



INVISION

1600 First Street East
Independence, IA 50644
Office: (319) 332-0999
www.bchealth.org

Request for Qualifications

Construction Manager at Risk Contract

Project Owner: Buchanan County Health Center

Project Name: Inpatient Addition and Renovation

Project Location: 1600 First Street East, Independence, Iowa 50644

Delivery Method: Construction Manager at Risk (CMaR)

RFQ Issuance: November 17, 2022

Questions Deadline: December 1, 2022, 2:00 PM CST

Qualifications Deadline: December 8, 2022, 2:00 PM CST

Public Opening of RFQ: December 8, 2022, 2:00 PM CST at 1600 First Street East, Independence, Iowa 50644

A. HISTORY AND BACKGROUND OF BUCHANAN COUNTY HEALTH CENTER

Buchanan County Health Center (BCHC) is a Critical Access Hospital located in Independence, Iowa with family medicine locations in Independence, Oelwein, and Jesup. With 18 clinical specialties, 19 medical specialties, a wellness center, a long-term care facility, and a retirement community, you'll find expertise for every area of your life. With its central location in Buchanan County, it's the area's most convenient healthcare option. And with more than 300 full- and part-time employees dedicated to caring for you, you'll find unmatched excellence in service. We're here for you, trusted for life.

Mission: Buchanan County Health Center will provide the best local care while leading the advancement of healthier communities.

Vision: Buchanan County Health Center will be the leading community resource amidst every transition in healthcare.

B. EXECUTIVE SUMMARY

Buchanan County Health Center (BCHC) is seeking statements of qualifications for Construction Manager at Risk (CMaR). The request for qualifications is part of a competitive selection process to engage a CMaR firm to provide services for the construction of a new inpatient addition totaling approximately 36,400 square feet and a small 3,700 square foot renovation to the existing facility.

BCHC procured the services of INVISION Architecture, Fehr-Graham, Raker Rhodes Engineering, and MODUS Engineering to provide professional services for the scope of work described.

BCHC is hopeful for a construction start by Spring of 2023 through the release of an early demolition, rough grading, and site utilities package. Shortly thereafter, a second bid package with remaining scope will be released. The estimated construction duration is 20 months with a target substantial completion date of October 2024.

C. PROJECT OVERVIEW

The planned major two-story addition will provide space for a new inpatient unit on the second floor, above a new first floor shell space. The addition will be constructed with a full basement for mechanical program and hospital storage. The project is planned to be phased and the scope of the work is intended to be released in two bid packages to the awarded CMaR. The first bid package will include site alterations in preparation for the new construction (site utilities, rough grading, and parking modifications) and demolition of the existing dialysis building and portions of the existing inpatient wing. A second bid package is planned to include all remaining scope and will incorporate the major second phase work (new construction of a two-story addition with basement) and the minor renovation work associated with phase 3 (the final phase).

The basement includes new mechanical space, air-handling unit, water and sprinkler service, domestic water heating, and electrical services serving the addition and general hospital storage. The first floor scope of work will include connections to the existing hospital and vertical circulation to the second floor. Most of the floor area will be shelled for future hospital outpatient services (B-occupancy) but will be designed using I-occupancy measures for future flexibility purposes. The second floor inpatient unit is comprised of 12 inpatient rooms and all staff support spaces necessary to serve the unit. Additional program space includes an inpatient therapy, family lounge space, and an outdoor elevated patio for patient use.

Renovation scope includes approximately 2,300 square feet of the existing inpatient unit to be remodeled into future outpatient services and 1,400 square feet to be remodeled into Infusion Services.

It is intended that all construction activities will be ongoing concurrent to full hospital functions. This is a major step in the hospital's master plan to upgrade services and provide new space to better serve their patients.

D. SCOPE OF SERVICES

The CMaR along with the Owner, Architect and Engineering Teams will be a critical member of the project team, providing services prior to the start of construction through final acceptance and project closeout. The CMaR services are outlined below for preconstruction, construction, and post construction.

I. PRECONSTRUCTION PHASE SERVICES

The Construction Manager will provide preconstruction phase services for the project. The Construction Manager will assign a team to the project who will be the same team that will be assigned during the construction phase to work cooperatively with the Owner and A/E team. The CM team will be responsible for performing the following duties including, but not limited to, cost estimating, value management, full scale cardboard mockups, constructability review, scheduling, and preconstruction planning throughout the preconstruction phase. The CM shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and phased construction.

