

REQUEST FOR PROPOSALS FOR CONTROLLED AND SPECIAL INSPECTION ENGINEERING SERVICES

February 14, 2025

Master Campus Plan

Cooper University Health Care – Camden, New Jersey

Your firm is hereby given notice of an opportunity to submit a response to a Request for Proposal for Controlled and Special Inspection Engineering Services for the Master Campus Plan (“Project”) for Cooper University Health Care (“Cooper”). This request for proposals is a competitive selection process to engage a firm to provide planning, procurement, logistics, and implementation services for this project. The specific requirements for this Request for Proposal are set forth below.

A. PROJECT DESCRIPTION

1. Brief Overview

Pure Project Management has been engaged by Cooper as program manager for the Master Campus Plan (“Project”). The Project is planned for a multi-year, multi-phased program on the site of the existing academic medical center campus located in Camden, New Jersey.

Cooper is the leading academic health system in South Jersey. Cooper operates a 663-bed tertiary care hospital, South Jersey’s only Level I trauma center, MD Anderson at Cooper, Children’s Regional Hospital at Cooper, and the only Level II pediatric trauma center in the Delaware Valley (hereafter “Cooper University Hospital”). In addition to Cooper University Hospital, Cooper includes one of the largest physician groups in the region, three urgent care centers, and more than 100 outpatient offices in South Jersey and Pennsylvania. Cooper’s large multispecialty centers located in Camden, Cherry Hill, Voorhees, Willingboro and Moorestown make it easy to schedule appointments for multiple services in a convenient location.

Cooper University Hospital is an academic, tertiary care medical center affiliated with Cooper Medical School at Rowan University and is located on the Health Sciences Campus in Camden. Cooper has a long history in the city of Camden and is playing a prominent role in its revitalization. Cooper Medical School at Rowan University has approximately 430 students, 1,800 faculty members, and, since its inception in 2012, graduated over 350 new physicians.

Annually, Cooper has approximately 30,000 hospital admissions, more than 1.7 million patient visits, and 400,000 outpatient hospital encounters. Cooper's primary service area is in Camden, Burlington, and Gloucester Counties and secondary service area is in Atlantic, Cape May, Cumberland, and Salem Counties.

Cooper University Health Care's mission is **To Serve. To Heal. To Educate.**

Our Team Approach: Talented, diverse professionals are central to accomplishing project goals. Their ability to collaborate at a high level will be key to any project's success. It is Cooper's intent to build a culture of trust among the team by framing constructive attitudes and requiring leadership finesse by all parties. All principal team members will be expected to maintain a balanced focus on forward progress and value creation for the Project, while maintaining accountability for every team member to control cost, quality, and schedule.

Cooper and Program Manager will have overall responsibility for directing the design and construction efforts, coordinating all team members so they will provide their necessary services in a complete and timely manner. They will drive the rapid and dependable internal decision-making and bi-directional reporting between the design and construction teams and Cooper leadership. They will also ensure that sufficient funds are available to complete the Project within the current budget estimates. Pure Project Management will assist Cooper's Planning, Design, Construction group in this role. Geotechnical and Site / Civil Engineers will be contracted directly with Cooper. This contract was awarded to Langan Engineering.

The **Architect / Engineer of Record** ("AE") will contract directly with Cooper and is responsible 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's goals and objectives, regulatory guidelines, and the scope approved by Cooper. HKS & Array Architects have been selected to work together along with their consulting engineers for MEP/FP, BR+A and Highland Associates, and the structural engineers, O'Donnell & Naccarato. There are also subconsultants for other elements of the Project such as vertical transportation, vibration, materials management, etc. "Architect" shall mean the entire Design Team under the Architect's Agreement as noted. Medical Equipment Planning and Procurement is provided by Best Healthcare Planning and is contracted directly with Cooper with coordination responsibilities to the entire Design Team.

The **Construction Manager** ("CM") will contract directly with Cooper during the design phase, will be an advisor on construction methods and costs, through continuous cost modeling. Torcon and P. Agnes have been selected as the CM will lead construction planning, procurement of labor and materials, installation, and coordinate controlled/special inspections and commissioning.

