



Atrium Health

Atrium Health Cabarrus

*920 Church Street
Concord, North Carolina*

Request for Qualifications (RFQ)
for General Contractor Services
Renovation for a Behavioral Health Patient
Holding Area

OSR # 23000001398

Date of Issuance:
November 15, 2023

Atrium Health
Facilities Management Group
Planning, Design, and Construction (PDC)
P.O. Box 32861
Charlotte, North Carolina 28232-2861

OVERVIEW

Services Requested: Atrium Health (Owner) intends to engage a firm which will provide General Contractor (GC) services to renovate an area adjacent to the existing Emergency Department (ED) to create a Behavioral Health holding area. The project is described in more detail in Exhibit A. The renovation will include updates to meet current FGI guidelines. The selected General Contractor will work with the Owner's team to complete the scope of services detailed herein. The project is funded through a subaward by Cabarrus County from funds through the Federal American Recovery Plan Act. The General Contractor must adhere to Owner design guidelines, processes, contracts, and requirements.

Location: Atrium Health Cabarrus, Concord NC

Contract Type: Modified A101 (request exhibits)

PROJECT GOALS

Atrium Health is defined by our Mission, Vision, and Values:

- Our Mission: "To improve Health, elevate Hope, and advance Healing - for all"
- Our Vision: "To be the first and best choice for care"
- Our Values: "Caring, Commitment, Integrity and Teamwork"

Atrium Health Planning Design & Construction Desired Outcomes for a successful project:

1. Final product meets the needs and expectations of the various user groups
2. Project is delivered in a timely and economical fashion
3. Provide standard-setting excellence in terms of design, performance, quality, customer satisfaction and value when compared with similar facilities anywhere in the world
4. Project is achieved within budget
5. Team will use a Collaborative Approach
6. Team Chemistry, Integration, Alignment and Timely Decisions are crucial to our success
7. Team will be proactive at every opportunity and focus on communication and validation of why to continually improve the team and individuals knowledge
8. Major team players (designers, contractor, owner, etc.) will work together in the fashion decided that best meets the needs to provide and produce a successful renovation project
9. Deliver the project with 30% targeted diversity participation (minority, women and/or veteran owned businesses) with 15% participation specifically from minority businesses.

PROJECT DESCRIPTION

Owner seeks to plan, design, and renovate the existing Radiology and Transport spaces adjacent to the ED to include (also see Exhibit A):

- 8 FGI compliant behavioral health holding patient rooms.
- Square Footage (SF) being renovated ~3,700 SF
- Anticipated completion for construction is no later than Q3, 2024
- DHSR Construction Section approval is required for this project
- The renovated area will include patient rooms, staff workspaces, dedicated shower, a telepsych room, and other behavioral health required support spaces
- There will be phasing and utility Shutdowns and Tie-Ins to coordinate, see Exhibit A
- Owner intends to retain an Equipment Planner to assist the team with equipment purchases and coordination for installations.

SCOPE OF SERVICES

GC team will provide the following Scope of Services as generally described below:

- Specific scope included is:
 - All construction scope covered in the attached SD Construction Documents.
 - Coordination and pre-planning of all construction activities.
 - Coordination with Atrium Health vendors (specifically Information Technology (IT), Supply Chain Management (SCM), low voltage cabling, physical security, etc.).
- Develop a project schedule based on proven expertise with construction practices and phasing of work in occupied acute care facilities.

The General Contractor selected must have experience working on North Carolina DHR projects.

PROJECT APPROACH

Primary goals of this selection process include selecting the most qualified, team-oriented, and collaborative General Contractor who will work with the Owner, bringing a positive attitude and a desire to provide the highest level of service. The ideal firm must have a detailed track record of five years or more of similar and successful occupied acute healthcare projects in North Carolina in their proposed roles.

The General Contractor's firm must have experience in renovations with occupied acute healthcare projects in North Carolina, while blending their knowledge of codes, building materials, and permitting process to maximize value for the Project. It is important that the selected firm must have experience working closely with leadership, clinical user groups, facilities personnel, and all other owner stakeholders. The GC will be expected to assist in driving the project and be responsive to the Owner's team throughout design and construction.

RFQ QUESTIONS AND SUBMISSION REQUIREMENTS

Any restriction, limitation or prohibition of use or release of proposal materials must be clearly indicated as proprietary and identified in the proposal. Fees will be considered proprietary.

Owner shall not be liable for any costs incurred by respondents in preparation and submission of proposals nor for costs related to any element of the selection and contract negotiation process.

Contact Name: direct all questions to the following.

