



REQUEST FOR PROPOSAL
PROFESSIONAL CIVIL ENGINEERING RELATED SERVICES
for the
Patterson Health Care Campus and Ambulance & Administration Center
Conceptual Master Plan

The Del Puerto Health Care District (District) is inviting qualified firms to submit statements of qualifications and proposals to provide Professional Civil Engineering Services for the District's planned Patterson Health Care Campus and Ambulance & Administration Center Conceptual Master Plan, located near 875 E Street, Patterson, CA 95363. Requested services include Civil Engineering Services needed through the pre-planning and due diligence period associated with the preparation of a Master Plan covering approximately 38-acres of land within the City of Patterson.

This Request for Proposal is posted on the District's website at:
<https://www.dphealth.org/conceptual-design-request-for-proposal>

If your firm is interested and qualified per the stated Evaluation Criteria, please submit your proposal in accordance with the RFP submittal requirements.

Proposals must be received no later than 2:00 PM, Friday, February 21, 2025.

Questions regarding the content of this RFP must be made in writing and directed to:

Karin Freese, PhD, Chief Executive Officer, karin.freese@dphealth.org

Questions will be accepted up until 48-hours before the submission deadline. Any substantive responses to questions will be made by addendum and shall become a part of this RFP.

Proposers are responsible for monitoring the District website for addenda and other relevant new information prior to the submission deadline. The District is not responsible for the failure of any prospective proposer to receive such addenda.

Thank you for your interest!



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INTRODUCTION

The Del Puerto Health Care District (District) is a public, tax and fee supported Special District authorized under Sections 32000-32003 of the California Health and Safety Code. The District operates an Advanced Life Support ambulance service (i.e., Patterson District Ambulance), a federally certified Rural Health Clinic (i.e., Del Puerto Health Center at a separate location) and provides community health education. The District's mission is to *provide, promote, and partner in quality health care for all*. Administrative and financial oversight is provided by a locally elected five-member Board of Directors.

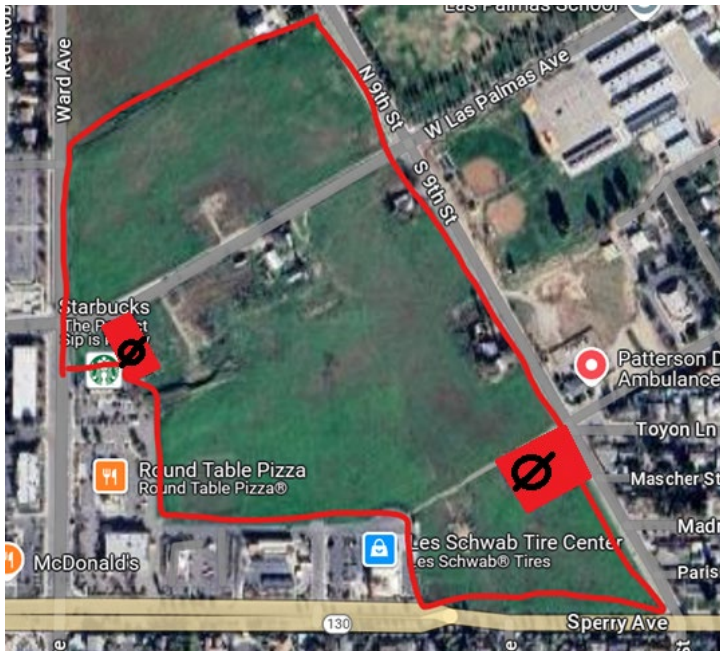
The District includes the cities of Patterson, Westley, Grayson, Vernalis and Crows Landing and outlying agriculture and recreation areas from the San Joaquin River west to the Santa Clara County line and from the northern Stanislaus County border to Crows Landing with a total population of 33,000 full-time residents. The District office and EMS operations are in central Patterson, which lies 22 miles west of the county seat in Modesto. The District is primarily an agriculture, distribution center, and commuter community.

