

## **2026 Problem Statement – COMMERCIAL DIVISION**

### **General Information**

BEST Healthcare seeks a qualified contraction manager / general contractor to provide pre-construction services, preliminary cost estimating, and construction services as the Construction Manager at Risk (CM@R) for work on their Omaha, Nebraska campus. The estimated total project cost is \$17,000,000.

The Project consists of a new single-story addition on the southwest side of the existing clinic building. The addition will comprise approximately 28,000 gross square feet of Business and Ambulatory Healthcare occupancies and will include operating rooms, patient recovery areas, sterile processing, and the associated staff and building support spaces.

The work will also require selective demolition of portions of the existing clinic exterior, along with related grading and site improvements necessary to support the addition. Required parking counts will be maintained through parking lot expansions to the north, providing the capacity needed to support continued facility operations.

Given the nature of the Project and its proximity to an active healthcare environment, special consideration must be given to planning and execution. Key project challenges include the following:

- Maintaining uninterrupted operation of the adjacent clinic, with little to no disruption to ongoing patient care and daily functions.
- Implementing infection control procedures, including an ICRA/IICM process, containment planning, and close coordination with facility staff.
- Preserving access and parking for the adjacent facility while protecting patient and staff circulation at all times.
- Minimizing noise and vibration so as not to disrupt activities within the adjacent clinic or the residential neighborhoods located south and west of the proposed addition.
- Coordinating closely with owner-furnished medical equipment providers and other specialty vendors. Room types and equipment listings are included in Attachment No. 1.
- Executing utility tie-ins without service shutdowns to the adjacent clinic.
- Evaluating and incorporating practical, implementable sustainable strategies into the Project.

Please note, the client reserves the right to make the final contractor selection based upon 'Best Value' as determined by the client.

### **Request for Qualification Information**

BEST Healthcare is seeking your qualifications. Firms will be evaluated on the basis of overall experience and depth of resources.

The qualification package, limited to 20 pages, shall include:

- Cover Letter
- Company Information
- History of company
- Company Organizational chart
- Locations
- Services provided
- Safety Program (3 years of safety statistics)
- Quality Program
- Representation of past projects

- Experience with Sustainability Practices
- Current projects / current construction backlog
- Overview of Preconstruction Services

Qualifications packages must be submitted electronically, via Google Drive by 6pm on Friday, October 23rd, 2026. To obtain access to the Google Drive folder, each team must create a Gmail account and email their information to [ascreg4commercial@gmail.com](mailto:ascreg4commercial@gmail.com). Please note that this email address will be used for all electronic communications during the competition.

Qualifications will be graded prior to the start of the competition and judge's comments will be provided to each company during the pre-bid conference.

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

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

### **Request for Proposal Information :**

The RFP documents will be distributed to teams during a mandatory pre-bid conference being held at 6:00am CST on Monday, October 26<sup>th</sup>, 2026. Final proposals will be due at 12:00am CST on Tuesday, October 27<sup>th</sup>, 2026. One (1) electronic copy of your proposal will be required. Electronic copies are to be submitted via Google drive.

Please make sure your firm has knowledge of the following items that may be requested with the proposal :

- Knowledge of different types of contracts (GMP, LS, NTE, etc.)
- Knowledge of unit cost estimating and evaluation of quotes
- Development of Schedule
- Development of site-specific logistics plan
- Cost estimate
- Site specific safety plans
- Clarifications / Exceptions
- Bid Alternates
- Knowledge of Schedule and Construction Coordination with Owner provided Medical Equipment and FF&E
- Knowledge of the Nebraska Department of Health and Human Services Certificate of Occupancy Process
- Knowledge of Joint Commissioning Accreditation