David Beck - David.Beck@AtriumHealth.org

John Rawsthorne – John.Rawsthorne@AtriumHealth.org

All questions should be submitted via email to the Contact Names above. All questions and the Owner's responses to all questions will be shared with all firms. Questions and responses will be posted on the NC Interactive Public System.

Please submit one (1) electronic copy of the proposal response and all attachments required via email to:
Jeff Schroder – Jeffrey.Schroder@AtriumHealth.org
John Rawsthorne – John.Rawsthorne@Atriumhealth.org

Submittals will be evaluated by a panel of individuals selected in accordance with Owner requirements. The panel will review and rank submittals and may conduct interviews if owner deems necessary. The selection of the GC will be based on best value to the Owner, and will include overall firm experience, proposed staff, qualifications, and approach. Owner then intends to negotiate a contract with the GC that brings the best value to Atrium Health.

The owner and selected GC shall negotiate an appropriate fee based on scope clarification after selection and prior to contract execution. Fee proposals must be based on the information contained within this RFQ.

PROPOSAL RESPONSE REQUIREMENTS

Please review the following information and prepare a comprehensive proposal response that includes all items within this section. Do not submit standard marketing responses, be project specific. Maximum page limit 15.

For your firm to be qualified, your proposal must include the following:

1) Cover Letter

- a. Clearly indicate single contact, mailing address, and telephone number of firm. A cover letter signed by an Officer of the firm must include a commitment by the proposing design team to remain committed to pursuit of the Project and that the staff proposed will remain the staff assigned to the Project.

2) Project Team

- a. Provide a comprehensive explanation of the structure, leadership and delivery approach for the team structure being proposed for this project. Clearly state how the Owner will be assured that structure will assure highest level of service, quality, efficiency, and expertise through the proposed structure. Be project specific.
- b. Provide an organizational chart showing the complete team structure.
- c. Provide professional resumes for Project Executive, Project Manager and Superintendent showing a detailed track record of five years or more of similar and successful occupied acute healthcare projects in North Carolina in their proposed roles.
- d. State current and projected workload for other projects of proposed staff for duration of this project.

3) Prior Experience

- a. Examples - Provide examples of demonstrated success and experience of the proposed design team and proposed key staff related to projects of similar scope and complexity in an occupied acute healthcare setting in North Carolina. Provide owner/client references for each project listed. Include schedule, scope of work and construction budget/cost (planned vs. actual) for each project.

4) Project Approach

- a. Innovation - Describe how your GC team will bring innovation, operational efficiency and best practices.
- b. Collaboration - Describe how your GC team will foster team collaboration, accountability, and team engagement for this project.
- c. Diversity Inclusion – Describe how your company will help promote diversity and inclusion on this project and deliver the project goal of 30% diversity participation with a target of 15% minority participation.
- d. BIM - Describe your design team’s BIM qualifications and familiarity with Atrium’s BIM standards as shown in the master agreement Exhibit C.

5) Schedule – Outline your proposed project construction schedule

6) Contract Agreement

- a. The GC must execute Atrium Health’s master agreement (modified AIA A101), without changes, as modified to include contract provisions required by the subaward contract between Atrium Health and Cabarrus County and execute a project task order (modified AIA A102). Please confirm your agreement to execute these documents without modification. (Exhibit B)
- b. The GC must confirm familiarity and ability to meet all Atrium Health BIM Standards. Exhibit C

RFQ forecasted schedule of events and general timeline for the Project

• Owner issues RFQ to GC Firms & Post on IPS	Nov 15, 2023
• Questions from GC Firms Due	Dec 8, 2023-1:00 PM EST
• Owner responses to questions from GC’s	Dec 15, 2024
• Proposals due from GC Firms for RFQ	Jan 5-5:00 PM EST
• Short list GC Firms	Jan 17, 2023
• Construction Documents complete	Jan 17, 2024
• Owner may interview GC Firms	Week of Jan 29, 2024
• Notify Top Ranked GC Firm	Week of Feb 12, 2024
• Negotiate contract and task order for execution	TBD
• Contractor award	March 2024
• Anticipated Duration of Construction	Approximately 6 months

PARTICIPATING GC FIRMS – The project will be posted on the NC Interactive Public System and any qualified GC firm can submit a proposal. The award will be to the firm that best meets the requirements and qualifications contained in this proposal.

ATTACHMENTS FOR POSTING

Contact the following to request exhibits A, B & C via email for this RFQ.

David Beck - David.Beck@AtriumHealth.org

John Rawsthorne – John.Rawsthorne@AtriumHealth.org

- Exhibit A – AHC Behavioral SD drawing
- Exhibit B – Atrium Health modified AIA A101 Master Agreement and modified AIA A101 Project Task Order
- Exhibit C – Atrium Health Building Information Model requirements