RE: Request for Proposal
Architectural and Engineering Design Services
NuHealth Medical Specialty Center, East Meadow, New York

NuHealth and Frauenshuh HealthCare Real Estate Solutions ("FHC") are committed to a public private partnership to redevelop NuHealth's 53-acre East Meadow campus into the Village of Healthy Living – facilities that will consist of a new free-standing ambulatory surgery center, imaging center, medical offices, simulation center, wellness center and refurbished housing for its medical residents.

A significant part of this plan is the development of a Medical Office Building Project that will house several of these components.

This Request for Proposal is intended to solicit bids for providing Architectural and Engineering Design Services for the design and construction of a Medical Office Building ("MOB') and structured parking garage. Currently, the MOB is anticipated to be three-floors totaling approximately 100,000 gsf. Further detail regarding building size is called-out in the attached Stacking Diagram ("**Exhibit A**")

If your firm would like to be considered in this Request for Proposal ("RFP"), please mail and e-mail your proposal to Justin Dickinson at Frauenshuh HealthCare Real Estate Solutions, 7101 West 78th Street, Suite 100, Minneapolis, MN, 55439, prior to 12:00 pm Central Time, Friday, July 5, 2013. Questions and clarifications regarding this request should be directed to Justin Dickinson at (952) 838-7122.

PROJECT ENTITIES

Nassau Health Care Corporation, also known as the NuHealth System, is a New York State public benefit corporation created by the New York State Public Authorities Law. NuHealth operates Nassau University Medical Center, a 530-bed tertiary care teaching hospital on its 53-acre East Meadow, New York campus, as well as the A. Holly Patterson Extended Care Facility ("AHP"), a 589-bed skilled nursing facility, in Uniondale, New York. Additionally, NHCC co-operates various Community Health Practices in partnership with Long Island FQHC, Inc., a non-profit, consumer-driven organization created to help address the health needs of the region's most vulnerable populations. NHCC is affiliated with the North Shore-Long Island Jewish Health System and the Health Sciences Center of the State University of New York at Stony Brook and maintains a strong commitment to the education of healthcare providers.

Frauenshuh HealthCare Real Estate Solutions ("FHC") is a national real estate development firm that specializes in working with Health Systems, like NuHealth, to manage the development of their real estate needs. Frauenshuh will be the owner of MOB

and the parking garage. All construction, architectural and third-party consulting services required to construct the MOB and parking garage will be through help by Frauenshuh ("Owner")

PROJECT SCOPE

Frauenshuh will be developing approximately a 100,000 square foot MOB located on NuHealth's East Meadow campus in East Meadow, NY. The new MOB is planned to be a stand along facility located on the corner of Hempstead Turnpike and Carman Avenue. As noted in Exhibit A, the MOB will be a multi-tenant building, most likely housing an +/-15,000 usf Ambulatory Surgery Center ("ASC") and medical education space.

In junction with the new MOB construction, FHC is responsible for demolishing the existing parking lot (on which the new MOB is proposed) and conducting all Site Improvements necessary to construct the new MOB and adjacent surface parking spaces. At this time it is estimated that150 surface parking spaces will be placed directly adjacent the new MOB.

Given the current parking shortage (and additional future demand from the MOB and other campus buildings), FHC will be developing a +/-700 space parking garage (in location noted within **"Exhibit B"**, Conceptual Site Plan). Given the predominant location, on Carman Avenue, of the proposed parking garage, it will be important that the design and construction team provide appropriate aesthetic appeal on the façade of the Garage.

Design and construction of the MOB and associated site improvements and garage must fit within NuHealth's Master Plan and provide an affordable and marketable lease rate structure. NuHealth's Master Plan Objectives are outlined in the **"Exhibit C"** – Village of Healthy Living. The project design shall maintain commitment to the design principles of the existing buildings on campus and capitalize on the visibility of the property from Hempstead Turnpike and Carman Avenue.

Frauenshuh wishes to engage an Architectural/Engineering firm to provide a full-service design and engineering solution for the MOB, Site Improvement and Garage scope. As it relates to the MOB and Site Improvement scope, FHC has created an Outline Design Narrative specific to this project **"Exhibit D"**. This document is extremely important, as it will be the basis for all pre-development design, leasing, underwriting and AHJ conversations. The selected A/E firm will be charged with developing a design which is consistent with this narrative, and the Project Management/Construction Management firm, will be charged with developing the estimate(s). ***Additionally, as the project***

moves forward, FHC will continue to reference this document – expecting that all team members have familiarized themselves with detail and included all detail in design/construction estimates (unless explicitly directed otherwise) .