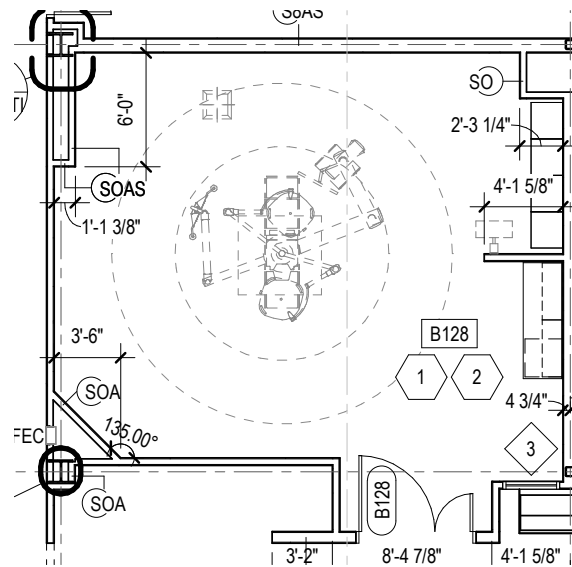
### **Presentation Information :**

Following the submission of the RFP, each team will be invited to present their **solution** to the client. Keep the following in mind when preparing for the oral presentation :

- Prepare a handout for the judges
- Do not summarize the project

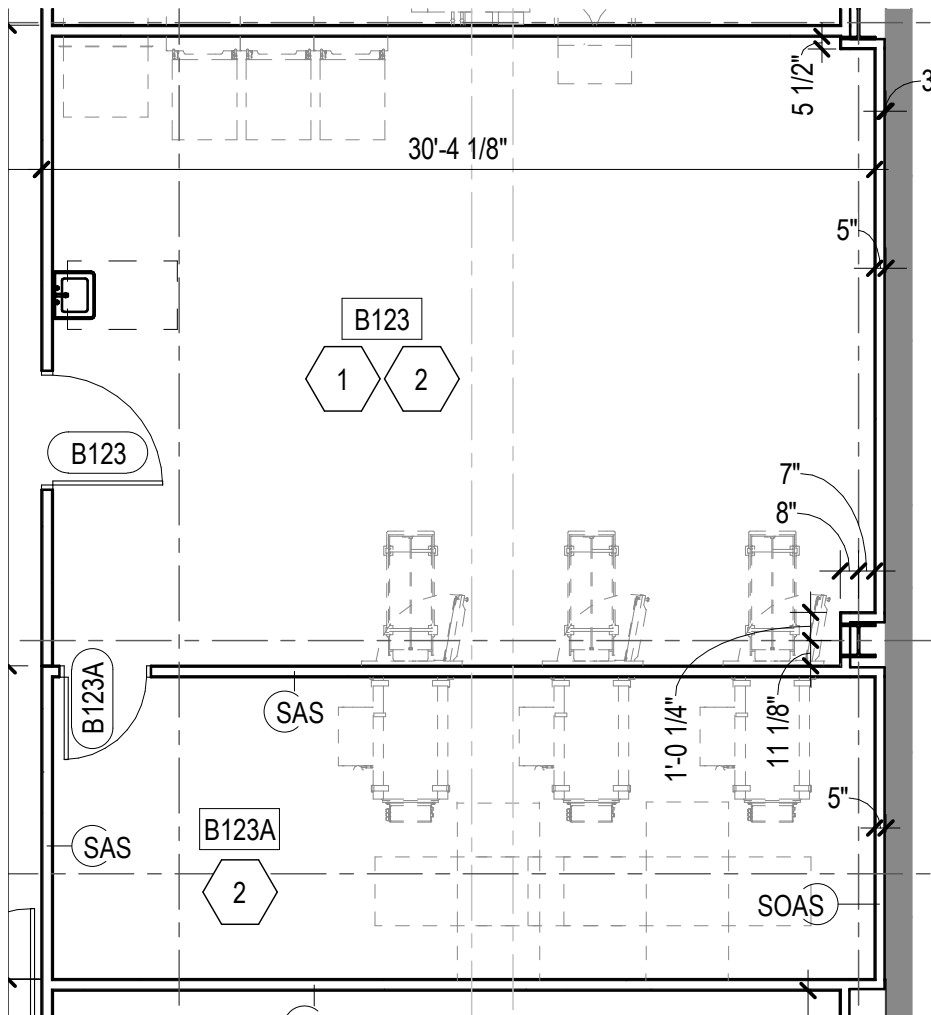
Bonus points can be awarded for creativity, exceptional performance or overall professionalism.

