



Ascension Saint Thomas River Park

McMinnville, TN

Request for Proposals

General Contractor for Ascension Saint Thomas River Park

Hospital Surge Resiliency Unit

04/22/2024

This document, all materials incorporated herein or by reference, and all matters related to this Request for Proposal shall remain confidential and safeguarded in accordance with in-place Non-Disclosure Agreement(s). Compliance will be enforced to the fullest extent of the law.

Summary of Request

On behalf of Ascension Saint Thomas River Park (ATSRP) (“Owner”) in McMinnville, TN, Medxcel Facilities Management (“Medxcel”) is seeking responses from qualified Ascension Health national construction partners for participation in Request for Proposals (RFP) from General Contractors to provide services for Ascension Saint Thomas River Park Hospital Surge Resiliency Unit (“Project”).

The overall strategy will be executed via Ascension’s Integrated Project Delivery (IDP) agreement, where all the Architects, Engineers, Consultants, and Contractors participate in the IDP.

The terms of the RFP process and the steps and processes set forth herein are subject to change at the discretion of Medxcel and the Owner. Nothing herein, including the firm’s response to or participation in the RFP process, shall be deemed or construed as a right to, or promise of, any contract award or business from or with Ascension Health and/or its Subsidiaries, Health Systems, and Hospitals. Once we receive the intent to respond to this RFP, firms will be held to all statements of capability, functionality, process, and timelines or through any other correspondence.

Proposals are hereby requested based on the identified expertise and experience necessary to achieve the Owner’s strategic objective.

Firms must advise Medxcel of their intent to respond to this RFP. Once emailed intent is received, the drawings can be shared. Firms must email responses to David Campbell (David.Campbell@medxcel.com) within 14 days of posting.

All correspondence and questions before response deadline shall be directed via e-mail to:

David Campbell
Regional Director of Construction – Saint Thomas Health, Tennessee
David.Campbell@medxcel.com

Responses shall be transmitted via e-mail, following the instructions below, no later than **05/10/24**. Submissions received after this time will not be considered.

Submission Instructions

E-Mail To: David.Campbell@medxcel.com
CC: John.Rutherford@medxcel.com
Subject: ASTRP Surge Resiliency Unit – RFP Response – *Firm Name*
Attachments: ASTRP Surge Resiliency Unit - RFP Response - *Firm Name*
(Reference pages 8-10 for details)

The Project

The Project shall be delivered in alignment with the Ascension IPD Master Services Agreement (MSA). The MSA for General Contractor Services will be executed with the terms, conditions, and fee schedule as-is, with no negotiation. In addition to the MSA contract documents, the required contract documents will include ATTACHMENT FLOWDOWN TERMS, Required Federal Contract Provisions – March 7, 2024, Invoice Requirements, and Certification Regarding Debarment.

The general scope of the Project shall be based on certain key elements.

Statement of Purpose

This Scope of Work (SOW) aims to expand surge capacity for Ascension Saint Thomas River Park, located in McMinnville, Warren County, Tennessee, funded through the Healthcare Resiliency Capital Investments program, as approved by the State of Tennessee Department of Health.

The Sub-Recipient, Ascension Saint Thomas River Park, agrees to administer and complete the project per the scope of work submitted by the Sub-Recipient and approved by the State of Tennessee Department of Health. The Sub-Recipient shall complete the work per all applicable Federal, State, and Local Laws, Regulations, and Codes.

General Qualifications

Medxcel seeks to engage with a selected Partner and its key individuals to achieve the Project goals through participation in the pre-construction process, schedule management, cost management, and work execution.

Medxcel intends to contract with one General Contractor.

The selected General Contractor shall provide key team members a voice in driving the development and completion of the Project. The individuals shall be the primary, devoted personnel who will communicate and coordinate the services and efforts under the leadership of Medxcel.

We seek advice, expertise, construction documents and specifications, and construction administration services for the overall task intended to be defined collaboratively with professionals with the capacity and documented experience in assignments of this nature.

Project Overview

Under this Healthcare Resiliency Capital Investments program, the State of Tennessee has allocated funds that provide investments in the brick-and-mortar expansion and improvement of patient-care areas of adult Acute Care Hospitals. This will allow these critical facilities to continue to respond to the COVID-19 pandemic and to be prepared for future health crises in Tennessee. These Terms and Conditions shall be effective from March 3, 2021 ("Effective date") to June 30, 2026.

PROJECT DESCRIPTION

Renovation of approximately 2/3rd of the Third-Floor existing vacant patient units to a twelve (12) bed ICU unit and the renovation of the existing ICU department into Emergency Department use at Ascension Saint Thomas River Park Hospital.

The renovation area on the First Floor is approximately 4,200 SF and the renovation area of the Third Floor is approximately 11,500 SF.

