Request for Architectural Design Service Proposal

Facility
Grossmont Healthcare District
9001 Wakarusa Street, La Mesa, CA 91942

Facility Overview

The Grossmont Healthcare District is a public agency that supports the health & wellness of East County. They operate a Health & Wellness Library, free wellness programs, and spaces available to support community-based organizations that offer free programming. The Facility is comprised of two building: the Library and the Admin Building. The Library houses a meeting/community room that seats 23, a conference room that seats 8, and two (2) meeting rooms. The Admin Building houses an open communal entry, 89-seat Conference Center Auditorium, , Staff Administrative space and private offices. The client is seeking design services proposals from qualified architectural firms for the design of a renovation and expansion to the Admin Building.

Project Parameters

The primary objective of this project is to offer comprehensive design services aimed at expanding the building's square footage and developing a solution-oriented design to optimize the use of an area featuring a large interior ADA ramp for auditorium accessibility.

Exhibit A – Grossmont Healthcare District Presentation
Exhibit B – Conceptual Project Schedule

Estimated S.F.   +/- 1,500 SF
Existing Building Area: 7,025 SF
Proposed New Building Area: 7,565 SF
Total Interior Renovated Area: 1,418 SF
Renovated Multi-Functional Area 878 SF
Additional Conference Room: 540 SF

Owner overall Budget for Project: $3.22MM

Anticipated Schedule: Design Start January 2025

Project Parameters

Grossmont Healthcare District's award of contract(s), if any, will be based on an interview process of the prospective Architects, recent and relevant examples of the architect's work, the architect's design approach and commitment on the specific project, in addition to best value.

A job walk has been scheduled for **Friday, November 1, 2024, at 9:00 AM.** This job walk will take place at 9001 Wakarusa Street, La Mesa, CA 91942. Representatives of Grossmont Healthcare District and the Barrie Company Project Management Team will be present to discuss the project

and answer questions Firms have regarding this Project.

RFP Timeline	Date
RFP Issued	10/28/24
Job Walk	11/6/24
Questions from Architectural Firms	11/8/24
Responses to Questions	11/14/24
Proposal Due	11/22/24
Interviews of Potential Architectural Firms	11/25-12/3/24
Notification of Intent to Award	12/20/24

Project Design Service Assumptions:

1. The scope of services for the project includes, but is not limited to, Architectural, Interior Design, Civil, Geotechnical, Landscape, Structural, Mechanical, Plumbing and Electrical Engineering design services.
2. Scope of services to be full service, Schematic through Closeout.
3. Fire Sprinkler and Fire Alarm Engineering design services are assumed to be provided on a design-build basis by Client's General Contractor.
4. The project will be documented and processed for Building Permit in the City of La Mesa.
5. Construction observation site visits will be performed concurrently for all phases per the proposed project schedule.
6. The Architect's design and documents will be based on project specific as-built documents and criteria provided at bid time. Architect to include a separate line item highlighting scanning and CAD recreation costs.
7. Architect to assume work associated with new exterior building expansion; sitework, civil, drainage, utility relocations, etc.
8. The project will be designed to meet the minimum requirements of California Green Building Standards Code (CalGreen). If LEED, or another sustainable project certification is requested for the project, design services to coordinate that effort can be provided as an additional service.
9. The project will be designed to comply with the current California Building Standards Code.
10. The construction of the project will be performed through a **Construction Manager at Risk or Design-Bid-Build project delivery method**.

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