The **Controlled and Special Inspection Engineer and Consultant** (“Controlled Inspection Engineer”) will contract directly with Cooper and, during the construction phase, will be an advisor on Controlled Inspection Engineer’s documentation, communication, and filing with Owner and Authorities Having Jurisdiction (“AHJ”). During construction, the Controlled Inspection Engineer will work with Cooper and proposed key individuals, professional staff, certified New Jersey State Engineers, and others designated for the project will be required to remain on the project as appropriate through certificate of occupancy and close-out. The Controlled Inspection Engineer shall not substitute these persons except with the written consent of the Owner.

2. Scope of the Project

To further its mission, Cooper has begun a significant, multi-year, multi-phased project on the site of the existing academic medical campus located in Camden, New Jersey. The Project is summarized per the below bullets and Exhibit A. Controlled Inspection Engineer to support all project elements.

- Tower A (335,000 SF) horizontal expansion (basement plus 10 floors and mechanical penthouse) to existing hospital at the corner of MLK Boulevard and Haddon Avenue.
- Central Utility Plant (7,810 SF) vertical expansion to support campus infrastructure improvements.
- Tower A Bridge Connector spanning over Haddon Avenue to existing MD Anderson Cancer Center.

B. PROJECT SCHEDULE

A construction schedule has been included as Exhibit C to describe Project construction activities planned. The selected Controlled Inspection Engineer will be required to provide the resources and staffing to support the Project described through its completion. Current key project milestones are described below. The Controlled Inspection Engineer shall refer to Exhibit C for additional schedule details to assist in preparing its proposal.

1. Key Project Milestones

March 2025	Demolition Complete
April 2025	Tower A Excavation Start
July 2025	Tower A Foundations Construction Start
September 2026	Tower A & Bridge Foundations Construction Complete
June 2026	Tower A Steel Erection Construction Start

June 2026	Tower A Central Utility Plant (CUP) Construction Start
October 2026	Bridge Steel Erection Construction Start
January 2027	Tower A Steel Erection Construction Complete
April 2027	Bridge Enclosure Complete
December 2027	Tower A Enclosure Completed
April 2028	Tower A TCO

2. Controlled & Special Inspection Engineering Services RFP Timeline

2/24/2025	Issue request for proposals
2/26/2025	Deadline for RFP acknowledgement of receipt and intent to respond
2/26/2025	Deadline for RFP clarification/questions (12:00 Noon EST)
2/28/2025	Responses to questions received (shared with all)
3/7/2025	Deadline for receipt of proposals (3:00 PM EST)
3/28/2025	Selected firm announcement
3/31/2025	Kick-off meeting for Controlled Inspection Engineers and Meeting with Construction Team

C. SCOPE OF SERVICES

The successful Controlled Inspection Engineer 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. 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.

Summary of Controlled & Special Inspection Engineering Services

Provide New Jersey State Certified Controlled and Special Inspection Engineers (per current Codes and Bulletins) as required for the Project. Preliminary design requirements have been described within the below table. Exhibit B also includes the design requirements documents described within the table.

The Controlled Inspection Engineer will plan, manage, direct and report on required controlled and special inspection activities, using the reporting formats and standardized forms provided by the Controlled Inspection Engineer. The Controlled Inspection Engineer will submit deliverable reports to the AE, CM, PurePM, and Cooper according to support an agreed upon project schedule. Additional controlled and special inspection requirements will be provided as developed by the design team.

