

NOTICE TO DESIGN-BUILD ENTITIES

CALIFORNIA PRISON HEALTH CARE RECEIVERSHIP CORPORATION

Modular Health Services Clinics and Administration
Avenal State Prison, Avenal, CA 93204

Invitation to bid

The California Prison Health Care Receivership Corporation ("CPR Corp") invites qualified Design-Build Entities to submit their design and construction capabilities, and fixed price bids for design and construction of the above named Project.

The services sought by this Notice include all customary services normally provided under the umbrella of the design-build method of project delivery. This includes full design phase services, scheduling, estimating, value engineering, general contracting during the construction phase, project closeout and building commissioning. The completed Project is to be a fully functioning facility as described in these Bid Documents.

The selected Design-Build Entity shall function in such a manner as to achieve full and satisfactory completion of the Project in accordance with: 1) the prescriptive and performance requirements contained in these Bid Documents, 2) approved design and construction documents, 3) agency approvals, 4) the agreed Contract Sum, and 5) the Contract Documents.

Bids are to be submitted to the CPR Corp c/o Vanir Construction Management, Inc., 4540 Duckhorn Drive, Suite 300, Sacramento, California 95834, **prior to 3:00 p.m. PST on September 16, 2008.**

Selection of the Design-Build Entity will be based on "Best Value" to the CPR Corp. Best Value will be determined by the CPR Corp at its sole discretion, and will include consideration of both qualification and cost. Bids will not be opened publicly.

Design-Build Entity Requirements

The Design-Build Entity may be comprised of companies, firms or individuals who are qualified to provide all design and construction services for this Project. The legal form of the Entity may be a corporation, partnership, or contractor-subcontractor relationship, providing that the Entity is properly licensed to provide the services and work of the Project.

A California Contractors License Classification "B" is required to be the prime contractor with the CPR Corp.

A California registered Architect is a required member of the Entity and will serve as the Architect of Record for the Project. All other design professionals, that may be required to perform the design services, shall have applicable California registration.

Design-Build Bid Documents

The Bid Documents for this Project are of the nature of what is commonly known as "Bridging Documents" and consist of:

1. Bid Proposal Form and Contractor Information/Qualification Form
2. Prescriptive Contract and General Conditions
3. Definitive Architectural space and functional drawings including floor plans, elevations, and finishes. Bidders designs are to adhere to these drawings as closely as practicable.
4. Definitive Technical Specifications portions of which are prescriptive and portions of which set forth the required levels of performance.

The Design-Build Bid Documents for this Project can be obtained from Signature Reprographic, 620 Sunbeam Av, Sacramento, California 95811, 916-454-0800, fax 916-736-3053, www.signaturerepro.com and may be seen at their office and at builders exchanges in the Project area.

Work of the Contract

The Work of this Design-Build Contract consists of furnishing all labor, materials, equipment, services, expertise and licenses necessary to design and construct the Work described in the Design-Build Bid Documents.

The Work generally includes, but is not limited to the following:

1. **Site Improvements:** all Project associated site work including:
 - a. Construction of parking, walkways, and ramps,
 - b. Construction of site security barriers;
 - c. Demolition of existing site features required to allow completed Work,
 - d. Protection and re-use of selected materials as indicated;
 - e. Relocation of site underground utilities including: hydronic and gas lines,
 - f. Installation of new water, sanitary sewer, storm drainage, fire sprinkler service, electrical, fire alarm, telephone services and data pathway, and connection to existing systems and service utilities.
2. **Buildings:** design, approval, manufacture, delivery and installation of five (5) new modular buildings complete, including foundations, floor slabs, and all connections. Buildings are as follows:
 - a. Modular Health Services Clinic A - two (2) required; 5760 s.f. slab on grade type V-A I-3 occupancy, fire sprinkled with stucco exterior, standing seam metal roof, and roof mounted HVAC units.

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Document 001000

- b. Modular Health Services Clinic B - one (1) required; 6528 s.f. slab on grade type V-A I-3 occupancy, fire sprinkled with stucco exterior, standing seam metal roof, and roof mounted HVAC units.
- c. Modular Administrative Segregation Health Services Clinic - one (1) required; 2400 s.f. slab on grade type V-A I-3 occupancy, fire sprinkled with stucco exterior, standing seam metal roof, and roof mounted HVAC units.
- d. Modular Health Services Administration - one (1) required; 9360 s.f. slab on grade type V-B B occupancy, with stucco exterior, standing seam metal roof, skylights and roof mounted HVAC units.

