Request for Geotechnical Engineering Services Proposal

CONFIDENTIAL

The information contained within this request for proposal (RFP) is confidential. All recipients shall not discuss the contents of this RFP with anyone other than those involved in constructing its response.

If you do not intend to respond to this RFP, return all RFP documents to Cooper University Health Care and/or destroy all documents and related electronic media.

SECTION 1 – BACKGROUND

Cooper University Healthcare (CUHC) is working with Ronald McDonald House Charities (RMH) (collectively, "Owner") to relocate the existing RMH facility to a nearby site at Block #177 on West Street between MLK Blvd and Stevens Street (the "Project"), as depicted in Exhibit A. CUHC is acting as the developer to move the RMH program off-site so CUHC can expand its footprint.

The new facility is expected to have a construction cost of approximately $25 million and will be similar to an extended stay hotel, where families will stay for days, weeks, or even months, while a family member is being treated at CUHC or another hospital in the Philadelphia region. The new facility will continue to offer a supportive, nurturing haven: a place of normalcy and comfort during a stressful time for parents, siblings, and extended family who want to be nearby while their child is receiving treatment. It will be a place to focus on self-care and wellness by resting, recuperating and recharging.

Our Team Approach: Talented, diverse professionals are central to accomplishing Project goals, and the ability to collaborate at a high-level is key to this Project's success. The Owner, Architect/Engineers of Record, Construction Manager, Geotechnical Engineer, and Civil Engineer (collectively, the "Team") must apply a collaborative approach throughout the Project and support the integration of diverse roles, skillsets, and solutions. The Owner intends to build a culture of trust among the Team by framing constructive attitudes and requiring leadership finesse by all parties. All Team members will be expected to maintain a balanced focus on forward progress and value creation for the Project, while maintaining accountability for cost control, quality, and schedule. Team members' responsibilities shall include, but are not limited to:

> **CUHC** and **Program Manager** will have overall responsibility for directing the design and construction efforts, and coordinating all Team members so they will provide their

necessary services in a complete and timely manner. They will drive rapid and dependable internal decision-making and bi-directional reporting between the design and construction teams and Owner leadership. They will also ensure that sufficient funds are available to complete the Project within the current budget estimates.

The **Architect/Engineers of Record** ("AE") will contract directly with CUHC and are to lead the research, program validation, ideation, best practice application, budget adherence, design, design schedule adherence, standard of care execution, documentation, and construction administration for the Project to meet the Project goals and objectives, regulatory guidelines, and the CUHC approved scope.

The **Construction Manager** ("CM") will contract directly with CUHC. During the design phase, the CM will be an advisor on construction methods and costs, and will conduct continuous cost modeling. The CM will also lead value engineering efforts through a capable in-house source or subcontractor resources. During the construction phase, the CM will lead the construction planning, procurement of labor and materials, installation, and the coordination of commissioning. The CM's contract format will be a Guaranteed Maximum Price with a fixed fee.

The **Geotechnical Engineer** ("Geotech") will contract directly with CUHC and will work in collaboration with the AE, Civil Engineer, and CM by providing field explorations, soil samplings, field testing, analysis, and geotechnical investigation reports. Each of the foregoing are required for the planning, design and contract administration of the Project.

The **Civil Engineer** will contract directly with CUHC and will work in collaboration with the AE, Geotech and CM by providing site planning, surveying, environmental planning, utility plans, grading and drainage plans, and sedimentation/erosion control plans. Each of the foregoing are required for the planning, design and contract administration of the Project.

The Geotech's proposal shall be for a fixed fee based on the referenced scope and outline of responsibilities. The awarded contract with the Owner will be patterned after the AIA C202-2015 Agreement. To assist you in developing a proposal, the following information is enclosed:

- Scope of Services
- Scope of Project/Program/Schedule

SECTION 2 – SCOPE OF SERVICES

The successful Geotech will provide the services as described below. Please note that this is not intended to be a fully descriptive list of every possible task that needs to be performed. Given the depth of experience represented by the firms being considered, CUHC expects each firm to have an understanding of what is necessary to provide geotechnical engineering services to support design and construction for a Project of this scope and scale. CUHC is seeking the full complement of services from start to finish. The following items are intended to identify the major expectations of the successful firm. If there are questions regarding scope that will have a material impact on this proposal, please request further clarification. As part of your response, please provide a breakdown of the cost for each element of the Scope of Services, including what services shall be included under Basic Services, Supplemental, or Additional. Offeror shall also include any exclusions, qualifications, or exceptions to the proposed Scope of Services.