DESCRIPTIVE SCOPES

FIRST FLOOR – Renovation of existing ICU Department to Emergency Department

The demolition scope on the First Floor includes the demolition of existing fixtures, finishes, casework and sliding doors in eight (8) ICU rooms, the ante room at the current isolation ICU room, and casework, fixtures, and doors at the existing Staff Lounge in ED proper.

The renovation will include eight (8) ED Exams in existing ICU rooms, one (1) ED exam at the existing Staff Lounge in ED proper, and three (3) new toilets in the existing ICU department. New finishes shall be placed in all the renovated rooms. Renovation work to include new interior finishes including lighting fixtures and diffusers in the existing ICU department.

See Ascension Saint Thomas River Park ICU and Emergency Department Renovation, McMinnville, TN | April 19, 2024 floor plans for scope definition, proposed demolition, and proposed use of renovation space.

THIRD FLOOR – Renovation of existing vacant Inpatient Units to ICU

The demolition scope on the Third Floor includes the demolition of two (2) patient wings, a centralized nurse station, and adjacent support spaces. The ceiling, flooring, and wall base are to be removed per the demolition plan.

The renovation will include twelve (12) ICU patient rooms with patient showers and toilets, a new Nurse Station, two (2) new Offices, two (2) Staff Toilets, a new Staff Lounge, a new Tablo room and Dialysis Storage, and additional required support spaces. New finishes shall be placed in all of the renovated rooms as well as the areas shaded on the scope definition plans.

New work on the Third Floor will require significant work below the slab which will impact the spaces and active Inpatient Units on the Second Floor below. The contractor shall include pricing for patch and repair work on Second Floor as required to complete the work below the slab with limited disruption. The Second Floor Inpatient Units are currently fully occupied and will require coordination with the Hospital for access to rooms. The contractor shall work with the Owner on the phasing of construction to keep portions of the Inpatient Units active as desired.

See Ascension Saint Thomas River Park ICU and Emergency Department Renovation, McMinnville, TN | April 19, 2024 floor plans for scope definition, proposed demolition, and proposed use of renovation space.

Project Location:

ID#	Name/Station	Location	Coordinates
1)	Ascension Saint Thomas River Park	1559 Sparta St, McMinnville, TN 37110	35.70014177461118, -85.74307091534425



Key Team Member Attributes and Qualifications

Medxcel is committed to ensuring the following qualifications exist within the Project Delivery Team. The partnership we intend to create must be strengthened by the General Contractor and key individuals who have exemplified these attributes through their previous and current work accomplishments.

Attributes for this Request for Qualifications

Similar Project Scope Experience	Safety Program and Culture
Sustainability Principles (Energy Star)	Building Information Modelling (BIM)
Virtual Reality Technology	Lean Construction Practices
Modularization & Pre-Fabrication	Integrated Project Delivery Experience
Innovation & Creativity	Positive Team Chemistry
Collaborative Project Management System	Engagement of Local Partners

Team Composition and Roles

The Project's primary objective is that the team members work collaboratively, creatively, and authentically to challenge and support ideas, means, methods, and concepts to achieve a timely, budget-respected project.

Two teams will be driving this project's implementation:

Executive Management Team

Project Management Team

Project Implementation Team

Executive Management Team

The Executive Management Team will comprise C-Level Executive(s), with binding signatory authority, from each party participating in the IPD Agreement. These individuals shall not be decision-makers of any other project's teams. The function of this team is to manage dispute resolution and support the Project Management Team. A senior leader from Ascension St. Thomas River Park will participate on this team.

Project Management Team

The core of the Project Management Team shall be composed of one representative each from the Owner, architect, engineer, and contractor. The core team may elect other key parties to participate in this decision-making team. Each shall be given one voice in the decision-making process for the delivery and execution of the project. Members of this core team shall not serve as members of the Executive Management Team. The Owner's role shall be to have one voice in the team even though the Owner may have many members in

consultation for the execution of the project. The Owner's voice will come from the Construction Project Manager assigned to the Project by Medxcel Planning, Design & Construction.

Project Implementation Team

The Project Implementation Team will act as the key stakeholders to optimize project results by driving innovation, removing waste, and increasing value within the project's delivery. The Project Implementation Team shall consist of all stakeholders and influencers ensuring the aligned success of the project. The Owner's primary field voice shall come from the Construction Project Manager assigned to the Project by Medxcel Planning, Design & Construction.

1. **Lead Superintendent:** On-site throughout construction; Daily reporting; Ensure project timeline; Ensure adherence to plans and specifications.
2. **QA/QC/Cx:** On-site throughout construction; Regular reporting; Pre- and Post-Installation documentation; Review submittals, shop drawings, etc, Ensure adherence to plans and specifications; Coordinate commissioning, training and close-out.
3. **Safety:** On-site throughout construction; Daily reporting; Ensure OSHA compliance; Coordinate and lead PCRA, ICRA and ILSM assessments and implementations; Track and log near-misses, accidents, injuries and negative air readings.