Exhibit Grouping	Description
B1	State of New Jersey Inspection Requirements
DCA Bulletin 03-5	Department of Community Affairs Special Inspections
B2	Preliminary Concrete Inspection Requirements
Specification Section 03 3000	Cast-In-Place Concrete
B3	Preliminary Masonry Inspection Requirements
Specification Section 04 2100	Masonry Veneer
Specification Section 04 2200	Concrete Masonry Units
Specification Section 04 4200	Exterior Stone Cladding
B4	Preliminary Metals Inspection Requirements
Drawing Sheet S-004	Special Inspections
Specification Section 05 1200	Structural Steel Framing
Specification Section 05 3100	Steel Decking
B5	Preliminary Thermal & Moisture Protection Inspection Requirements
Specification Section 07 1326	Sheet Waterproofing
Specification Section 07 1413	Hot Fluid-Applied Rubberized Waterproofing
Specification Section 07 4213	Formed Metal Wall Panels
Specification Section 07 4213.24	Aluminum Metal Plate Wall Panels
Specification Section 07 4213.26	Zinc Alloy Metal Plate Wall Panels
Specification Section 07 4243	Composite Metal Panels
Specification Section 07 4263	Insulated-Core Metal Wall Panel
Specification Section 07 5013	Single-Ply Membrane Roofing
Specification Section 07 6200	Sheet Metal Flashing and Trim
Specification Section 07 8116	Sprayed Fire Resistant Materials
Specification Section 07 8123	Intumescent Mastic Fireproofing
Specification Section 07 8413	Penetration Firestopping
Specification Section 07 8446	Fire-Resistant Joint Firestopping
Specification Section 07 9200	Joint Sealant
Specification Section 07 9513	Expansion Control
B6	Preliminary Openings Inspection Requirements
Specification Section 08 1113	Hollow Metal Doors and Frames
Specification Section 08 4213	Aluminum Entrance Doors
Specification Section 08 4400	Glazed Aluminum Framing Systems
Specification Section 08 8000	Glazing
B7	Preliminary Special Construction Inspection Requirements
Specification Section 13 1101	Stormwater Tank Cast-In-Place Concrete
B8	Preliminary Earthwork Special Requirements
Specification Section 31 0000	Earthwork
Specification Section 31 1001	Material Management and Water Disposal
Specification Section 31 6316	Augured Cast-In-Place (ACIP) Piles
B9	Preliminary Exterior Improvements Special Requirements
Specification Section 32 1313	Concrete Sidewalk and Paving

Contract: The form of contract for this agreement will be a modified AIA Document C103-2015, Standard Form of Agreement Between Owner and Consultant (see Exhibit F).

Diversity: Cooper values diversity in its work force, patient population, and with our partner companies. Cooper 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” means a business 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 would include dividing total requirements, when feasible, in smaller tasks or quantities to permit meaningful participation by minority, women, and veteran-owned businesses.

Grant Conformance: The Controlled Inspection Engineer and any subcontractors or vendors that the Controlled Inspection Engineer hires, must undergo a SAMS check and a state debarment check. This is to ensure no companies are engaged that have been excluded from working on federal and state funded projects.

Further, The Uniform Guidance requires an infrastructure for competitive bidding and contractor oversight, including maintaining written standards of conduct and prohibitions on dealing with suspended or debarred parties.

The Controlled Inspection Engineer must comply fully with 2 CFR Part 200 (Uniform Guidance). See: <https://ecfr.federalregister.gov/current/title-2/subtitle-A>.

Additionally, any procurement using SLFRF funds, or payments under procurement contracts using such funds are consistent with the procurement standards set forth in the Uniform Guidance at 2 CFR 200.317 through 2 CFR 200.327, as applicable. The Uniform Guidance establishes in 2 CFR 200.319 that all procurement transactions for property or services must be conducted in a manner providing full and open competition, consistent with standards outlined in 2 CFR 200.320, which allows for non-competitive procurements only in circumstances [2 CFR 200.320(c)(1)-(3)].

D. PROPOSAL REQUIREMENTS

The Proposal for Controlled Inspection planning and consultation services shall provide the information necessary for an evaluation of each firm by Cooper and the Program

Manager. This information coupled with possible interviews will provide the basis for selection.

RFP acknowledgement and intent to respond are to be transmitted via email by date noted to Hanna Gold, PM at Pure Project Management. Questions are to be electronically submitted on the date noted (12:00pm EST) to both Hanna Gold and Gregory Portner.

Proposals shall include all seven [7] sections as described (Proposal Format) of this RFP. Proposals shall not exceed eight (8) pages, excluding fee proposal, similar project profiles, and summary team resumes, and are to be electronically submitted on date noted (3:00 PM EST) to:

- Faith Orsini, VP of Planning, Design & Construction at Cooper University Health Care orsini-faith@cooperhealth.edu
- Robert Stag, Manager Contracting at Cooper University Health Care stag-robert@cooperhealth.edu
- Hanna Gold, Project Manager at PurePM hanna.gold@purepm.com
- Gregory Portner, Project Manager at PurePM gregory.portner@purepm.com

There shall be ***no direct communication*** with Cooper senior management, staff, or Selection Committee members upon receipt of the RFP through the selection announcement of the Controlled Inspection Engineer for this project. Any communication could result in firm disqualification. All questions should be directed to the Program Manager noted above.

