



Commonwealth Healthcare Corporation

Commonwealth of the Northern Mariana Islands
1 Lower Navy Hill Road Navy Hill, Saipan, MP 96950



REQUEST FOR PROPOSAL (RFP)

COMMUNITY GUIDANCE CENTER

WELLNESS CLINIC

RFP22-CHCC/CGC-018A

“OFFICE LEASE – SAIPAN”

I. BACKGROUND INFORMATION

The Commonwealth Healthcare Corporation (CHCC), located in the Commonwealth of the Northern Mariana Islands is soliciting proposals from prospective vendors with the primary objective of leasing professional office space (2,100 square feet) to house the Community Guidance Center’s (CGC) Wellness Clinic, and other CGC Programs, at the location specified in Section III of this RFP. This RFP package contains the necessary information and guidelines for interested vendors to develop and submit proposals.

II. NATURE OF WORK

The primary objective of this RFP is for the leasing of a professional space (**2,000 – 2,500 square feet**) to house the CGC’s Wellness Clinic at the locations specified in Section III of this RFP. The available space shall be at one central location to accommodate the various programs and services. This annually renewed lease shall begin on July 2022 and should not exceed May 31, 2023 with a possible subsequent extension.

The prospective contractor must have experience to qualify for the award of the contract, the vendor 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 RFP.

III. LOCATION OF WORK

CGC – Navy Hill Office, Saipan MP 96950

IV. DETAILED SCOPE OF WORK

The CHCC: CGC – Wellness Clinic is soliciting proposals from qualified vendors for the annual lease of a professional space to house Wellness Clinic for a 1- year period starting on July 2022,

annually renewed and contain conditions for termination of the lease without penalty cost or fees should Federal funds or other applicable funding sources become unavailable.

This RFP requires that proposals meet the following specifications:

a. Parking Space

The property must have a designated parking space available for agency vehicles and those of its employees and visitors with at least two designated accessible parking spaces. Parking Spaces must be available for no less than (3) vehicles. Program vehicles may be parked in designated spaces overnight.

b. Telecommunication

The property must have adequate telecommunication lines.

c. Sanitation and Health Condition

The property must be located in a sanitary and healthy environment. It must have proper garbage facilities and complies with the health and sanitation standard required under the Sanitation Code of the CNMI.

d. Light and Ventilation

The building's common areas must have proper lighting and ventilation system.

e. Facilities

The building must have the following facilities/amenities:

- Facility must be move-in ready upon completion of lease agreement/contract;
- Americans with Disabilities Act (ADA) compliant;
- In compliance with Public Law 6-45 and CNMI Administrative Code Title 155-10.1, CNMI Building Safety Code Standards and approved project plans and specifications;
- Main meter and/or sub-meter for electrical and water supply exclusively for the use of the Wellness Clinic;
- Sufficient electrical fixtures, lighting fixtures, and convenience outlets. There should also be provisions for electrical system (single phase and three phases) for the air conditioning units and other office equipment to be installed;
- Fire alarm/detection system, fire/emergency exits, as provided by NFPA 101: Life Safety Code;
- Adequate air conditioning units to accommodate the square footage requirements of the office space;
- Electrical Facilities/Requirements:
 - All electrical fixtures, convenience outlets, switches and telephone jacks/terminals shall be in good working condition;

- Generator shall be capable of supplying power for critical and life safety conditions. This shall include standby lighting, the fire protection system, security system (if provided) and elevators (if the Lessee is not located on the ground floor). Additionally, the generator shall be capable of supplying power to IT equipment and the A/C unit(s);
- CGC should be allowed to demolish/chip portion of walls and floors or the installation of A/C units and other equipment; and
- The building must have a security system in place.

f. IT Requirements

The building must have the following:

- Provision of space for the installation of horizontal and vertical network cabling (structured cabling infrastructure);
- Wellness Clinic should be allowed to demolish/chip portion of walls and floors and ceilings for the installation of data cables;
- There should be ample provision for communication lines/system requirements (i.e., rising, piping, etc.);
- Access to the building/electrical room/main distribution frame for any IT troubleshooting; and
- Existing wiring throughout building is desirable

g. Free Services

- Provision of free parking space for the agency, employee, and client vehicles;
- A rent-free construction/renovation period for a minimum of one (1) month before the start of the lease term or as may be agreed upon; and
- Any other services that the bidder may offer.

h. Space Requirement

The building's leasable spaces must be adequate for the Wellness Clinic Program's area requirement of 2,000 to 2,500 square feet to accommodate the following:

- Five (5) enclosed rooms (minimum)
- 1 Conference Room
- Storage Room and filing space
- Private restroom in the office space (preferably but not mandatory)

Estimate Subtotal: 2,000 square feet.

