

## APPENDIX B: PROPOSAL REQUIREMENTS

Proposals are to be presented in two submissions: a Technical Submission and a Financial Submission, each of which consists of the following packages:

### **TECHNICAL SUBMISSION**

**Package 1: Transmittal Package for Technical Submission**

**Package 2: Technical Submission**

### **FINANCIAL SUBMISSION**

**Package 3: Transmittal Package for Financial Submission**

**Package 4: Financial Submission**

#### **Note:**

The tables below describe the requirements for the Technical Submission and Transmittal Package, and the Financial Submission and Transmittal Package. For ease of reference, Proposals should be written using the section numbers and titles as indicated with variations, if any, clearly identified. Any deviation in a Proposal from the requirements of the RFP or the Final Draft Design-Build Agreement should be clearly noted. Where the Proponent believes there is a redundant request in the requirements of the RFP, the Proponent can prepare the information in one location and clearly refer the evaluators to this location as applicable.

Where a narrative explanation is required, Proponents should limit their narrative to 500 words in each case.

Proponents should provide required drawings in 33" x 47" format (one set) and 12" x 18" format (four sets). Where provided electronically, drawings must be to scale and in PDF format.

Defined terms have the meaning set out in the RFP or the Final Draft Design-Build Agreement as the context may require. References to schedules and appendices are to the schedules and appendices to the Final Draft Design-Build Agreement unless otherwise specified.

### Package 1: Transmittal Package For Technical Submission

The transmittal package is to contain the following information and documents:

- a) Relationship Disclosure Form(s)
- b) Provide the Company/Firm name and names of the Key Individuals for the following team members:
  - i. Design-Build Director;
  - ii. Design-Build Design Manager;
  - iii. Lead Architect; and
  - iv. Design-Build Construction Lead.

Proponents should submit the required information in the following format:

Individual's Name	Company Name	Role

- c) Name and contact details for the Proponent's Representative.

Please note: The Proponent's Representative will be the only person to receive communications from the Contact Person regarding the RFP.

- i. Name;
  - ii. Employer;
  - iii. Mailing/courier addresses;
  - iv. Telephone number;
  - v. Email address; and
  - v. Website address.
- d) Overview table of contents for all parts of the Proposal.

**Package 2: Technical Submission**

The Technical Submission should address the requirements set out in the tables below. Proponents should use the section numbers and corresponding titles shown in these tables in their Technical Submission to demonstrate to the satisfaction of the Authority that the Proponent is capable of performing the obligations and responsibilities of the Design-Builder and delivering the Project in accordance with the Design-Build Agreement, and that the Proponent has a good understanding of the Project and the work.

Section No.	Title	Contents
<b>1.</b>	<b>PROPONENT TEAM</b>	<b>Proposal Requirements</b>
<b>1.1</b>	<b>Team Organization</b>	<ul style="list-style-type: none"> <li>a) Provide organization chart(s), at the corporate level, showing the relationships between Proponent Team members (including major sub-trades and consultants), reporting relationships, and any anticipated changes contemplated over the life of the Design-Build Agreement; and</li> <li>b) Provide the business relationships amongst the Proponent Team members (e.g., corporation, joint venture, partnership, subcontractor agreement, consultant service agreement).</li> </ul>
<b>2.</b>	<b>PROJECT APPROACH, MANAGEMENT AND CONSTRUCTION</b>	<b>Proposal Requirements</b>
<b>2.1</b>	<b>Approach</b>	<ul style="list-style-type: none"> <li>a) Confirm compliance of the Proposal with Schedule 1 - Statement of Requirements;</li> <li>b) Confirm that you have not used any Scope Ladder items and if you have list the Scope Ladder items used; and</li> <li>c) Provide a preliminary Project Management Plan, including (at a minimum) the following sections:               <ul style="list-style-type: none"> <li>i. Time Schedule, including Effective Date, Target Substantial Completion Date, and Substantial Completion of the Project. The Time Schedule should be in the form of a Gantt Chart identifying, at a minimum, the following key work elements:                   <ul style="list-style-type: none"> <li>a. Critical path;</li> </ul> </li> </ul> </li> </ul>