CONSTRUCTION COST CONTROL

Frauenshuh is selecting a development team for the Project. Each member of the team will have a responsibility to provide professional, cost effective services that provide value for the Project. Frauenshuh will manage the development process; the Architect and the Project Management/Construction Management ("PM/CM") firm will provide those services necessary to design and construct the Project in an efficient and cost effective manner.

Frauenshuh and NuHealth are currently in the process of selecting a PM/CM firm to manage the construction of the MOB, site work and garage. There will be one A/E firm and one PM/CM firm selected to perform all the work associated with this RFP.

PROJECT SCHEDULE

It is anticipated that the Project design will begin in July, 2013 and the building will be ready for occupancy by spring of 2015. The following schedule information should be used as a reference for key Project milestones. Please review this information and comment on the ability of your team to deliver documents on this schedule.

RFP Due Date (noon Central Time)	July 5th, 2013
Shortlist Interviews	July 8 - 12, 2013
A/E Selection	July 15, 2013
Commence Programming & Schematic Design:	July, 2013
Finalize Schematic Design and Schematic Pricing	September, 2013
Complete Core/Shell Design Development:	December, 2013
Complete Core/Shell Construction Documents:	February, 2014
Commence Construction of Building and Site Improvements:	March, 2014
Occupancy of the MOB:	Spring, 2015

PROJECT STRUCTURING

Proposers should create a baseline estimate by assuming the MOB, site improvements and parking garage will be delivered and managed in the following manner: Architect shall provided complete services necessary to prepare Schematic Design documents, Design Development documents, Construction Documents, and Construction Administration for all architectural, structural, mechanical, electrical, fire protection, landscape and civil work for the MOB and Parking Garage.

In addition to the baseline estimate, Frauenshuh asks that all proposers provide alternate pricing for the MOB, site improvement and the parking garage that reflects the scenario described in ***Design Alternative I***.

> ***Design Alternative I***
> Alternative I provides for a Mechanical and Electrical Design/Build process. Under this Alternative the Architect shall provide the same services as described within the baseline estimate, with the exception of mechanical, plumbing, and electrical services - which shall be provided on a design/build basis. With this arrangement, a Mechanical and Electrical Contractor will be pre-selected and added to the Project Team in the Schematic Design/Design Development phase of the Project. The Architect shall be responsible for coordinating work efforts and all documents with the Mechanical and Electrical Contractors.

SCOPE OF SERVICES

SCHEMATIC / DESIGN DEVELOPMENT SERVICES (PROJECT DUE DILIGENCE)

The Architect and Engineers will provide design services to prepare core and shell Schematic Design and Design Development documents for all architectural, interior design, structural, landscape, civil, electrical, mechanical, and fire protection work, including the following:

1) Organize, and distribute in a timely manner, work including project-related research, conferences, correspondence, presentations, meeting minutes and progress reports (for all phases of design).

2) Based upon the program provided, development of detailed architectural design, focusing on building size, appearance and form, as well as coordination with the engineering systems and owner-supplied equipment through sketches, two-dimensional drawings of plans, elevations, sections, certain critical construction details and perspective drawings.

3) The Architect will provide the Owner with alternatives in terms of design, materials and systems as well as value engineering suggestions necessary to

achieve the budget and make major material selections.

4) The Architect will be responsible for acquiring preliminary approval from all governing authorities for code requirements.

5) The Architect shall lead Frauenshuh and the project team through the city/county/state/utility planning and approval process as required, and develop a list of all applicable city/county/state/utility fees, impact fees, etc.

6) The Architect shall confirm all utilities required for the project are available to the building and can meet capacity required, size the utilities as required for the project, and coordinate with the utility providers to obtain utility service.

7) The Architect shall work with the Geotechnical Engineer (contracted via Frauenshuh) to determine the best design solution for the structural design of the project.