Proposal Format for Controlled & Special Inspection Engineering Services

Cover Letter

Table of Contents

Section 1.0 - Executive Summary

Please provide a summary which describes and highlights the experience, qualifications, and particular expertise for this project for the firm(s) being proposed to meet the basic services scope of work. Also, explicitly identify areas of expertise and specific services.

Section 2.0 - Company Information

- 2.1 Discuss the Firm's background, ownership, and proposed contact office.
- 2.2 Indicate if the firm is currently licensed to conduct business in New Jersey.
- 2.3 Discuss the stability of the firm's leadership.
- 2.4 Is the firm proposing to work under any Joint Venture or other partnership agreements? If yes, please provide requested information for each firm and each firm's role in the JV or partnership.
- 2.5 A description of any litigation involving the firm in the last five years.
- 2.6 Has the firm, under its current name or any predecessor names, ever declared bankruptcy?
- 2.7 Has the firm ever been dismissed from work on a project in the last five years? Describe the circumstances.
- 2.8 Describe any fiduciary arrangements with manufacturers, distributors, or affiliations.
- 2.9 Describe work your firm will subcontract (lab services or other specific controlled inspections).
- 2.10 Provide Proof of Insurance.

Section 3.0 – Controlled and Special Engineering Services Approach & Management

Please provide a narrative which describes your approach toward providing Project controlled and special inspections on-site activities and lab evaluation/reporting services to support the Project schedule. The following information shall be provided to highlight the experience and qualifications of each of the key personnel (from each firm) to be assigned to the Project:

- 3.1 Project Team Organization Chart or matrix indicating staff and structure for each phase of the project. Identify the role of each proposed team member, and the amount of time each team member will spend on the project.
- 3.2 How your firm would address turnover of personnel assigned to the Project.
- 3.3 Your knowledge of the Project location and how that experience will bring value to Cooper and this Project.
- 3.4 Describe your inspection approach to perform a complete inspection service during the construction of the project for required specific inspections during the construction process. While Cooper is interested in a comprehensive approach to the Controlled Inspection Engineer, specific areas of expertise will be considered for engineering and identified outsourced laboratory services.
- 3.5 Describe your firm's negotiation approach with vendors regarding terms & conditions, lab services and turnaround time, and storage of samples & tests.
- 3.6 Lessons learned from other similar projects.

Section 4.0 – Standard Form of Agreement

The contract to be executed will be a modified AIA Document C103-2015 (Standard Form of Agreement Between Owner and Consultant), which has been provided as Exhibit F. Provide all itemized and specific comments within this section of your proposal response. If there are no comments, please state such.

Section 5.0 – Fee Proposal (not included in the 15-page limit)

Exhibit D shall be provided populated and included in your proposal. Additional pages can be added to address additional team members and hourly rates. Reimbursables shall be at cost to Cooper.

Section 6.0 – Project Experience (not included in the 15-page limit)

Please provide one-page descriptions and profiles of five (5) projects of similar scope and complexity to the project described earlier in this RFP and which involved your proposed team. Emphasis should be placed on those projects involving the personnel assigned to this project. Each project shall include SF size, construction value, construction substantial completion milestone, project team (Owner, Program Manager, architect, and engineers), budget accuracy/performance, schedule accuracy/performance, and a reference for the project to include name, title, role on the project, and contact information.

Section 7.0 – Team Member Resumes (not included in the 15-page limit)

Summary resumes of each proposed team member (no more than two (2) pages per resume including New Jersey State Certification). Resume shall include two (2) individual references per proposed team member.

E. OWNER'S DISCRETION

Owner, at its discretion, may:

1. Choose not to accept any or all proposals submitted in response to this RFP.
2. Cooper 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 Cooper.
3. Request that a respondent submit an alternate sub-consultant.
4. Retain all documents submitted in response to this proposal; however, it will not make public any confidential information provided such information is clearly identified.
5. Cooper reserves the right to reject any or all proposals. Cooper reserves the right, for any reason, to award to any qualified and responsible consultant deemed to best serve the interests of Cooper.

F. INSURANCE REQUIREMENTS

1. The Controlled Inspection Engineer shall maintain the following insurance until termination of this Agreement. All carriers shall be acceptable to Cooper and maintain and A.M. Best Rating of "A" or better and Controlled Inspection Engineer shall provide Cooper ninety (90) days prior written notice of cancellation/non-renewal, reduction of limits or coverage. All claims-made forms must have at least three (3) year extended reporting provision available regardless of the canceling party, with the exception of the Professional Liability policy which shall have five years of extended reporting/"tail" coverage from the date of agreement termination

1.1 Commercial General Liability with policy limits of not less than One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury and property damage.