### Typical Operating Room - 4 Total



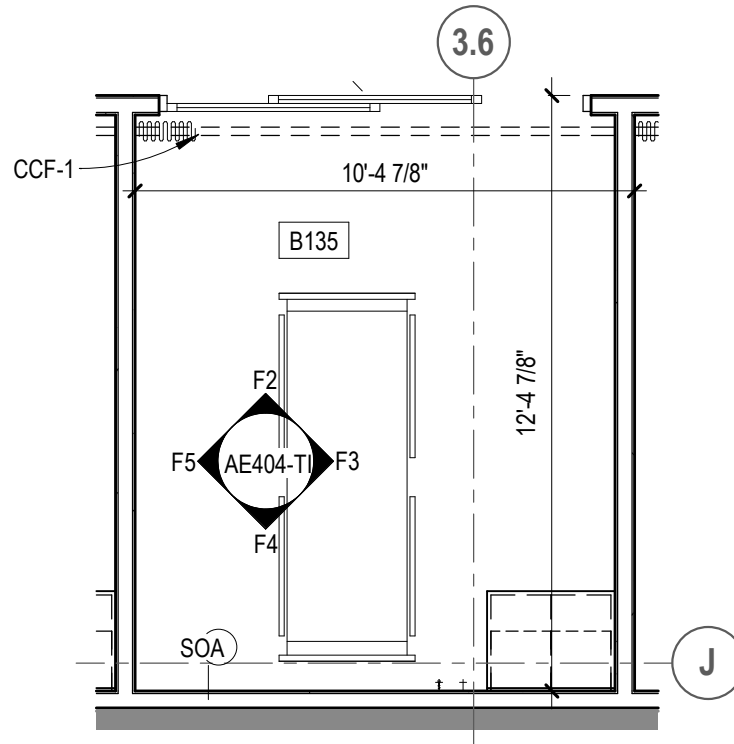
| TYPICAL OPERATING ROOM EQUIPMENT SCHEDULE |                                       |
|-------------------------------------------|---------------------------------------|
| OR bed                                    | Hand Tower                            |
| Microscope                                | Rollers                               |
| Anesthesia Booms                          | Bean Bag                              |
| OR Lights                                 | Triangles                             |
| Equipment Booms                           | Johnson Leg Holder                    |
| Glidescope                                | Stirrups                              |
| Handheld glidescope                       | Back Table                            |
| Flexible Laryngoscope                     | Ring stands                           |
| Doppler                                   | Prep table                            |
| IV poles                                  | Bedside stations                      |
| Supply Carts                              | Kick bucket                           |
| Equipment Racks                           | Mayo stand                            |
| Spider shoulder positioner                | Flash pans                            |
| Rolling stools plain                      | Soiled Linen Cart - Single Bag Hamper |
| Rolling stool Dr                          | Trash hamper                          |
| Bone Foam                                 | Fluid cart                            |
| Seat belts                                | 3 tier carts                          |
| Chest rolls                               | Fluid/blanket warmers                 |
| Lateral stressors                         | Soiled Linen Cart - Single Bag Hamper |
| Fishing Pole shoulder holders             | Trash hamper                          |
| Brackets                                  | Hopper                                |
| Foot stools                               | Neptune station                       |
| Foot bolsters                             | Clean Linen Cart - Large Shelved Cart |
| Shepard hooks                             | 3 Tier carts                          |
| Gel Pads/rolls                            | Storage carts                         |
| Ankle scope crutch                        | Scrub sinks                           |
| Well leg holders                          | OR Fridge                             |
| Elbow supports                            |                                       |

### Sterile Process & Sterile Process Equipment Room - 1 Total



| STERILE PROCESS EQUIPMENT LIST   |
|----------------------------------|
| Washer with pass through         |
| SPD sink                         |
| Sonic                            |
| Sterilizer                       |
| Low Temp Sterilizer              |
| Workstations (Assembly Stations) |
| Office Desk Chairs               |
| Storage rack system              |
| Instrument pans                  |
| Instrument sets                  |
| Power (Instrumentation)          |
| 3 Tier carts                     |

## Typical Prep/Recovery Room - 20 Total



| Prep/Recovery Room Equipment |
|------------------------------|
| Recliners                    |
| Carts                        |
| Recliners                    |
| Patient Monitors             |
| Nerve stimulators            |
| Bladder scanner              |
| Thermometers                 |
| Bedside stations             |