Section No.	Title	Contents
		<ul style="list-style-type: none"> <li>b. Site establishment;</li> <li>c. Design development;</li> <li>d. Securing approvals;</li> <li>e. Authority review at various stages as described in the Design-Build Agreement, as well as any other appropriate milestones depending on the construction process;</li> <li>f. Major construction stages including demolition of the existing facility;</li> <li>g. Utility relocations and/or protection;</li> <li>h. Major equipment placement and commissioning;</li> <li>i. Staff move in period; and</li> <li>j. Other significant work functions;</li> <li>ii. Commissioning Plan;</li> <li>iii. Close-out Plan;</li> <li>iv. Quality Management Plan for the design and construction phases of the Project;</li> <li>v. Risk Mitigation Plan;</li> <li>vi. Occupational Health and Safety Plan;</li> <li>vii. Communications Plan; and</li> <li>viii. Project controls, including how the Proponent will manage cost, schedule, documents, procurement, and contract administration (Authority, consultant and subcontractors).</li> </ul>
<b>3.</b>	<b>DESIGN</b>	<b>Proposal Requirements</b>
3.1	Design	

Section No.	Title	Contents
3.1.1	<b>Building Design</b>	<p>Provide narrative and graphical summaries of the design to explain the Proponent's proposal including but not limited to:</p> <ul style="list-style-type: none"> <li>a) Renderings demonstrating proposed massing, materials and image of the Facility, including the use of wood to meet Wood First act, landscaping, and the context within adjacent buildings. Three renderings (different views) to communicate intent.</li> <li>b) In diagrammatic form, the outpatient, staff and visitor drop-off, arrival, orientation, discharge/departure and circulation options directly from the exterior of the Facility.</li> </ul>
3.1.2	<b>Site Development</b>	<p>Provide a site plan showing:</p> <ul style="list-style-type: none"> <li>a) Site circulation strategy including cars, pedestrians, deliveries, waste removal, ambulances and fire fighting access and disaster response access;</li> <li>b) Describe how the site circulation strategy will allow access to existing facilities and keep the site functioning during construction; and</li> <li>c) Landscape plan.</li> </ul>
3.1.3	<b>Sustainability</b>	<ul style="list-style-type: none"> <li>a) Describe the strategy to achieve the LEED® Gold requirement, including an indicative score sheet clearly indicating which points are being pursued and the point total anticipated towards the LEED® requirements. The Proponent should specifically identify the points that are required to be achieved based on the Design-Build Agreement.</li> </ul>
3.1.4	<b>Architecture</b>	<ul style="list-style-type: none"> <li>a) Provide schematic level drawings, sufficient to demonstrate the intent of the design and that the design meets the requirements of Appendix A, including:             <ul style="list-style-type: none"> <li>i. A building envelope drawings;</li> <li>ii. Floor plans; and</li> </ul> </li> </ul>

Section No.	Title	Contents
		<ul style="list-style-type: none"> <li>iii. Two major cross sections and all building elevations.</li> <li>b) Fill out the table provided showing Facility Program “Required” and “Proposed in Design” to demonstrate the proposed design meets Facility Program.</li> <li>c) Provide schedules of millwork, furniture, finishes, fixtures, fittings and Design-Builder supplied equipment.</li> </ul>
<b>3.1.5</b>	<b>Structure</b>	<p>Provide schematic level drawings, including the following:</p> <ul style="list-style-type: none"> <li>a) A description for the structural system and the load paths, and including the proposed location of walls or other lateral force resisting elements;</li> <li>b) The proposed floor framing plans and roof framing plan together with the dimensions of the structural grid;</li> <li>c) The elevator core integration; and</li> <li>d) Expected type of foundations.</li> </ul>
<b>3.1.6</b>	<b>Civil Works Impact Strategies</b>	<p>Provide schematic level civil drawing(s) for onsite and offsite works, including the following.</p> <ul style="list-style-type: none"> <li>a) Onsite site plan showing stormwater, sanitary, domestic water, geothermal works (if any), electrical, roads, parking, sidewalk, bikeways, and any temporary works or interim phases; and</li> <li>b) Offsite plan drawings showing extent of works if any.</li> </ul>
<b>3.1.7</b>	<b>Electrical and Systems</b>	<ul style="list-style-type: none"> <li>a) Provide a site plan (1:250) showing location and configuration of services (power, telephone, cable TV, WAN, fire alarm, videoconferencing and any other electrical communication);</li> <li>b) Provide single-line design drawings (1:100) and design documentation for electrical services and distribution, showing and describing: <ul style="list-style-type: none"> <li>i. origin of supply(s);</li> <li>ii. arrangements for service redundancy;</li> <li>iii. main service switchgear and transformer locations, main electrical distribution room and main telecommunications entrance room;</li> </ul> </li> </ul>