Diversity: CUHC values diversity in its work force, patient population, and with our partner companies. CUHC promotes within the State of New Jersey and local communities, minority-owned, women-owned, and veteran-owned businesses, and veteran participation ("MWVBE") with our institution to maximize community participation with potential consultants and vendors. Include in your proposal if your firm is an MWVBE.

CUHC expects the successful firm to take affirmative steps to strongly consider contracting opportunities for minority-owned, women-owned, and veteran-owned businesses. As used in this RFP, the terms "minority owned business," "women-owned business," and "veteran-owned business" mean a business that is at least fifty-one percent (51%) owned and controlled by minority group members, women, or veterans. For purposes of this definition, "minority group members" are African Americans, Spanish speaking, Spanish surnamed, or Spanish-heritage Americans, Asian-Americans, and Native Americans.

Affirmative steps include, but are not limited to, dividing total requirements, when feasible, into smaller tasks or quantities to permit meaningful participation by minority-, women-, and veteran-owned businesses.

While CUHC has not yet established a percentage requirement for diverse company participation, this goal could be developed prior to design development documents being finalized. In the event that requirement is established, the design and construction teams will be required to meet that goal.

PART 1: The Geotech shall submit a proposal for drilling Test Borings and preparing a report including, but not limited to, the following:

A. Description of subsurface strata.

B. Recommendations for type of foundations:

1. If deep foundations are required, the Geotech shall list all applicable alternatives including, but not limited to, the following: caissons, wood piles, steel pipe piles, steel "H" piles, steel encased concrete piles, pressure injected piles, and auger cast piles.
    - The approximate costs of each alternative should be listed and the most cost-effective alternative should be clearly noted.
    - The Geotech shall provide the capacities (vertical downward), uplift, and lateral) and design of the piles including their size, shell thickness, required reinforcement, minimum spacing required to achieve full capacity, etc. Piles shall be designed for vertical (downward), uplift, and lateral loads to achieve maximum capacity based on subsurface interaction.
    - The Geotech shall provide the caisson design criteria (end bearing, skin friction, lateral capacity by diameter, etc.), and final caisson reinforcement design for the applied vertical, uplift, and lateral loads as supplied by the structural engineer.
    - Where deep foundations are recommended to bond into rock (rock socketing), all information with respect to the depth of bond zone, grouting, etc., must be provided.

2. If spread footings are recommended, evaluation of soil capacities including an opinion as to the anticipated settlement. Include the minimum size for spread footings. Provide recommended bottom of footing depth to achieve specified allowable soil bearing capacity.

3. If footings and/or slabs are to be founded on controlled compacted fill, the type of fill and installation requirements shall be clearly detailed. Recommendations should be given as to the adequacy of on-site material for use as backfill.

4. Provide an allowable stress increase factor to be used when including wind or seismic loads with the alternate basic allowable stress load combinations per IBC.

5. If mat footings are recommended, evaluation of soil capacities, including subgrade modulus and an opinion to the anticipated settlement.

6. If soil improvement methods are recommended, provide complete description of requirements and criteria.

C. Foundation wall design criteria:
   1. Design values for lateral earth pressure for design of basement walls (if required).
   2. Design values for lateral earth pressure for design of retaining walls (if required).
   3. Friction factor for sliding design of basement and retaining walls.
   4. Surcharge load factor for basement/retaining walls.

D. Slab on grade design criteria:
   1. Modulus of subgrade reaction.
   2. Recommendation for floating slab versus structural slab on deep foundation system.
   3. Recommendation for slab subbase requirements.

E. The Geotech shall be responsible for editing of the Earthwork Sections (Division 31) of the specification as provided by the AE, or shall write the Earthwork Sections for use by the AE to assure compliance with the recommendations of the Geotechnical Report.