Schedule for the Work

The schedule for the Work of the Project, from the date of the Notice to Proceed to Final Completion. is:

ACTIVITY	CALANDER DAYS
A. Design-Build : Design Development and Construction documents Phases	77
B. Owner & Peer Review Approval Phase	21
C. Design-Build Jurisdictional Approval Phase	14
D. Design-Build Construction Phase	144
TOTAL DURATION	256

Maximum Cost of the Work

The CPR Corp's Total Design and Construction Budget for the Work of the Project is \$15,112,000. This is the maximum amount considered by the Owner as responsive to this Bid.

- 1. The Design-Build Entity's Bid shall be considered non-responsive and shall not be considered if the cost proposal is in excess of that amount.
- 2. If the Entity finds that the Project cannot be designed and constructed, to achieve the objectives described in the Bid Documents, within the Owner's Design and Construction Budget for the Work of the Project, the Entity shall notify the Owner regarding the following options:
 - a. Propose a design that is within the Owner's Budget but shall not achieve all criteria. In this option, the Entity shall list what criteria cannot be achieved as part of their Bid. The list shall be presented in two parts: 1) all items that are absolutely not provided, and 2) any items that are provided but at a significantly lower performance level than requested. The Bid shall be evaluated as submitted.
 - b. Withdraw from the Bid competition.

Pre-Bid Conference

A non-mandatory Pre-Bid Conference is scheduled for **11:00 a.m. PST on September 2, 2008** at the Warden's Conference Room at Avenal State Prison, Avenal, CA. On-site inspections may

be conducted after the pre-bid conference. Prospective Bidders attending the pre-bid conference should park in the visitor's parking and enter the Avenal State Prison Administration Building for direction to the Warden's Conference Room.

Security Clearance required for all Site Visits

Security clearance is required for all Site Visits including the Pre-Bid Conference.

Bidders planning on attending the Pre-bid Conference must submit the Gate Clearance form to Vanir Construction Management, **no later than 3:00 August 25, 2008**, to receive security clearance for entry into the Prison. The form is included at the end of this section. Fax or e-mail the form to Mr. Scott Murphy at 559-386-2303 or scott.murphy@vanir.com.

Provide all information required by the form for each individual arriving in the same vehicle. Prospective bidders not providing the above information by the deadline stated may not be permitted into the Institution.

The following items will not be allowed on site:

- blue clothing and jeans;
- cameras and recording devices;
- firearms, knives (including pocket knives), or weapons of any kind;
- narcotics, drugs, intoxicants.

Questions will be answered by addendum if received prior to 5:00 p.m. PST on September 08, 2008. Questions should be faxed to Vanir Construction Management, Inc., 916-575-8887, or emailed to stuart.buck@vanir.com. Questions received after this time may not be answered or addressed by addenda.

The successful Bidder shall furnish bonds, insurance, and other documents as specified in the Instructions to Bidders.

Pursuant to Section 1773 of the California Labor Code, the general prevailing rate of wages in the county in which the work is to be done, as determined by the Director of the Department of Industrial Relations, must be paid to all workers on Public Works projects such as this one. Prevailing wage rates are available from Vanir Construction Management, Inc., 4540 Duckhorn Drive, Suite 300, Sacramento, California 95834, 916.575.8888, or on the Internet at: <http://www.dir.ca.gov>.

END OF SECTION
[Gate Clearance Form follows.]

CONFIDENTIAL GATE CLEARANCE

DATE: _____

DATE OF VISIT: Aug 25, 2008						
TIME OF VISIT: 11:00 AM						
DATE OF EXPIRATION: Aug 31, 2008						
NAME				Cal. Driver Lic / I.D.		
LAST	FIRST	MIDDLE	D.O.B.	Number	Exp.	S.S.N.

Organization: _____

Destination: _____

Department: _____

Prison Contact: Scott Murphy, Vanir CM Ext. _____

or Lt. Hill _____

Escort In/Out By: _____ Ext. _____

Vehicle License #: _____

Purpose: _____

Equipment: _____

Parking: _____

Comments: _____

I certify that, as the maker of this document, I will inform the persons appearing above of the necessary rules and regulations, and digest of State laws, and assume responsibility for their conduct.

Submitted By: _____

Reviewed By: _____

Approved By: _____