



November 1, 2022

## **County of San Diego Health and Human Services Public Health Lab Request for Proposal – General Construction and Preconstruction Services**

Lowe Enterprises Real Estate Group (Lowe) has partnered with the County of San Diego under a Disposition and Development Agreement (DDA) for the master planning, design, and construction of the County Operations Center. Lowe seeks to identify qualified General Contractors (GCs) to provide preconstruction services on a design assist role and construct the County HHS Public Health Lab (PHL) at the County of San Diego County Operations Center located at 5560 Overland Avenue, San Diego, CA 92123.

### **1. PROJECT DESCRIPTION**

The project components include the following elements. Collectively, these components are referred to as the County HHS Public Health Lab (PHL). This project will be the next phase of the County Operations Center redevelopment project. All improvements noted herein are fully entitled. The County Operations Center site plan delineating this project is attached.

- I. The preliminary programming of the building is a two-story structure of approx. 52,000 SF of lab and office space. The Facility will include office accommodations for approximately +75 Staff, Conferencing and Meeting Space, Laboratories, Support Spaces for the Lab, and Shipping/Receiving areas.
- II. The Public Health Lab will serve as the approved Centers for Disease Control and Prevention (CDC) Select Agent Laboratory for San Diego and Imperial Counties and as the location of the federal BioWatch program for the detection of bioterrorism agents in the County. In addition, the PHL assists with surveillance and detection of infectious diseases and collaborates with community partners during outbreaks. The new laboratory plans will include service expansion, such as whole genome sequencing, molecular surge, Tuberculosis testing services, and a robust BSL-3 program. This structure will allow the PHL to provide laboratory services region-wide, serve the unique needs of a border region, and serve as a potential partnering hub for the California Department of Public Health, CDC, and nearby jurisdictions.

### **2. PROJECT SCOPE**

Lowe and the selected General Contractor will enter into a Cost-Plus Contract with Guaranteed Maximum Price (Contract) for the following scope of work:

- I. **Preconstruction Services:** General Contractor shall participate on a design-assist role as a member of the pre-construction team comprised of Lowe (Developer), County of San Diego – Department of General Services (Owner), HHS Public Health (end-user), Steinberg Hart (Architect), Research Facilities Design (Lab Consultant), and other consultants of the Architect and Lowe, to further develop the design of the Project and provide estimating and scheduling services. The General Contractor scope of services during pre-construction will include estimating, scheduling, constructability review and value engineering review at each stage of the design process (100% Schematic Design, 50% Design Development, 100% Design Development, 50% Construction Documents, 90% Construction Documents). This effort should include feedback from the General Contractor team and specialty subcontractors.
  
- II. **Construction Services:** The construction phase of the project includes demolition of all onsite work, construction of the new office/laboratory building and construction of all associated sitework. At the conclusion of a successful preconstruction process and based on a mutually agreed construction budget, the General Contractor will be released to proceed with construction through an adjustment to the contract by a subsequent GMP Authorization. General Contractor shall be required to procure all work in accordance with the Contract and Exhibit K of the DDA (Attachment D).

### 3. PROJECT SCHEDULE

Request for Proposals		
I.	RFP issuance	November 1, 2022
II.	Pre-proposal conference call (see info below)	November 8, 2022
III.	RFIs/Questions due	November 15, 2022
IV.	<b>RFP responses due</b>	November 22 – 3:00 PM
V.	Notification for who will be shortlisted	December 2, 2022
VI.	Interviews (3 shortlisted companies)	December 5 – December 12
VII.	Award	First week of January 2022
VIII.	Forecast Start of Construction	September 2023

The pre-proposal conference call on **11/8/22 at 2:00PM PST**. Outlook/Teams meeting invite will be sent to all participants.