1..2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Consultant with policy limits of not less than One Million Dollars (\$1,000,000.00) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

1.3 Commercial umbrella or excess liability with limits of not less than Five Million Dollars (\$5,000,000.00) per occurrence and in the aggregate.

1.4 The Controlled Inspection Engineer may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 1.7.1 and 1.7.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

1.5 Workers' Compensation at statutory limits.

1.6 Employers' Liability with policy limits not less than Five Hundred Thousand Dollars (\$500,000) each accident, Five Hundred Thousand Dollars (\$500,000) each employee, and Five Hundred Thousand Dollars (\$500,000) policy limit.

1.7 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than Five Million Dollars (\$5,000,000) per claim and Five Million Dollars (\$5,000,000) in the aggregate. To the extent the Professional Liability excludes environmental liability claims, a separate pollution liability policy with limits of not less than Five Million Dollars (\$5,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate shall be maintained.

1.7.1 The professional liability policy shall be maintained in full force and effect during the course of the Project and shall be maintained/renewed, so as to provide for the same coverage for a period of ten (10) years after completion of the Project.

1.7.2 In no event, shall the policy deductible, or any self-insured retention, exceed \$50,000.

1.8 Cyber Liability with limits of not less than Three Million Dollars (\$3,000,000) per claim and in the aggregate. Coverage shall as a minimum include insuring agreements for Security and Privacy Liability, Breach Response, Regulatory Proceedings and Cyber Extortion/Ransomware,

1.9 Additional Insured Obligations. To the fullest extent permitted by law, the Controlled Inspection Engineer shall cause the primary and excess or umbrella policies for Commercial General Liability, Automobile Liability and Umbrella Liability to include the Cooper and its subsidiary and affiliated organizations as an additional insured for claims caused in whole or in part by the Controlled Inspection Engineer's negligent acts or omissions. The additional insured coverage

shall be primary and non-contributory to any of Cooper's insurance policies and shall apply to both ongoing and completed operations.

1.10 The Controlled Inspection Engineer shall provide certificates of insurance to Cooper that evidence compliance with the requirements in this Section 2. **Controlled Inspection Engineer shall promptly advise Cooper upon receipt of any notice from any insurance of cancellation or potential cancellation of any of the coverages required by this Section. In the event any consultants hired by the Controlled Inspection Engineer are not covered by Controlled Inspection Engineer's professional liability policy, Controlled Inspection Engineer shall submit for Cooper's prior review and approval evidence concerning the available insurance coverages provided by said Controlled Inspection Engineer.**

1.11 Waiver of Subrogation. Controlled Inspection Engineer shall waive all right of recovery damages against Cooper, its agents, officers, directors, employees, and PurePM to the extent these damages are covered by the Commercial General Liability, Worker's Compensation, Comprehensive Auto Liability, or Umbrella Excess Liability Insurance, as required above.

G. EXHIBITS

- A. Project Overview (4 pages)
- B. Preliminary Project Controlled & Special Inspection Requirements
 - B1, State of New Jersey Inspection Requirements (4 pages)
 - B2, Preliminary Concrete Inspection Requirements (26 pages)
 - B3, Preliminary Masonry Inspection Requirements (50 pages)
 - B4, Preliminary Metals Inspection Requirements (21 pages)
 - B5, Preliminary Thermal & Moisture Protection Inspection Requirements (208 pages)
 - B6, Preliminary Openings Inspection Requirements (64 pages)
 - B7, Preliminary Special Construction Inspection Requirements (18 pages)
 - B8, Preliminary Earthwork Inspection Requirements (48 pages)
 - B9, Preliminary Exterior Improvements Inspection Requirements (6 Pages)
- C. Summary Construction Schedule (3 pages)
- D. Controlled Inspection Engineer Proposal Fees, Reimbursable Expenses & Hourly Rates (1 page)
- E. Cooper Grant Requirements, dated December 18, 2023 (4 pages)
- F. AIA Document C103-2015, Standard Form of Agreement Between Owner and Consultant (11pages)