

REQUEST FOR PROPOSAL
FOR
PRECONSTRUCTION SERVICES
AND
GENERAL CONTRACTING SERVICES

STARR REGIONAL MEDICAL CENTER – ATHENS
ICU ADDITION & RENOVATION

ATHENS, TENNESSEE

MONDAY, APRIL 1, 2024

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I INTRODUCTION

We are pleased to present this Request for Proposals (RFP) for Pre-construction and Construction services for the ICU Addition & Renovation at Starr Regional Medical Center - Athens in Athens, Tennessee.

HMK Architects of Brentwood, Tennessee, has been engaged to perform architectural and engineering design work for the project.

It is the intent of the Owner to employ a Project Delivery Team comprised of Hospital staff, architect, general contractor and other consultants in order to afford the project the highest level of expertise available. The contractor will be an integral part of the team during the design phase as well as during construction. The team will work in a collegial atmosphere to consider opportunities for the hospital to get the most in physical assets for their investment. This will include work sessions at the end of design development and contract documents to assess the scope and cost of the work.

We appreciate your interest and look forward to receiving your Request for Information/Qualifications.

II PROJECT DESCRIPTION

Addition of an approximately 7,382 SF ICU connected to the existing ICU space and a renovation of the current ICU to create a waiting area and (2) med/surg patient rooms.

The project is currently in the schematic design phase.

III REQUEST FOR INFORMATION / QUALIFICATIONS

Information Requested

1. History of firm including ownership, key personnel, location and general scope of completed construction projects.
2. A company organization chart showing authority structure and depth of resources.
3. Complete bonding information including bonding company name, address, telephone, person to contact, bonding capacity, etc.
4. Recently audited financial statement and AIA document A305 Contractor's Qualification Statement.
5. A complete list of current and recently completed hospital construction projects, including project description, contract type, contract amount and specific Owner/Architect reference information including names, titles, addresses and telephone numbers. Identify those projects where pre-construction services were also provided.
6. Provide a brief narrative describing how your firm approaches:
 - A. Pre-Construction Services?
 - B. Value engineering?
 - C. Quality assurance?
 - D. Shop drawing process?
 - E. Contract change orders?
 - F. Auditing of Subcontractor pricing of change orders?
 - G. Subcontractor payments?
 - H. Payment application documentation?
 - I. Claims?
7. Describe your firm's subcontractor pre-qualification process and management policies.
8. Describe your firm's focus and commitment to maintaining a construction schedule. What is your approach to construction planning and scheduling?
Explain Firm's focus and methods.
9. How do you handle schedule deadlines as they relate to inclement weather?
10. Would you want the owner and the owner's consultants to participate in scheduling meetings with your staff and subcontractors?
11. What percentage of your business is:
 - A. Repeat business with previous clients?
 - B. Government work (Federal, State, Local) vs. private work?
 - C. Bid vs. negotiated work?
 - D. General Contracting vs. Construction Management?
 - E. Hospital/Healthcare vs. other work?
12. What has been your experience with cost plus with GMP?
13. What construction disciplines does your firm handle directly?
14. Describe your firm's history and experience with construction claims?
15. How do you handle project close out documentation? Would you permit a system to be imposed upon you?
16. What does your firm expect from the Owner? The Architect?
17. What authority does your project manager and superintendent have? Is your project manager typically located on-site? Explain Firm's project staffing procedures.
18. Describe your Firm's experience with governmental agencies in the State of Tennessee. (i.e. State Fire Marshall, State Health, State Licensing, etc.)
19. What is the name and title of the person completing this RFI?