

2025 Problem Statement – Commercial 2

Project Description

Stork General Hospital is seeking a qualified General Contractor or Construction Manager for the renovation of its Labor, Delivery, and Recovery (LDR) Nursery Unit. The project includes demolishing and reconstructing a significant portion of the unit to a different floor plan; finishes upgrades and architectural modifications to all other areas in the unit; upgrades to mechanical, electrical, and fire protection systems; and improvements to medical systems. Because the LDR unit must and will remain fully operational throughout the work, the project will need to be completed in multiple phases. The contractor must coordinate equipment and system shutdowns, maintain strict dust and infection control, and work within limited-access conditions. Constant coordination with the unit's team leader, physician director and hospital staff and leadership is a must. The LDR Nursery Unit project must be delivered on schedule and within budget WITHOUT disrupting patient care, hospital operations or compromising the safety of staff, physicians, patients or visitors.

Request for Qualification Information

Proposals must include the following information and be signed by an authorizing officer of the company.

1) Letter of Transmittal (1 Page Limit)

- a. Identify the primary point of contact

2) Table of Contents (1 Page Limit)

- a. Hyperlink table of contents for ease of navigating your qualification statement

3) Cover Letter (1 Page Limit)

- a. Highlight any unique qualifications for healthcare renovation in occupied facilities
- b. Provide your firm's approach to addressing challenges

4) Company Overview (2 Page Limit)

- a. General company information.
- b. Locations of operation and services provided.
- c. Firm ownership structure, principles of the firm, and organizational structure.
- d. List any relevant industry certification

5) Financial Information (2 Page Limit)

- a. Revenues generated by CM/GC and Self-Perform Services for the past five years.
- b. Current workload in terms of committed contract revenue per year through 2025.
- c. Current insurance coverages and limits carried.
- d. Verification of bonding ability, bonding capacity, source and rate.
- e. Identify your firm's payment terms and cash flow management strategy
 - i. Include payment terms for subcontractors and vendors

6) Project Team (4 Page Limit)

- a. Identify personnel assigned to the project
 - i. Provide each person's title, role and responsibilities proposed for this project.
 - ii. Include a project team organization chart.
 - iii. Describe the extent to which each person will be dedicated to this project (i.e. Full Time, Part Time 50%, onsite, office based, etc.).

- iv. Include resumes for each person proposed including title, educational background, relevant experience, work history and length of service with your firm.
- v. Each proposed team member's experience on projects of similar scope.
- b. Describe how each person will be involved during construction and preconstruction
- c. Showcase that team members have collaborated on a past project
- d. Identify the owner's main point of contact for coordinating shutdowns and tie ins

7) Safety & Quality Program (2 Page Limit)

- a. Provide current EMR score for last 3 years
- b. Project/Company specific safety protocols
- c. Explain your quality control process for phased healthcare renovations.
- d. Explain your quality assurance process for phased healthcare renovations.

8) Pre-Construction/Construction Management Experience (3 Page Limit)

- a. List relevant projects exceeding \$4M value within the past five years where similar services were provided including:
 - i. Description of project
 - ii. Dates service were provided
 - iii. Services provided
 - iv. Magnitude of fee and fee basis
 - v. Summary of project results
 - vi. BONUS: Include a past ASC Region 4 Commercial 2 project as a reference
- b. Explain your firm's procurement strategies and how they will be used throughout pre-construction and construction activities
 - i. Price escalation & long lead times are industry-wide problems, include an example of a successful procurement schedule on a previous project

9) Fee Proposal (2 Page Limit)

- a. Provide a Construction Phase Services fee (overhead & profit) as a percentage of construction value.
- b. Provide hourly billing cost rates by position (management and trade labor) to be applied to cost of work and general conditions.
- c. Identify how contingency funds will be managed and reported
 - i. Provide a breakdown of recommended contingency scopes
- d. Provide your firm's policy on markups for change orders and profit.

10) Bonus: Project Specific Strategies (2 Page Limit)

- a. The Owner values local investment and community impact. Describe how you will support local, diverse, and small businesses
- b. Provide your firm's dust control and infection control mitigation plan specific to working in an occupied hospital environment
- c. Describe your approach to minimizing disruption to patients, staff, and hospital operations during all phases of construction
- d. Provide recommendations and considerations that should be made when choosing a phasing plan for this project.

Qualifications packages must be submitted electronically, via email or One Drive by 6pm on October 19, 2025. To obtain access to the One Drive folder, each team must create an email and email their information to Meredith.Butler@Alberici.com. Email submissions can also be sent to Meredith.Butler@Alberici.com. Please note that this email address will be used for all electronic communications during the competition. The RFQ response is limited to a total of 18 pages (not including the bonus section) with the bonus section limited to a maximum of 2 pages.

Qualifications will be graded before the start of the competition, and judges' comments will be provided to each company during the pre-bid conference.

Your qualifications must be combined into a single PDF file that does not exceed the page limits set above. Any package that is submitted late or does not meet these requirements will be disqualified.

Note: Information submitted in the Qualifications Package should not be repeated in the written proposal, unless specifically requested by the owner.