Qualifications Submission

Medxcel requests that responses be composed in the following formats and speak to the following qualifications. Refer to Page 2 for file naming conventions.

- A. **Required:** One (1) electronic (PDF) copy of a two-sided single-sheet document on A3 paper (11" x 17", Ledger) expressing and **identifying the firm's interest, services, and fees**. Discuss responsibilities to be fulfilled by each team member assigned to the project.
 - a. Firm's interest in participating.
 - b. Firms proposal for provided services.
 - c. Proposed project specific terms and conditions.
 - d. Define any scope of services excluded.
- B. **Required:** One (1) electronic (PDF) copy of a two-sided single-sheet document on A3 paper (11" x 17", Ledger) addressing the **firm's qualifications** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
 1. Firm's determinants to project success

2. Firm's design approach and methodology
 3. Firm's approach to project cost control methodology
 4. Firm's responsiveness to owner's concerns
 5. Firm's lean principles
 6. Project life cycle cost analysis for systems and design features completed during the design process.
 7. Describe the Firm's experience with owner-provided design standards. What internal processes are utilized to communicate owner standards?
 8. Showcase of Firm's similar project achievements
 9. Showcase efforts, practices, processes, or innovations the firm developed to aid a project team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome.
- C. **Optional:** A supplemental five-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the firm's accomplishments and attributes.
- D. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11" x 17", Ledger) addressing the individual identified for the **Executive Management Team's** core membership qualifications regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
1. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
 2. Previous or Current Leadership roles under an IPD structure (of any type)
 3. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
 4. Related projects, specifically with federal or state funding.
- E. **Optional:** A supplemental two-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the individual's accomplishments and attributes.
- F. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11" x 17", Ledger) addressing the individual identified for the **Project Management Team's** core membership qualifications regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
1. How has this individual supported the firm's determinants of project success?

2. Examples of the individual's creativity, efforts, or innovations the firm deployed to aid a team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome
 3. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
 4. Leadership roles under an IPD structure
 5. Related Projects
- G. **Optional:** A supplemental two-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the individual's accomplishments and attributes.
- H. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11" x 17", Ledger) for the individual(s) identified as the Subject Matter Experts on the **Project Implementation Team** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
1. How have these individuals supported the firm's determinants of project success?
 2. Examples of the individual's creativity, efforts, or innovations the firm deployed to aid a team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome
 3. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
 4. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
 5. Leadership roles under an IPD structure
 6. Related Projects
- I. **Optional:** A supplemental five-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the collective individuals' accomplishments and attributes.
- J. **Required:** Provide proposed project schedule.

NOTE: The A3 submittals shall be the primary documents to be referenced by the selection committee. All information responding to the key attributes and qualifications of the firm and individuals must be identified in the A3 submittals.

Selection Process

Medxcel Planning, Design & Construction will review the submitted proposals. Medxcel reserves the right to request additional information from those submitting responses. The following criteria will be considered in the evaluation of the A3 documents submitted with the responses:

1. Responses to the A3 submissions as they clearly answer, illustrate, and relate to the qualifications and attributes outlined in this document.
2. The proposed qualifications and attributes of the personnel providing direct oversight and contact with Medxcel as members of the Design Team.
3. Understanding of project goals, general approach, and process to the project.

After Medxcel completes reviewing the submittals, the final firms may be chosen to present and interview with Ascension Saint Thomas River Park.

Should an interview take place, no more than five key personnel shall be present at the interview. Business Development roles are restricted from participating in the interview process. An interview format will be issued with a notice of advancement. At its sole discretion, the Owner may ask written questions of Offerors, seek written clarifications, and conduct discussions with Offerors on the Proposal.

Terms and conditions, fees, prices, etc., shall follow the Ascension IPD Agreement and the Attachment Flowdown Terms. If a mutually acceptable agreement cannot be executed with the top-ranked firm, the owner may terminate discussions and initiate discussions with the next-ranked firm.

RFP Bid Scoring

Cover Sheet and Firm Information	y/n
Assigned Personnel and Experience	5
Previous Grant Funded Work Completed	10
Projected Schedule and Current Workload	25
Project Approach and Contract Revisions	10
Cost Proposal	25
Knowledge & Experience with Local Regulations, ICRA & Health Care Facilities	25

RFP Timeline for Selection Process

Milestone	Anticipated Date
RFP Posted	4/22/2024
Responses Due to Medxcel	5/10/2024
Notification to Short-Listed Partners	5/13/2024
Short Listed Firm's Present to Ascension/Medxcel	5/20/2024
Notice to Proceed with Preconstruction Services	5/22/2024
Targeted Project Completion	4/1/2026

End of RFP