F. The Geotech shall provide the specification for all piles and/or caissons, including reinforcement and concrete/grout fill material.

G. Classify site soil/rock composition in reference to IBC Seismic Site Classification.

H. Provide angle of repose to assist with considerations of new foundation placement relative to the existing foundations. This should include considerations to excavations for the new foundations. Provide criteria that fully define slopes between adjacent footings such that no loading is imposed on lower footings or adjacent walls. Also, criteria that fully defines slopes for excavation purposes.

I. After structural construction documents are completed, Geotech to review all documented foundation related information and provide comments of all modifications required.

J. Provide recommendations, design, and documentation as required for design of underslab drainage system including, but not limited to, vapor barrier drainage stone, flow rates, drainage pipe sizes and spacing as required.

K. Provide depth to groundwater and state whether temporary/permanent dewatering/ drawdown wells are required.

L. Provide recommended foundation depth for frost protection.

PART 2: Proposed number, location and depths of borings auger probes, test pits, etc. are to be shown on a Test Boring Plan. The Geotech is solely responsible for the recommendations made and should provide for adequate coverage of the site in order to obtain all necessary information. General requirements for soil test borings and engineering report:

A. All borings shall comply with local codes and local requirements.

B. All boring and field work shall be done under the direction of a Registered Geotechnical Engineer. The Registered Geotechnical Engineer must direct the field personnel to obtain proper samples, etc. required for the laboratory tests and the Geotechnical Report.

C. Soil borings shall be performed using an accepted standard sampling procedure.

D. No boring shall terminate in soft soil, fill, or organic material. A minimum of 5' of good material should be penetrated. Where fill is encountered, it shall be described in great detail; include such information as approximate amount of organic material, topsoil, wood or other decaying matter, loose or well compacted, amount of moisture, amount and type of debris, whether compactable or to be removed.

E. If rock is reached before specified depth of boring, rock shall be cored 5' or as called for in the code applicable to the area. Diamond coring shall be performed in accordance with ASTM Method D-2113. Where rock is encountered, recovery ratios shall be given as well as a clear description of the type of rock, in particular as to means required for excavate same.

F. The Geotech is responsible for identifying and locating any existing utility lines and obstructions before the start of drilling. Drilling locations of borings should be offset to clear any existing obstructions.

G. The Geotech shall leave clearly identified and visible permanent stakes in the ground at the location of each boring.

H. The AE's office shall be informed by telephone on the progress of the job, and of any unexpected or special conditions. Unexpected or special conditions shall also be reported to the AE in writing.

I. The water level in all holes shall be indicated as accurately as possible. Groundwater elevation, if encountered in any hole, shall be indicated.

J. The exact location, final depth, and ground elevations of each hole shall be shown on a boring location diagram. Also include such information as standing water, cattails, stockpiles, miscellaneous obstructions, if any, etc. Ground elevations at boring locations shall be established with referenced to the same benchmark used on survey, or as called for in authorization letter.

K. Final boring logs shall be given a detailed description of the various soil strata, and they shall include the group symbol based on the Unified Soil Classification System.

L. A complete report shall be prepared giving all the above information and the entire logs of findings. An electronic copy of the Geotech's report with all borings and test data ("Geotech's Report"), shall be submitted to the Architect within three (3) weeks from the date of the owner executed authorization letter, unless otherwise specified. The Geotech's Report shall contain information on recommended type of footing system, bearing pressures, founding elevations and water analysis. Report must be signed by a Registered Geotechnical Engineer.

M. Soil samples shall be retained by soil testing firm for at least six (6) months, except one year for structures with deep foundation.

N. The Geotech must furnish the AE with a certificate of insurance evidencing complete coverage as required by the General Conditions.

SECTION 3 – SCOPE OF PROJECT/PROGRAM/SCHEDULE

The new building will generally be the same size as the existing RMH facility: 4 stories and 40,000 SF. The facility is anticipated to be R-1 use (extended stay hotel). The units are hotel-like rooms that will consist of 1- and 2-bedroom suites. The building will have common areas, including a dining/commercial kitchen, indoor and outdoor social spaces, and a playground. A parking garage will be located on ground level below the occupied second floor.