During the development of the drawings and specifications, the partially completed documents shall be provided to the CMaR. The CMaR shall submit to the Owner and A/E their proposed Guaranteed Maximum Price (GMP) and its qualifications and assumptions based upon the documents. The Owner, A/E, and CM shall meet to reconcile any questions, discrepancies, or disagreements relating to the GMP and the qualifications and assumptions. This project will be "open-book", including, but not limited to, bids on all trade packages, general conditions, and fees. The CMaR shall then submit to the Owner, for approval, the CMaR's proposed final GMP based upon the documents including the approved qualifications and assumptions. Contingent upon the Owner's approval of the final GMP, the parties will execute an amendment to the CMaR agreement establishing the GMP.

II. CONSTRUCTION PHASE SERVICES

The CMaR shall construct the project pursuant to the construction documents and in accordance with the schedule requirements. The CMaR shall hold all subcontracts and shall be fully responsible for the means and methods of construction, project safety, project completion within the schedule agreed upon in the preconstruction phase, compliance with all applicable laws and regulations

including monitoring compliance with all diversity participation, equal employment, and prevailing wage requirements, and submitting monthly reports of these activities to the Owner.

III. POST-CONSTRUCTION PHASE SERVICES

The CMaR shall collect all as built drawings from vendors and consultants and approved by architect. The CMaR will also collect and categorize all warranty and maintenance manuals, certify all vendor bills after collecting all documentation, prepare the completion certificate based on all documents and drawings, and assist in submitting all occupancy documents to relevant governing bodies. The CMaR will also assist in facilitating/requiring training sessions for appropriate employees regarding the operation and maintenance of technical equipment, provide follow-up and call back services for the duration of the longest warranty period covered by a contractor on the project and conduct a post-occupancy walk-through appropriately timed to address project issues prior to expiration of applicable warranties.

E. ANTICIPATED SCHEDULE

RFQ Issued:	November 17, 2022
Notice of Intent to Respond:	December 1, 2022
RFQ Questions Due:	December 1, 2022 2:00 PM CST
RFQ Responses Due:	December 8, 2022 2:00 PM CST
RFQ Results Announced;	
RFP issued to Qualified Candidates:	December 15, 2022*
Mandatory CM Site Walk:	December 20, 2022*
RFP Questions Due:	December 22, 2022 2:00 PM CST
RFP Responses Due:	January 12, 2023 2:00 PM CST
Selection Committee Interviews:	January 19, 2023*
Notification of Selected CMaR:	January 26, 2023*

*Subject to change

F. ANTICIPATED COSTS

The anticipated cost for the content related to the CMaR is 16M. The total cost of the project is estimated at **\$20M**.

G. QUALIFICATIONS CONTENT

To facilitate the review of the anticipated responses, each candidate firm shall submit its information via e-mail electronically on standard letter size, 8 ½" x 11". The proposal shall not exceed 10 total double-sided pages (cover, cover letter, and table of contents excluded from that quantity). All content pages shall be consecutively numbered. The

submittal response shall address the following specific criteria and present the information in the order identified below:

Section 1.0

Background Information / Corporate Structure

- Company profile, contact information.
- Company capacity and projected volume of work.
- List company's total construction dollar volume, over past 3 years, by year. Include breakout of % of healthcare construction during these years.
- Company philosophy and core values.
- Company mission statement.
- Provide a corporate organizational chart for your company, inclusive of any parent companies.
- Identify your principal office and what office would service this project.

NOTE: We are NOT asking for the proposed project team in this question.

Section 2.0

Experience, Qualifications, References

- Provide five (5) profiles of projects your company has completed where one (1) profile can be of a project in the works that are of similar size and complexity, where your company was the CMaR. NOTE: Do not include multiple phase projects without noting size and scope of each phase. Include both public and private sector projects.

CMaR firms must have experience in successfully completing a project that is similar in size and complexity to this project. Profiles should reference projects that are more than \$14 million and have a commensurate level of complication to this project as described in the project overview.

- Brief description of project and photo, including relevance to this project and any unique features or challenges
 - Size, e.g. square feet and scope
 - Original contract construction costs and final contract construction costs
 - Project delivery method
 - Names and positions of CM firms key staff on the project and their specific role
 - Owner and contact information
 - Completion date. Note if completed on schedule or if not, provide reason for delay
 - Architect/Engineer of record
 - Sustainability features / practices incorporated in the design and construction
- Describe your experience and knowledge of Iowa contractors, and the contractor market specific to this project area.
 - Describe your company's experience in working with state and local review agencies applicable to this project.
 - Provide project information for CMaR / CMc healthcare projects completed in the last 5 years where a guaranteed maximum price was established.
 - Provide 3-5 references in addition to the projects listed above.

- NOTE: BCHC does not plan to use USDA financing for this project, thus, USDA Rural Development experience is not required. However, it is acceptable to include experience with healthcare projects using USDA funding, if desired.