PROJECT BACKGROUND

The District owns and operates existing buildings and grounds located at 821 and 875 E Street, Patterson, CA (APN 131-024-009-000 and 131-024-006-000). This property houses the District's ambulance station and administrative offices located at 875 E Street. These facilities are in desperate need of an upgrade and expansion which is the immediate need for this project.

The District is under contract to purchase several pieces of real property easterly of Ward Ave, North of Sperry Ave, westerly of 9th Street and north and south of Las Palmas Ave. APN's 048-047-007, 008, 012, 018, 027, 028 and 048-048-007. See the site map below:

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Site. The project site is comprised of seven (7) properties of an approximate 38.0-acres in size located north of Sperry Ave., east of Ward Ave., west of 9th Street and north and south of Las Palmas, but excludes three parcels as indicated in the map above.

Proposed Project. The District has retained the services of LDA Partners to develop several concept land plans. The current plan illustrates the following components:

Priority 1 – 15,600 sq. ft., Ambulance and Administration Center.

Priority 2A – 14,000 sq. ft., 1 story Community Mental Health Clinic (attached to Rural Health Clinic).

Priority 2B – Rural Health Clinic 12,000 sq. ft., (1 story).

Priority 3 – Independent Care square footage TBD.

Priority 4 – 80,000 sq. ft., 3 story Medical Offices.

Priority 4A - 47,000 sq. ft., 3 story Memory Care/Assisted Living.

Priority 4B - 28,000 sq. ft., 3-story Skilled Nursing attached to the Memory/Assisted Living.

Priority 5 – 104,625 sq. ft., Acute Care Hospital (25-Bed, 1-2 Story)

Remaining Priority – 2 pads for retail commercial near Las Palmas Ave., 76,224 mixed use development, possible townhouses and additional commercial in a vertical use alignment. (These buildings are yet to be defined as number of potential residential units, number of potential



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bedrooms, and the square footage amount of commercial space.)

INTENT

The primary purpose of the professional services requested in this RFP is to conduct research, due diligence and preliminary civil engineering support to aid the District in determining the feasibility of the proposed Health Care Campus Master Plan.

QUALIFICATIONS

Firms shall meet the following minimum qualifications:

1. Be licensed to practice Civil Engineering and Survey in State of California, and the license active and in good standing
2. Be located within 75-miles of Patterson, CA – preferred but not mandatory
3. Be familiar with all applicable, local, state, and federal codes and regulations
4. Have past project experience with Commercial, Mixed Use and Medical facilities.
5. Provide a quality project team available and capable of competently performing the services requested
6. Understand the District's intent, goals, and objectives
7. Demonstrate success working with clients, consultants, and contractors

SCOPE OF SERVICES

TASK 1: PROJECT RESEARCH AND DUE DILIGENCE, AND CIVIL ENGINEERING SUPPORT

- A. Project Research and Review for Project Narrative and Due Diligence:
1. Review applicable Agency Guidelines, Requirements, Design Standards, Utility Master Plans, Improvement Plans, Final Maps, Record Drawings, Reports, and other supporting documentation. Review record data of existing utilities for water, sewer, and storm drain infrastructure to be utilized or impacted by the project.
 2. Review preliminary project layout provided by the District or developed by the Team.
 3. Review photos of project site and adjacent improvements.
 4. Review and analyze existing infrastructure conditions, location and capacity for sanitary sewer, storm drainage, and water.
 5. Review street frontage improvement requirements, potential conflicts, and/or impacts.
 6. Identify preliminary Civil Engineering related issues, project constraints, and opportunities based on analysis.
 7. Identify known major Civil Engineering infrastructure potentially needed for project. Additional unknown major infrastructure items may arise as the project develops.
- B. Prepare Preliminary Probable Cost Estimate based on Due Diligence Analysis if requested:
1. Perform quantity take-offs based on preliminary layout option and Due Diligence Analysis based on the phasing priorities stated herein.
 2. Prepare a Preliminary Opinion of Probable Cost Engineer's Estimate for Civil Engineering estimated budgeting purposes only. One Engineer's Estimate will be



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provided for the project at this stage based on the phasing priorities stated herein.