Section No.	Title	Contents
		<ul style="list-style-type: none"> <li>iv. sub-electrical room locations and telecommunication room locations; and</li> <li>v. position, size and capacity of emergency generator, associated switchgear and transfer switches.</li> </ul> <p>c) Provide single-line design drawings (1:100) and design documentation for lighting and power, showing and describing:</p> <ul style="list-style-type: none"> <li>i. positions and types of site lighting;</li> <li>ii. lighting and controls, including proposed daylighting measures and energy management measures;</li> <li>iii. proposed power monitoring systems; and</li> <li>iv. main single-line diagram showing sizes of all transformers, generators and distribution breakers, the proposed methodology of distribution, and the general arrangement methodology of supply to the building.</li> </ul> <p>d) Describe the electrical services to be provided and include details of:</p> <ul style="list-style-type: none"> <li>i. power distribution and maximum demand calculations;</li> <li>ii. type(s) of lighting to be used, incorporating standards of design and exit lighting;</li> <li>iii. standby and uninterrupted power supply requirements and distribution;</li> <li>iv. proposed equipment for power distribution, lighting and emergency generator;</li> <li>v. emergency evacuation and intercommunication systems.</li> </ul>
3.1.8	<b>Communication Systems</b>	<p>a) For each of the following technology and communication systems, describe the system and associated scope, and the typical devices and functions for each area to be served. Describe any integration between each system and any others:</p> <ul style="list-style-type: none"> <li>i. network equipment;</li> <li>ii. wireless infrastructure;</li> <li>iii. wireless staff communications system;</li> <li>iv. telephones;</li> <li>v. public address;</li> </ul>

Section No.	Title	Contents
		<ul style="list-style-type: none"> <li>vi. videoconferencing;</li> <li>vii. central dictation;</li> <li>viii. intercommunication system;</li> <li>ix. integration with the Authority's;               <ul style="list-style-type: none"> <li>a. TV system;</li> <li>b. patient/staff education;</li> <li>c. post-disaster communications and control centre;</li> <li>d. time systems.</li> </ul> </li> <li>b) Provide documentation for the proposed systems in (a) above showing:               <ul style="list-style-type: none"> <li>i. origin of supply and interconnection with external services, including redundant service;</li> <li>ii. proposed communications system, including systems architecture and hardware configurations, backup power, redundant hardware, and proposed software;</li> <li>iii. proposed integration with wireless telephone system;</li> <li>iv. proposed integration with other communications systems, including security management system;</li> <li>v. proposed local and wide area network diagram (hardwired and wireless local area networks);</li> <li>vi. proposed network interface with other systems;</li> <li>vii. proposed connection to the WAN service; and</li> <li>viii. proposed connections to local servers/data centre (server room).</li> </ul> </li> <li>c) Provide details of all standards proposed for supply, installation, testing and commissioning.</li> </ul>



Section No.	Title	Contents
3.1.9	<b>Electronic Safety and Security</b>	<p>a) Provide brief descriptions of each of the following systems including integration where required:</p> <ul style="list-style-type: none"> <li>i. fire alarm;</li> <li>ii. access control and panic duress systems;</li> <li>iii. intrusion detection; and</li> <li>iv. CCTV.</li> </ul>
3.1.10	<b>Mechanical Systems</b>	<p>a) Provide brief descriptions and 1:100 drawings showing each of the following systems as applicable:</p> <ul style="list-style-type: none"> <li>i. main energy sources;</li> <li>ii. cooling plant;</li> <li>iii. heating plant;</li> <li>iv. heat dissipation systems, cooling towers;</li> <li>v. air handling systems;</li> <li>vi. domestic hot and cold water systems at various temperatures;</li> <li>vii. domestic water filtration;</li> <li>viii. domestic water softening;</li> <li>ix. redundancy provisions;</li> <li>x. tempered water systems;</li> <li>xi. plumbing fixtures;</li> <li>xii. medical gases;</li> <li>xiii. all major mechanical space locations;</li> <li>xiv. Building Management system; and</li> <li>xv. overview of commissioning process.</li> </ul> <p>b) Provide and address the following:</p> <ul style="list-style-type: none"> <li>i. load calculations: <ul style="list-style-type: none"> <li>a. description of glazing system, floor, roof and exterior wall U values.</li> </ul> </li> </ul> <p>c) Describe the proposed fire protection system and how it will integrate with the fire detection</p>