8) Frauenshuh will, concurrent with or shortly following the issuance of this RFP, solicit PM/CMs to provide pre-construction services through the various design stages of the project. The Architect, PM/CM, and other sub-consultants are expected to participate at the conclusion of each design stage in a comprehensive design review and pricing meeting to discuss alternative materials, methods and value engineering to maintain a budget that meets the parameters of the pro-forma for the project. Distribution of the design stage documents prior to the meeting to allow time for review/study of the documents by the team is expected. Meeting minutes shall be issued by the architect for these meetings.

9) It is anticipated that conceptual, preliminary, and/or some other level of site plan approval will be required by authorities having jurisdiction. The architect shall accelerate completion of the civil/site plans as required so as to not hinder progression of the development process.

10) Colored building renderings and site plan of the project, for use in marketing materials. A sample of the type and quality of the rendering is attached "**EXHIBIT E**".

11) Schematic Design Stage documents shall include dimensioned architectural base sheets with final structural grids, shear wall locations, double line floor plans with door locations/swing/sizes, elevations for all sides of the building, roof plan, generic finish schedule, furniture layout, and outline specifications for

major systems such as structure, roof, walls, mechanical, plumbing, electrical, IT/security, fire protection, etc.

12) Preparation of a Design Development package sufficient to issue to the General PM/CM with sufficient detail to establish a Guaranteed Maximum Price. Design Development Stage documents shall include building sections, complete site and grading plans and specifications, landscape/irrigation plan, complete building exterior components, elevator detail, casework/millwork locations, complete utility design, complete site lighting, complete foundation plan, primary structural design, major mechanical and electrical equipment and component design and equipment schedules, ceiling plans, color schedules, furniture layouts, IT layouts, presentation and approval of interior design/furniture components, and door/hardware schedule.

13) In order to accelerate the commencement of construction, Frauenshuh will likely desire to issue an Early Release Package at completion of the Design Development Stage documents. This package will likely include the final sitework/grading plan, final foundation plan, final under-slab and on site utility layout, and all applicable specifications required to commence early construction prior to completion of the Construction Document Stage documents. The Architect shall work with authorities having jurisdiction in order to obtain all necessary permits and approvals to start early construction.

14) Gross, rentable and useable square footages are to be provided by the architect at the conclusion of each design stage, utilizing BOMA 1996 & BOMA 2010 standards.

CONSTRUCTION DOCUMENTATION SERVICES

In the Construction Documentation phase, the Architect will provide services necessary to prepare drawings and specifications for construction based upon owner-approved Design Development documents. These services include, but are not limited to:

1) Coordination of all architectural, civil, interior, landscape design, structural, IT/security, mechanical and electrical engineering work including the incorporation of all Owner-supplied equipment to complete the project site, core, and shell. All items and components shall be graphically represented in enough detail to allow the PM/CM to complete the project.

2) Preparation of Architectural construction documents from the approved Design Development drawings with plans, elevations, sections, site work, interior and

exterior building/site signage, and details, plus notes and schedules illustrating the design, location, size and dimensions of each Project component and the parts thereof, for the purpose of construction. All drawings need to be referenced and coordinated amongst the design team members.

3) Preparation of Civil and Landscape construction documents to graphically represent features dealing with on-site improvements of utilities, roadways, drainage, grading, excavation, compaction, shoring, underpinning, retaining walls, parking lots, and fire protection systems.

   These services include, but are not limited to, the engineering calculations which establish the size, shape, dimension and capacity of the work involved.

4) Preparation of Structural construction documents, which shall occur in concert with the architectural working drawings, will graphically portray the complete structural concept of the Project and include details, schedules, notes and information necessary to facilitate construction.

   These services include, but are not limited to, the preparation of the engineering calculations which establish the size, dimension and capacity of foundations, structural reinforcing walls, columns, beams, floors and roof structures.

5) Preparation of detailed engineering calculations and construction documents for the Heating, Ventilating, Air Conditioning, and Plumbing Systems, as they relate to the approved architectural design and engineering analysis. These drawings will establish the size, shape, dimensions and capacity of the various HVAC elements involved.

   Mechanical working drawing services shall include all plans, sections, details, schedules, diagrams and notes necessary to construct the mechanical work. Incorporate an automated Building Management System to monitor and control HVAC systems in the building.