- C. Provide Civil Engineering suggestions for potential Civil related value engineering revisions.
- D. Assist the Team in preparing a project schedule to successfully meet project milestones.
- E. Provide Civil Engineering Support, as requested.
- F. Prepare miscellaneous exhibits as requested by the District.
- G. Provide general planning and entitlement assistance as requested.
- H. Meetings, Project Coordination, and Planning Assistance:
 - 1. Attend one project kick-off meeting with the Team to discuss proposed improvements and existing site conditions.
 - 2. Attend one site visit in the site to verify existing site conditions.
 - 3. Attend virtual team coordination meetings, as needed. Coordinate with Consultants and District.
 - 4. Attend meetings for coordination during the due diligence process, as necessary.
 - 5. Coordinate with Agency Staff to obtain data related to research, review, planning, and development of the site.
 - 6. Provide coordination assistance and coordinate with the Team, Agencies, Consultants, and District.
 - 7. Prepare for and attend coordination meetings with the District to review the Due Diligence and project findings.

TASK 2: BOUNDARY SURVEY

- A. Perform the necessary research and obtain public records including existing Subdivision Maps, Parcel Maps, and Record of Survey Maps. Review the Preliminary Title Report and supporting documents including Vesting Deeds, Adjoiner Deeds, and Title Report Exception Documents. The Preliminary Title Report and supporting documents are to be provided by the District's Title Company.
- B. Perform a Field Survey to search for and locate existing survey monuments of record. Perform analysis of record and field boundary data and calculate final boundary lines. The Boundary Survey will be performed for exterior boundary lines and will not include interior boundary lines.

TASK 3: TOPOGRAPHIC SURVEY

- A. Set horizontal and vertical control in the vicinity of the area of the Topographic Survey. Horizontal control will be based on boundary control and vertical control will be established on the previously held City Benchmark.
- B. Perform a Topographic Field Survey to locate the existing visible site improvements, street improvements, and visible utilities located within the project limits. The Topographic Field Survey will locate existing features such as Las Palmas Avenue, 9th Street, and Ward Avenue fronting the project, driveways, access roads, existing ground elevations, adjacent ground elevations, fences, overhead utility poles, occupation lines, streetlights, joint utility structures, water, sewer, and storm drain facilities, and other visible improvements. Fronting streets will be cross-sectioned on 50-foot intervals.
- C. Prepare a Topographic Survey Map depicting existing visible improvements and utilities within the project limits and adjacent roads. The Topographic Survey Map will be utilized for ALTA Survey and will be included in the future Final Map and Civil Design Drawings.



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TASK 4: ALTA SURVEY (TASKS 2 AND 3 ABOVE ARE ASSUMED TO BE PERFORMED PRIOR TO PERFORMING THE ALTA SURVEY)

- A. Perform additional research based on the Title Report supplemental documents and Table "A" included in this ALTA Survey. (The District's Title Company is to provide copies of all supplemental documents and copies of adjoiner deeds.)
- B. Perform Surveying Services including the field and office surveying necessary to prepare an ALTA/NSPS Survey in compliance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" as adopted by American Land Title Association and National Society of Professional Surveyors and including Items 2, 4, 8, 10, 14, 15, and 16 of Table "A" thereof.
- C. The ALTA shall contain the following required short form certification:
 To (name of insured, if known), (name of Lender, if known), (name of insurer, if known), (name of others as negotiated with the District):
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 8, and 11(a) of Table "A" thereof. The field work was completed on _____.