Section No.	Title	Contents
		<p>systems incorporated within the electrical, hydraulic and/or mechanical installations, including indicative features such as:</p> <ul style="list-style-type: none"> <li>i. underground distribution network (if applicable);</li> <li>ii. tanks, if any, provided for fire protection; and</li> <li>iii. pumps, if any.</li> </ul>
3.1.12	<b>Furniture, Fittings and Equipment</b>	<ul style="list-style-type: none"> <li>a) Provide a summary of the processes and activities that will be undertaken to ensure all equipment is received, placed, installed and commissioned prior to Substantial Completion; and</li> <li>b) Outline the roles and timing the Design-Builder would expect the Authority to provide in achieving the above.</li> </ul>

### Package 3: Transmittal Package For Financial Submission

The transmittal package is to contain the following information and documents:

- A letter confirming that the Nominal Cost of the Proposal is within the Design-Build Price Ceiling and is valid for a period of 90 days beyond the date of this Financial Submission;
- Confirm the Proposal complies with Schedule 1 - Statement of Requirements;
- Confirm Scope Ladder items used and that are not included, in the Proposal. For any Scope Ladder items not included in the Proposal, identify the associated costs to include for each item; and
- One (1) fully executed copy of Appendix C – Proposal Declaration Form.

### Package 4: Financial Submission

The Financial Submission should address the requirements set out in the tables below. Proponents should use the section numbers and corresponding titles shown in these tables in their Financial Submission to demonstrate the Financial Submission substantially satisfies the requirements of this RFP, including but not limited to:

- (a) the Proponent has the financial capacity to meet the obligations of the Project; and
- (b) the Proponent has confirmation of a bonding undertaking for a performance bond and a labour and materials payment bond, each in the amount of 50 per cent of the Nominal Cost of the Proposal.

Proponents should provide a cover letter with their Financial Submission that includes or attaches:

- (a) Confirmation of bonding undertakings; and
- (b) Completed Form A1 – Breakdown of Contract Price.

Section No.	Title	Contents
4.	<b>Basis of Financial Submission</b>	
4.1	<b>Proposal Authorization</b>	Certified copies of board resolutions or other legally binding evidence where applicable from the Design-Builder approving the Proposal and authorizing submission of the Proposal in response to this RFP.
4.2	<b>Insurance and Bonding</b>	<p>a) Demonstrate the insurability of the Proponent Team by providing written confirmation from insurers that the insurance coverage required by the Final Draft Design-Build Agreement will be available for the Project if the Design-Builder is awarded a contract.</p> <p>b) Submit a completed Appendix H Construction Insurance Underwriting Questionnaire.</p> <p>c) Demonstrate the bondability of the Design-Builder by providing written confirmation, generally in the form of the bonding undertaking contained in Appendix J, from a surety company acceptable to the Authority and authorized to transact the business of suretyship in British Columbia, that the bonding requirements of the Final Draft Design-Build Agreement will be available for the Project if the Proponent is awarded a contract.</p> <p>The Proponent may alternatively provide the surety's standard form Consent of Surety or Agreement to Bond in respect of a commitment to provide the performance bond and labour and material payment bond required to be provided.</p>
4.3	<b>Financial Capacity</b>	<p>a) Demonstrate the financial capacity of the Design-Builder by providing a description of the company that will manage the cash flow and working capital including:</p> <ul style="list-style-type: none"> <li>i. Details of any bankruptcy, insolvency, company creditor arrangement or other insolvency litigation in the last three fiscal years; and</li> <li>ii. Details of any credit rating(s).</li> </ul> <p>b) Provide written authorization to permit the Authority to perform a credit check.</p>
5.	<b>Proposal Price</b>	