6) Preparation of the detailed engineering calculations and construction documents for Electrical work, as defined by the approved Design Development architectural design and engineering analysis shall be provided to the design team. Size, location and capacity of the various elements involved shall be derived from the aforementioned approved DD documents. Electrical systems include power acquisition, power distribution, interior and exterior lighting, telephone and other communication systems (including data), low voltage system, card access,

security/CCTV system, fire alarm system, direct current applications and emergency and special effects lighting. Electrical working drawing services include plans, sections, details, schedules, diagrams and notes necessary to construct the electrical work.

7) Preparation and coordination of Interior construction documents, finish schedules, and material selection boards to represent graphically with plans, sections, details, schedules and notes all information necessary to provide finish materials and color selections.

8) Provide assistance in review and modifying of general conditions and supplementary conditions of the contract for construction, which are normally standardized provisions of the construction contract.

9) Provide specifications which compliment the working drawings, to amplify and further describe materials, systems, methods of construction, performance and quality requirements, as well as tests to verify performance of all the components of the Project.

10) Specify UBC Special Inspections and Testing requirements.

11) Architect will be responsible for a quality assurance check and overall coordination of all architectural/engineering disciplines and consultants, and to check all documents for zoning and code compliance.

BIDDING SERVICE

Following the Owner's approval of the construction documents, the Architect will provide services necessary to assist the Owner and/or General PM/CM in obtaining bids or negotiated proposals and in awarding and preparing construction contracts. Other services include responding to questions from bidders, participation in bidders' conferences, attending bid openings, and preparation and distribution of addenda documents.

CONSTRUCTION ADMINISTRATION SERVICE

In the construction administration phase, the Architect will provide the following services which include, but are not limited to:

1) Construction observation services, including bi-weekly visits to the site to generally monitor the progress and quality of the work and to determine, in

general, if the work is in conformance with the contract documents. Architect will be responsible for issuing site meeting notes within 24 hours of site meetings.

2) Review and approval of all draw requests.

3) Receive, promptly review, and approve all shop drawings, samples, materials submittals and other submittals required by the contract documents.

4) Change order services including preparation and issuance of necessary drawings and specification to describe work to be added, deleted, or modified. All changes must be approved by Frauenshuh prior to proceeding with the work, unless the change involves a potentially dangerous situation.

5) Evaluate the scope and price of change orders and PM/CM application for payment.

6) Review reports generated by testing agencies for compliance with the requirements of the contract documents for materials or procedures.

7). Architect will develop a comprehensive punch list of items to be completed or corrected and will assist Owner's Representative in determining partial contract sum to be retained until final completion. Services include detailed follow-up, inspection and comparison of the work with the original punch list. Architect shall provide "Record Drawing" plans, incorporating all architectural and engineering changes throughout the Project. Record Drawing plans to be delivered to the Owner in the form of: a) blue-line drawings (5 sets); PDF (3 disks), and c) CAD (3 disks).

ADDITIONAL SERVICES
Design of Tenant Improvements

At Frauenshuh's (Owner) or the Health System's (Tenant) option, the Architect may be asked to provide design services for the buildings Tenant Improvements. Please provide a separate fee for full architectural, structural, mechanical and electrical design of these improvements. The fee proposal should take into consideration the various types of tenant spaces that could be included in the building (exam space, surgery center, classroom space, etc…). A sample fee summary is attached as **"Exhibit F"**.

In addition to providing design services for the Health System, the Architect may also be asked to provide services to individual physician tenants for spaces ranging from between 2,000 sf and 6,000 sf. A fee should also be provided for these services.

Furniture Layout and Selection

Please state a separate fee to provide full furniture design services. This fee shall include but is not limited to layouts, material selection, and biddable specifications and documents. The scope of this work does not include any medical equipment, only items needed for the building core and shell.

Signage & Way Finding

Please state a separate fee to provide design and coordination of non-code related interior building signs and way finding systems.