There will be no healthcare component, nor healthcare-associated regulatory guidelines or agency reviews. The Geotech shall collaborate with the Team to satisfy all City, State, NJDOT, and other Regulatory Agency requirements, including, but not limited to, Zoning and Planning Board approvals, Permitting, Traffic Impacts, Utility Impacts, etc.

A conceptual site plan has been provided in Exhibit A.

The scope of the Project will include program development with RMH stakeholders. The selected design team will work with Owner on the overall full design of the Project, including the Schematic Design, Design Development, Construction Documents, and Construction Administration phases.

Schedule:

The Project is intended to be complete by September 2026. To accomplish this, construction is intended to begin Q1 2025. Offerors shall provide a timeline of geotechnical activities required to develop a Geotech Report in adherence with this schedule. The schedule shall include timelines for each phase of the Scope of Services and allowances for periods of time for the performance of other Project consultants and for CUHC to review submissions, as needed.

SECTION 4 – SUBMISSION REQUIREMENTS

Proposals shall include, at a minimum, the following information and be no more than (5) pages, excluding resumes and project experience sheets:

1. General Information
    a. Firm Size, location, date of establishment, and ownership.
    b. Dollar volume of business per year.
    c. List of contractor and owner references.
    d. List and describe current status of all pending litigation(s), arbitration(s), or settlement(s).
    e. Demonstrate that your firm has the resources available to work on this Project.
    f. Provide Proof of Insurance

2. Project Understanding
    a. Demonstrate an understanding of the Project organization (relationship with Owner, sub consultants, and CM).
    b. Your knowledge of the Project location and how that experience will bring value to Owner and this Project.
    c. Identify any issues with the requirements of the proposed contract of this RFP.
    d. A proposed timeline to include field work and to develop a geotechnical report.
    e. Test boring plan with number and depth of borings, list approximate linear feet of soil boring and rock coring.

3. Firm Experience
    a. Provide one page descriptions and profiles of five (5) projects of similar scope and scale.

4. Personnel
    a. Provide an organizational chart for the staffing of this Project.
    b. Provide resumes for each of the staff members proposed. The resumes shall include recent relevant experience.

5. Fee
    a. Provide a lump sum fixed fee for geotechnical investigation (including preparation of report).
    b. Provide a listing of fully burdened hourly rates (for additional services).

c. Provide a unit price ($/FT) for both soil drilling and rock coring.
d. Foundation Inspection Add/Alternate with rate schedule.
e. Provide an estimate of reimbursable costs. CUHC does not allow a mark up to the reimbursable costs; they must be billed at cost.

CUHC will make an award based on Project Understanding, Firm Experience, Proposed Personnel, and Fee. All factors except Fee are of equal importance and are more important/of equal importance to Fee. All offerors must be responsible, as evaluated by the General Information submission and any other information available to CUHC. CUHC reserves the right to make a selection among the offerors to the RFP or to firms not responding to the RFP using criteria that are entirely within its discretion. Nothing herein shall create any binding obligation on CUHC to consider the Offeror or to make an award as a result of this RFP.

SECTION 5 - CONFIDENTIALITY

The Offeror to this RFP understands the confidential nature of this RFP and agrees that any information, data, documents or other material concerning or related to this RFP, whether provided in writing, electronically, or orally shall be considered confidential information (the "Confidential Information") and shall be maintained by the Offeror in confidence, regardless of whether the Offeror ultimately submits a proposal. Offeror agrees that it shall undertake all necessary and appropriate steps to ensure the confidentiality of the Confidential Information in its possession is maintained. Offeror shall not disclose any such information to third parties or use any portion of the Confidential Information for any purpose except to evaluate the RFP.

SECTION 6 – INSURANCE

The Offeror shall be expected to procure and maintain the insurance policies and limits listed in the C103-2015 included with this RFP. In the event the policies or limits required in the B103-2015 are beyond those normally maintained by the Offeror, Offeror shall include in its response the cost of procuring the required insurance.

EXHIBITS

A. Site Concept
B. Amended AIA C103-2015
C. Amended AIA C202-2015