Section No.	Title	Contents
5.1	<b>Price Validity</b>	Confirm all prices listed in the Proposal will remain valid for the period of at least 90 days after the Submission Time for Financial Submissions.
5.2	<b>Form A1 – Breakdown of Contract Price</b>	<p>a) Proponents must submit the Form A1 – Breakdown of Contract Price in both electronic and hard copy. The Form A1 - Breakdown of Contract Price will include:</p> <ul style="list-style-type: none"> <li>i. The breakdown of the contract price adding up to the Nominal Cost of the Proposal; and</li> <li>ii. Estimated monthly progress payments over the construction schedule:             <ul style="list-style-type: none"> <li>a. Estimated progress payments must coincide with work completed based on the Time Schedule.</li> </ul> </li> </ul> <p>b) The Proponent’s Form A1 – Breakdown of Contract Price should be consistent with the following:</p> <ul style="list-style-type: none"> <li>i. Produced using the template supplied by the Authority with no changes or entries other than as indicated in the model;</li> <li>ii. Produced in Microsoft Excel version 2003 XP or newer;</li> <li>iii. Except where otherwise expressly indicated, include all taxes other than GST/HST;</li> <li>iv. Be expressed in Canadian dollars; and</li> <li>v. Include no hidden or password-protected cells or sheets.</li> </ul> <p>c) All sheets should be printed clearly and legibly on 8.5” x 11” paper including row and column references on each page. The Form A1 – Breakdown of Contract Price is supplied in the Data Room as “Form A1 – Breakdown of Contract Price.xlsx”.</p>

**Form A1 – Breakdown of Contract Price**

Refer to the Excel document titled “Form A1- Breakdown of Contract Price.xlsx” which is provided in the Data Room.

The Form A1- Breakdown of Contract Price includes a Breakdown of Contract Price input sheet substantially in the form of the table below which includes prices for the work required as described in the RFP and the Design-Build Agreement. These prices include all taxes other than GST/HST, except where otherwise expressly indicated. Provide the cost breakdown for the development, design, construction and commissioning of the Facility to be used in the establishment of the Nominal Cost of the Proposal. These cost estimates should also describe the basis upon which the capital costs have been developed, clearly identifying any exclusions.

Form A1- Breakdown of Contract Price also requires the calculation of estimated monthly progress payments over the construction period. These estimated monthly progress payments and the breakdown of the contract price will be used to help determine the Schedule of Values to be used in Schedule 6 of the Design-Build Agreement as described in the Design-Build Agreement.

**Breakdown of Contract Price**

Breakdown of Contract Price	
	Value
<b>HARD COSTS</b>	
Division 1 - General Requirements	-
Division 2 - Existing Conditions	-
Division 3 - Concrete	-
Division 4 - Masonry	-
Division 5 - Metals	-
Division 6 - Wood, Plastics, and Composites	-
Division 7 - Thermal and Moisture Protection	-
Division 8 - Openings	-
Division 9 - Finishes	-
Division 10 - Specialties	-
Division 12 - Furnishings	-
Division 13 - Special Construction	-

Breakdown of Contract Price	
	Value
Division 14 - Conveying Equipment	-
Division 21 - Fire Suppression	-
Division 22 - Plumbing	-
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)	-
Division 25 - Integrated Automation	-
Division 26 - Electrical	-
Division 27 - Communications	-
Division 28 - Electronic Safety and Security	-
Division 31 - Earthwork	-
Division 32 - Exterior Improvements	-
Division 33 - Utilities On Site	-
Division 33 - Utilities Off Site	-
Other (specify)	-
<b>Hard Costs Sub-Total</b>	<b>\$ XX</b>
<b>SOFT COSTS</b>	
Architectural Design Fees	-
Structural Design Fees	-
Mechanical Engineering Design Fees	-
Electrical Engineering Design Fees	-
Civil Engineering Design Fees	-
Geotechnical Engineering Design Fees	-
Building Envelope Consultants Fees	-
Landscape Architect Fees	-
Building Envelope Consultants Fees	-
Code Consultant Fees	-
Legal Advisor Fees	-

Breakdown of Contract Price	
	Value
Other Consultant - Specify	-
Other Consultant - Specify	-
Other Consultant - Specify	-
Insurances - Specify	-
Insurances - Specify	-
Development Permit	
Building Permit	-
Development Cost Charges	-
Other - Specify	-
Other - Specify	-
<b>Soft Costs Sub-Total</b>	<b>\$ XX</b>
<b>Nominal Cost of the Proposal (Contract Price)</b>	<b>\$ XX</b>
<i>For Information only - Premium for LEED Gold over LEED Silver (Amount already included in the Nominal Cost of the Proposal)</i>	-



**Monthly Progress Payments**

Period Ending	Expected Monthly Construction Period Payments (in nominal dollars)
Month 1	
Month 2	
Month 3	
<b>Nominal Cost of the Proposal</b>	<b>\$xx</b>