LEED Certification

The Developer is considering obtaining a "to be determined level" of USGBC LEED Certification for this project. LEED for Core & Shell Development will be the certification model used on this project. Frauenshuh would like the Architect to prepare a cost estimate (see Table 1.1 below) for services that cover all LEED Administrative Services. For purposes of this project, LEED Administration Services shall include, but are not limited to, the key scope items outlined below:

1. LEED Charrette
2. Project LEED Registration
3. LEED Credit Research
4. Define Goals and Objectives for all Project Team Members and Maintain Accountability for Every Task
5. LEED Design Review
6. LEED Specification Review
7. Bidding Period LEED Services
8. Construction Period LEED services
9. Project LEED Certification Documentation and Submittal Services

Given the scope of the project, as defined within this RFP and applicable LEED Certification Model, the FHC would like the Architect to include a proposal to complete the required Energy Modeling and optional Measurement & Verification services for the project to obtain LEED Certification. (See table 1.1 below)

Please respond to the following related questions:

1. Provide a list of all LEED Core & Shell Development projects that your firm has completed within the last three (3) years.

2. Please provide as breakdown of all the LEED projects your firm has completed and their associated certification level(s) awarded by the USGBC.

3. Provide estimate the cost of your services to achieve the various LEED certification outlined in table 1.1 below.

Table 1.1

Certification Level	**Basic LEED Admin Services**	**Energy Modeling Services (as applicable)**	**Measurement & Verification Services (as applicable)**
Certified	$	$	$
Silver	$	$	$
Gold	$	$	$
Platinum	$	$	$

4. Please list any Third-Party Consultants you may be utilizing to complete LEED Administrative, Energy Modeling, M&V or any other required LEED service that may not be mentioned above.

PROPOSAL FORMAT

1. EXPERIENCE

Please list at least three similar medical office buildings occupied by hospital-based and/or independent physician-based clinical program(s).

- For each project include the date of completion, a brief description of the project, total square footage, the project designer/ planner and project manager.
- For each project list references and contact information.
- Was the project on time and within budget?

2. TEAM

Please submit resumes and references of your proposed Project Team. Include relevant project experience, contact names, telephone numbers, and anticipated level of involvement for each of the proposed Project Team members.

At a minimum, please include the following individuals:

- Principal in Charge
- Project Manager
- Project Architect
- Contract Administration Architect
- Lead Interior Designer
- Proposed consultants/engineering firms

3. APPROACH

Please describe how your team will approach the design relative to:

- Patient Experience and Satisfaction
- Adaptability for the Future
- Collaborative Care

Please describe how your firm uses Lean methodologies to ensure an efficient process with less waste in the new design.

4. FEES

Proposers should create a baseline estimate by assuming the MOB will be delivered and managed as described in the Scope of Services section of this RFP.

At the conclusion of the first two design stages (Schematic Design, Design Development), the project will be assessed to determine its financial viability and a decision will be made to move forward to the subsequent design stage or not. Frauenshuh reserves the right to terminate the project at the conclusion of each design stage. In such instance, the design team will be compensated for their work on the applicable completed design stages per the Exhibit C breakdown. The Architect is not to proceed with the next stage of design until written approval from Frauenshuh authorizing commencement is received.

In addition to the baseline estimate, Frauenshuh asks that all proposers provide alternate pricing that reflects the scenario described in ***Design Alternative I*** as described in the Design Responsibilities section of this RFP

Using the attached worksheets "**Exhibit G**", and information below, please outline your fees.

Schematic and Design Development Services (Project Due Diligence):

As a part of the fee, please provide a lump sum amount for these services and assign an appropriate cap amount for reimbursable expenses. Identify the amount of financial risk the design team is willing to accept should, in the unlikely event, the project be terminated after these milestone dates.

Construction Documents and Construction Administration

As a part of the fee, please provide a lump sum amount for these services and assign an

appropriate cap amount for reimbursable expenses.

Additional Services: Provide fees for the Additional Services outlined above in this RFP.

CONTRACT FORM

Based upon final Design Team selection, Frauenshuh intends to enter into the following Design Contract. Should your firm wish to be considered for final selection, please provide any required modifications to the contracts you may have

> Frauenshuh Modified AIA Document B103 – 2007, Standard Form of Agreement, Between Owner and Architect for a Large or Complex Project. "**Exhibit G**"

TEAM AND REFERENCES

Please submit resumes and references of your proposed Project Team. Include relevant project experience, contact names, telephone numbers, and anticipated level of involvement for each of the proposed Project Team members.

You are welcome to provide me with any additional information that you feel is relevant to this Project.

I look forward to receiving your proposal. Should you have any questions regarding the above information, please feel free to contact me.

Sincerely,

Justin Dickinson
Director, Construction and Development