Circulation Area: 30%

Estimated Total Useable Area: 2,600

Core Factor: 15%

Estimated Total Rentable Area: 3,000 square feet

i. Security Deposit/Prepaid Rent

No security deposit or pre-paid rent will be required.

j. Security

Description of the security services available in the building and the name of outside security services utilized.

k. Additional Proposal Contents

- Building specification including square footage, utility location and access, a single unit or multi-unit business.
- Cost of the proposal (i.e., rent and complete listing of pass-through, if any, including a two-year cost history of those items)
- Proposed schedule of work deadlines to ensure space availability; and
- Readiness of the facility.

V. INFORMATION AND FORMAT REQUIRED IN THE PROPOSAL

All proposals submitted by prospective vendors to the Procurement & Supply Office must include all items listed below. Incomplete proposals may not be considered.

1. Brief history and description of the company (including the date the company was founded and date of operation in the CNMI)
2. The proposed fee for the scope of work (refer to Section IV).
3. List of a minimum of three (3) references (arrange references from the most recent projects).
4. The name of the authorized personnel to negotiate the proposal and contract (should also be the contact personnel).
5. Proof of insurance coverage for the contractor and property liability insurance of at least \$100,000.00.
6. Copy of current business license valid in the CNMI
7. Other information that may be helpful to the evaluation team.

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

VI. GENERAL AND ADMINISTRATIVE INFORMATION

a. Posting of RFP

Interested parties can download this Request for Proposal (RFP) from the CHCC website [www.chcc.health]. Once at the site, navigate to Request for Proposals tab on the left navigation bar. Click on the URL for this [RFP22-CHCC/CGC-018A](#). You will be required to enter data to allow us to track all requests for this opportunity.

b. General Provision

Until the selection process is completed, the content of the proposal will be held in the 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 according to the terms of the standard government independent contract. Additional terms and conditions will be attached as exhibits to the standard independent contract.

c. Place, Date, and Time of Submission

Please email your proposals and all supporting documents to Corazon P. Ada, Director, CHCC Division of Procurement and Supply, at chcc.procurement@gmail.com, no later than **10:00AM Chamorro Standard Time (CHST) on July 27, 2022.**

Proposers may opt to submit out (4) hard copies in addition to the original proposal (5 in total) to the CHCC Division of Procurement and Supply, Main Office Garapan Saipan.

Please note submission instructions:

- All submissions must include the RFP/ITB # 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 these instructions will be considered unresponsive and your proposal will not be included for technical evaluation.

d. 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.

e. Questions, clarifications, or inquiries

Any questions or requests for clarification should be directed to:

Corazon P. Ada
Director of Procurement & Medical Supply office
Email: cora.ada@chcc.health

All questions or requests for clarification must be submitted in writing. Email transmission of questions or requests for clarification is acceptable.


VII. EVALUATION CRITERIA



The review and selection process will be based on the full description of the nature of the services to be performed, experience, qualifications, quality customer service, reliability, and fee structure. Each proposal will be scored on a 100-point scale based on the following factors and criteria:

- a. Location and Proximity (25 points) – This criterion considers the proximity of the building/office space to Middle Road and Beach Road main thoroughfare.
- b. Cost Reasonableness (25 points) – This criterion includes a review of all costs associated with the lease agreement, including lease changes, updates, lease extensions, and increases.
- c. Lease Requirements (50 points) – This criterion includes the ability to meet the specifications under Section IV: Detailed Scope of Work of this RFP and obligations regarding updates to the property, maintenance responsibilities, general upkeep, and repair of immediate and surrounding property. It also includes applicable provisions regarding indemnification, subrogation, and other related business liabilities between the lessor and the lessee.

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 service provider 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 negotiations and select the next recommended service provider, which in CHCC's opinion, is the most qualified proposer. If the contract is not agreed to with any of the proposers, the RFP will be canceled and re-advertised.

Approved by:  Date: 7/13/22
Esther L. Muna
Chief Executive officer

Approved by: 
 Date: 7-12-22
Cora P. Ada
Director, Procurement of Supply