Section 3.0

Insurance, Litigation

- Indicate your insurance coverage limits.
- Provide your current and historic (3 prior years) experience modifier rating for your Workers Compensation program.
- Provide your current and historic (3 prior years) general liability insurance cost on a cost/\$ thousand basis.
- Has your organization been involved in litigation within the past five years? If so, please describe and note the disposition of all cases.

Section 4.0

Safety Program

- Describe your Safety Program and proposed methods to protect residents, BCHC employees, continuous patient care, ICRA, HVAC, fire watch/hot work, etc. in an occupied Healthcare environment.

H. SELECTION CRITERIA

Selection of the successful CMAr firm will be made based on the following criteria:

1. Responsiveness to this RFQ. Completeness of qualifications in responding to the information requested and in the designated format.
2. Current and past experiences of the proposed firm and its identified personnel on projects of similar size, scope, complexity and delivery method.
3. Qualifications (including technical training and education) and relevant experience of the key personnel.
4. Ability of the firm in terms of its workload and the availability of qualified personnel, company resources, and facilities to perform the required services competently and expeditiously. This includes the availability of the key personnel to commence active engagement on the project.
5. Demonstrated knowledge of the firm's ability to manage the project schedule and team activities in a timely manner.
6. The firm's understanding of the strategies to complete the project's objectives as completely and effectively as possible.
7. Relevant project and client references and evidence of successfully executing similar projects for the firm and designated project personnel, including sub consultants, for projects of a similar nature.
8. Any other relevant criteria as determined by the Owner.

This RFQ sets forth the intent of Buchanan County Health Center as to the procedure and criteria by which the construction management firm may be offered the opportunity to respond to the addition and renovation RFP.

Except as required by statute, Buchanan County Health Center reserves the right, in its sole discretion, to modify this procedure and criteria to select a short list of potential candidates.

Buchanan County Health Center reserves the right, in its sole discretion, to have any Candidate firm clarify or supplement its submittal, including making such request through direct contact with the Candidate firm. BCHC may hold discussions with individual firms to explore further the firm's statement of qualifications. Based on the identified criteria, BCHC will request clarifications of qualifications. Any attempt to influence any member of BCHC with regard to this RFQ prior to the selection will be grounds for disqualification.

I. SUBMISSION INSTRUCTIONS

Please submit one (1) electronic copy via email or delivered/mailed on an external drive to the address listed below by the project deadline stated. Please keep submissions under 20mb if emailing.

Jason DeVries
INVISION Architecture
303 Watson Powell Jr. Way, Suite 200
Des Moines, Iowa 50309
jasond@invisionarch.com
515-633-2941

Electronic submittals should be combined into one PDF file. The file name shall include the project name listed on the RFQ and the Candidate firm's name. Clearly marked on the outside of the package shall be "Buchanan County Health Center Inpatient Addition and Renovation". Each candidate is individually responsible to ensure that its submittal meets the delivery requirements to the designated delivery destination at the designated time.

J. OTHER INSTRUCTIONS

Notice of Intent to Respond

Candidate firms are not to rely on any oral instructions or answers. Questions shall be submitted prior to the Questions Deadline outlined above. Questions may be submitted by email in writing to Jason DeVries, Architect, at the following email address: jasond@invisionarch.com. Any questions will be collected, responded to, and issued to all parties after the Questions Deadline. Oral responses affecting the information provided by the Candidate firm in its submittal will not be binding on Buchanan County Health Center, its employees, agents, or representatives.

1. No visitor access to the site will be allowed.

2. BCHC reserves the right to reject any or all RFQ responses and to exercise its discretion and apply its judgment with respect to any aspect of this request and the evaluation of responses.
3. BCHC reserves the right to reject any, part of any, or all submittals received and to waive informality in any submittal. The construction management firms whose submittals are not accepted will be notified.
4. By submission of a RFQ response, Consultant agrees to preserve the confidentiality of information of the Owner used by the consultant or to which it shall be granted access for purposes of preparing the response or in performance of work pursuant to any selection resulting from the response. Such information regarding the Owner shall be protected from disclosure by the consultant and access thereto, limited to the consultant or those having a need therefore in performance of services to the Owner. Such information may not be disclosed to any other persons, or entities whatsoever without prior written consent of the Owner or unless such information shall have become otherwise generally available, without fault of the consultant.
5. BCHC assumes no responsibility, and no liability, for costs incurred in the preparation or submission of any RFQ response.
6. If provided by the Owner, any provided documents are complimentary. They are provided for use in preparing a response for the requested service only. BCHC cannot guarantee their accuracy.
7. This Request for Qualifications (1) shall be construed to comply with the Iowa Code section 73A.28 and (2) does not restrict the selection of a construction manager-at-risk to any predetermined class of providers based on labor organization affiliation.