Date of Plat or Map: (signed) (seal)

TIMELINE OF EVENTS

Request for Proposal – Issue.....	Tuesday, February 7, 2025
Last day to ask RFP Questions	Monday, February 17, 2025
Proposal Due – Submission Deadline.....	2:00 PM, Thursday, February 20, 2025
Selection	Friday, February 21, 2025
Negotiations with Selected Firm	Friday, February 21, 2025
Recommendation to Board & Award of Services Contract	Monday, February 24, 2025
<i>END OF TIMELINE</i>	

SUBMITTAL REQUIREMENTS

1. **General Guidelines.** The proposal must be concise, well organized, and demonstrate the Firm's qualifications. The format and finish are as follows:
 - 1.1 Include the RFP Title: "Patterson Health Care Campus Master Plan" on each page in header or footer.
 - 1.2 Include name of Firm on page in header or footer.
 - 1.3 Consecutively number each page.
 - 1.4 Format print and electronic files for portrait orientation, 8 ½" x 11" paper.
 - 1.5 Single or double-sided printing.
 - 1.6 Comb, spiral, or wire-o edge bind.
 - 1.7 Clearly label and tab (tabs optional) section headings 3 – 9, below.



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2. **Letter of Interest.** Include a dated Letter of Interest indicating the legal name of the Firm(s), address, telephone, emails, and the name, title, and signature of the person(s) authorized to submit the Proposal on behalf of the Firm. The Letter of Interest should provide a brief statement of the Firm's experience and unique background and qualities, its personnel, its subconsultants, and why the Firm will be a good fit for the District and the requested services.
3. **Table of Contents.** Following the Letter of Interest, a table of contents of the material contained in the Proposal.
4. **Firm Information.** Provide a comprehensive description of the services offered by the Firm, which should include the following information:
 - 4.1 Brief history of the Firm, and if a joint venture, of each participating Firm. Identify legal form, ownership, and senior officials of Firm(s). Describe number of years in business and types of business conducted.
 - 4.2 Describe the Firm's philosophy, approach and how Firm intends to work with the District to perform the Services and respond to unique challenges of the District.
 - 4.3 Indicate any other information that may assist in understanding the Firm's qualifications and expertise.
5. **Project Team.** Include resumes of key project team personnel that will be performing the Services. Define the role and responsibilities of each person and outline their individual experience. Indicate personnel who will serve as primary contact(s). Indicate Firm's and personnel's availability and commitment to provide the Services.
6. **Similar Projects.** Identify all similar projects performed in the past five (5) years by Firm.
7. **Financial.** Provide a statement of Firm's financial resources. Include a certification of correctness or other documentation demonstrating the Firm's financial resources and stability.
8. **Claims.** Provide a statement of ALL claims filed against Firm in the past five (5) years. Briefly indicates the nature of the claim(s) and the resolution, if any.
9. **Fees and Compensation**
 - 9.1 List estimated number of hours to perform Tasks 1, 2, 3 and 4.
 - 9.2 Provide the current Schedule of Fees for Tasks 1, 2, 3 and 4 and the hourly billing rates by position.
 - 9.3 Identify reimbursable cost categories and estimated allowance for reimbursable expenses.
 - 9.4 Identify any other fees, costs, or expenses not included above that Firm would be seeking compensation.
 - 9.5 Fees and Compensation shall be submitted in a separate sealed envelope.
10. **Submission**
 - 10.1 Submit the Proposal (headings 3 – 9, above) in a sealed envelope clearly labeled as follows:

PROPOSAL
DPHCD Patterson Health Care Campus Master Plan
(Firm name)

- 10.2 Submit four (4) hard copies of the Proposal and an electronic PDF version. Hard copy submissions may be by mail, recognized carrier, or hand delivered but must be received no later than 2:00 PM, Friday, February 21, 2025. Late Proposals will not be



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considered and will be returned, unopened. Submit to:

Del Puerto Health Care District
Attn: Karin Freese, CEO
875 E Street
Patterson, CA 95363

EVALUATION AND SELECTION PROCESS

1. Selection will be based on the demonstrated competence and professional qualifications the District believes are necessary for the satisfactory performance of the services requested and at a fair and reasonable price.
2. The District reserves the right to accept or reject all or part of a proposal. Illegible proposals or writing shall be deemed non-responsive and will not be evaluated. A proposal with missing or inconsistent information may be considered non-responsive and may not be evaluated. The District shall be the sole judge in determining the acceptability of the proposal. The District also reserves the right to reject any or all proposals in part or whole and to waive technicalities. Any decision shall be considered final.
3. Submission of a proposal does not guarantee a subsequent selection will occur, or that any contract will be awarded.
4. Proposals will be evaluated and scored by the District’s Selection Committee based on the following evaluation criteria:

Evaluation Criteria:	Weight
Project team members’ quality, experience, technical capabilities, communication	25%
Firm and project team members’ experience with similar projects	20%
Understanding of requested services - Scope of Work	25%
Understanding of the District’s intent, goals, objectives	10%
Firm and project team members’ philosophy, approach, plan and schedule for delivering requested services	10%
Firm and project team members’ commitment and availability	10%
TOTAL	100%

5. **Selection.** All submitters will be ranked per the Evaluation Criteria. The Selection Committee may adjust their scoring and finalize rankings to determine in their opinion the most qualified Firm. The Selection Committee will unseal the most qualified Firm’s FEES envelope.
6. **Negotiations.** District will negotiate with the most qualified Firm on compensation the District believes to be fair and reasonable. The District will notify the successful Firm of its selection and provide written instructions for the fee negotiation to proceed in an orderly fashion. If the District is unable to negotiate a satisfactory contract with the Firm considered to be most qualified, negotiations with that Firm will be terminated and fee negotiations undertaken with the second most qualified Firm (and then third most qualified Firm, if necessary).
7. **Final Determination and Award**



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- 7.1 District staff will share the scoring results with the Board and recommend the most qualified Firm be awarded the contract.
- 7.2 The information presented in a Proposal will be considered binding upon selection of the successful Firm unless otherwise modified and mutually agreed to by the successful Firm and District.
- 7.3 The successful Firm is expected to execute a contract similar to the [Professional Services Agreement Sample](#) referred to in this RFP and available on the District website. Before submitting its proposal, the firm shall inform the District of any specific comments or objections it may have to the Agreement's form. General statements or exceptions to the agreement shall not be acceptable.

DISTRICT FURNISHED DOCUMENTS

Furnished without expressed or implied warranty as to their accuracy, electronic copies of available plans, reports, and existing documentation are on file in the Del Puerto Health Care District offices. The following documents are known and are available on the District's website:

1. [Updated Facility Needs Assessment](#) prepared by Wipfli LLP, November 24, 2024.
2. [DPHCD Health Care Master Plan](#) prepared by LDA partners, February 3, 2025.
3. [Mahaffey South Preliminary Title Report](#) prepared by Chicago Title Co., October 24, 2025.
4. [Mahaffey North Preliminary Title Report](#) prepared by Chicago Title Co., December 18, 2024.
5. [Professional Services Agreement Sample](#) prepared by DPHCD, 2025.

INQUIRIES AND RESPONSES

1. Questions regarding the content of this RFP must be made in writing and directed to Karin Freese, PhD, Chief Executive Officer (karin.freese@dphealth.org). Questions will be accepted up until 48 hours before the submission deadline.
2. Any substantive responses to questions will be made by Addendum and shall become a part of this RFP and posted on the RFP web page.
3. District reserves the right to extend the RFP submittal deadline to allow proposers additional time to respond to an RFP addendum.
4. Proposers are responsible for monitoring the District's website for addenda and other relevant new information prior to the submission deadline. The District is not responsible for the failure of any prospective proposer to receive such addenda.
5. All costs incurred in the preparation of this Proposal and related documentation shall be borne by the proposer.

PUBLIC RECORDS ACT

All Proposals and documents submitted will become the property of the Del Puerto Health Care District and are subject to the California Public Records Act, Government Code sections 6250 et seq. Those elements in each response that are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY" may not be subject to disclosure of any records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of the Court. A Firm that indiscriminately identifies all or most of its response as exempt from disclosure without justification may be deemed non-responsive. In the event the Del Puerto Health Care District is required to defend an action on a Public Record Act request for any of the contents of a response marked "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY," the Firm agrees, by submission of its PROPOSAL for the Del Puerto Health Care District consideration, to defend and indemnify the Del Puerto Health Care District from all



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costs and expenses, including attorney fees, in any action or liability arising under the Public Records Act.

End of Document