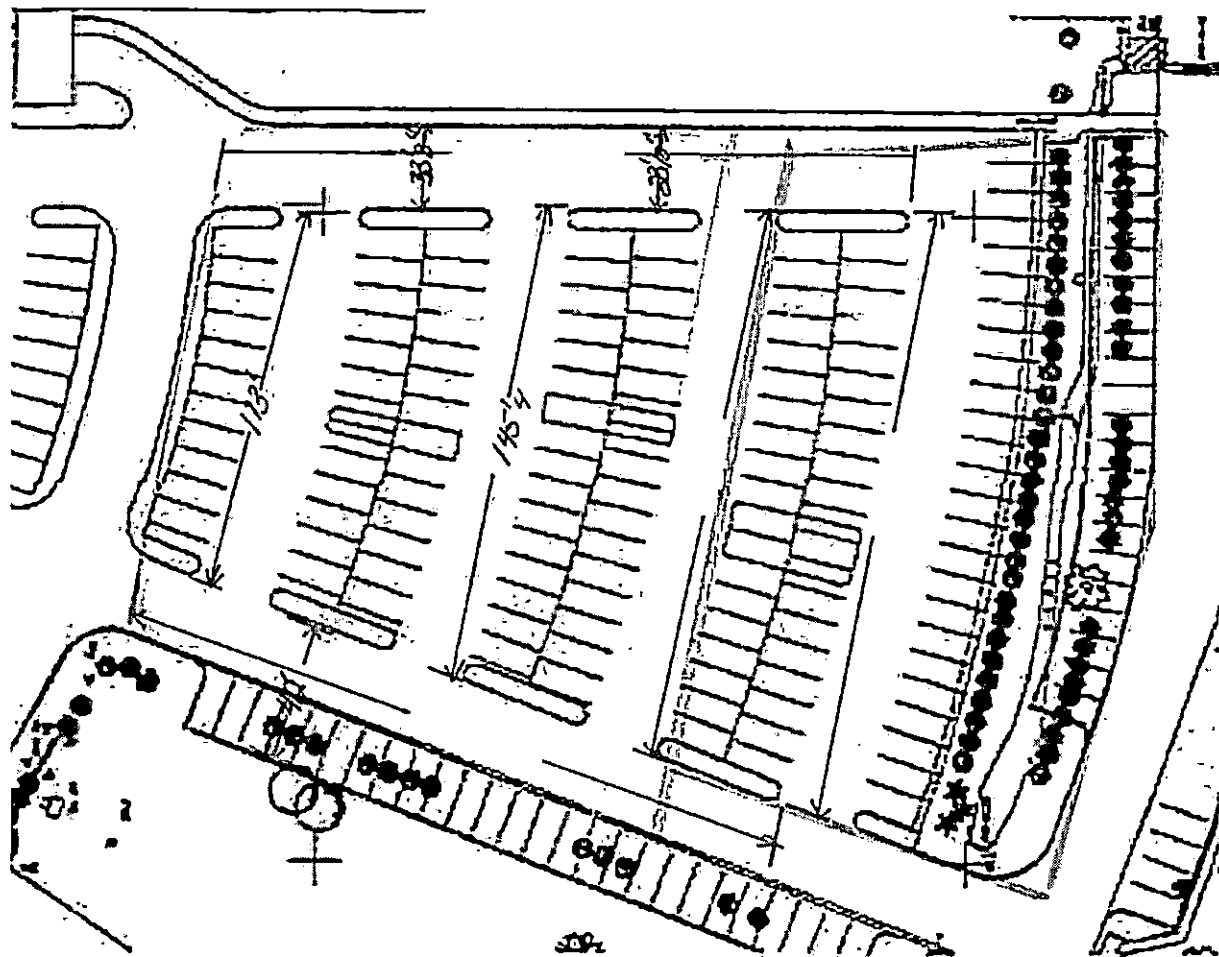
Approved By:  Date: 06/02/21
Esther L. Muna
Chief Executive Officer

Approved By:  Date: 6/2/21
Cora P. Ada
Director, Procurement & Supply

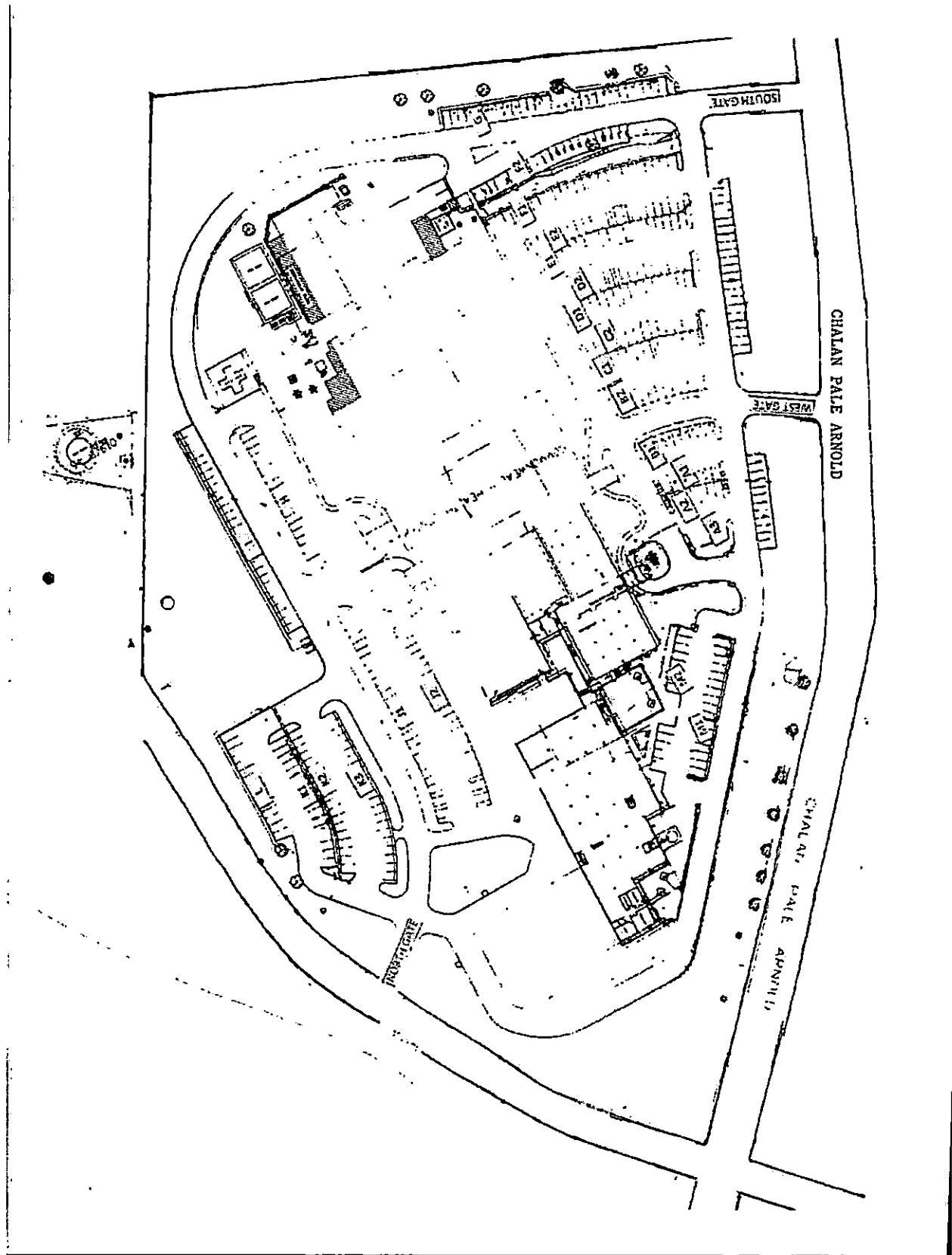
‘EXHIBIT A”







SOLAR PANEL
STRUCTURE



Existing Parking Stall

A1 = 6 stalls

A2 = 5 Stalls

A3 = 4 Stalls

B1 = 7 Stalls

B2 = 10 Stalls

C1 = 12 Stalls

C2 = 12 Stalls

D1 = 15 Stalls

D2 = 16 Stalls

E1= 18 Stalls

E2= 18 Stalls

F1 = 18 Stall

F2 = 21 Stalls

M1 = 12 Stalls

M2 = 8 Stalls

SIDE = 34 Stalls

J1 = 27 Stalls

J2 = 15 Stalls

H = 19 Stalls

I = 29 Stalls

G = 30 Stalls

MCAT = Originally has 123 stalls

CHCC Total Parking Stalls = 459