Project: 214-038, Iowa River Landing – Medical Office Building Extension Development

To Whom It May Concern:

The University of Iowa Hospital and Clinics is in the project planning phase of a footprint expansion of the existing Iowa River Landing Medical Office Building located on the corner of 9th Street and 2nd Avenue in the Iowa River Landing Development in Coralville, IA. This phase will allow UIHC to understand the full scope and associated costs to develop the site based on specific parameters of the building size, site plan and layout, building adjacencies, utility needs, roadway improvements and other development expenses. The Board of Regents, State of Iowa has authorized The University of Iowa Hospitals & Clinics to proceed with the procurement of Construction Manager Agent (CMA) pre-construction services for this project.

Included in the construction management pre-construction services will be preparation of cost estimates for multiple design concepts, development of a site staging / lay-down plan, coordination with the municipality for the development and tracking of infrastructure costs, and development of appropriate means and methods and are anticipated to continue through the construction phase of the project. In the construction phase, multiple contract packages are anticipated with all contracts bid and held by the University of Iowa Hospitals and Clinics.

Project Description

This project will provide for the expansion of the Iowa River Landing (IRL) Medical Office Building facilities in Coralville. The Iowa River Landing development serves as a gateway from Interstate 80 and provides a highly visible and accessible site for retail, entertainment, hotel, and dining venues, as well as serving as a hub for public transportation. It is also home to multiple hotels and conference establishments as well as a new up-scale commercial and residential complex, among other amenities. An expanded footprint within the same parcel as the existing clinic space will make it possible to relocate ambulatory orthopedic services from the main hospital campus and may also provide for the replacement of some operating rooms and associated facilities on the main campus. This facility will house the Orthopedics Institute, Sports Medicine Center, PT/Rehab space, an OR Suite with 7 rooms, and ancillary and support services.

The LEED SILVER ambulatory care clinic expansion will be approximately 170,000 gross square feet. The portion of the property upon which this expansion will be constructed is approximately 2.3 acres.

The estimated cost to design, construct and equip this facility is approximately $120 million and shall be delivered Winter CY19. Concurrent with the selection of the Construction Manager Agent for this project, UIHC will be initiating the search process for a design team to also be under contract for this phase of the project. UIHC may elect to use the same Construction Manager Agent and Architect teams on subsequent phases if the project proceeds into full design and construction.
Selection Criteria and Statement of Qualifications

Firms will be selected to interview on the basis of materials submitted for review to The University of Iowa Hospitals and Clinics. Successful firms will demonstrate the following:

1. Successful experience in the construction of ambulatory clinic facilities of similar scope.
2. Proven ability to work effectively with the Owner, Architect, Consultants, Contractors, and other project partners in a team environment to achieve project objectives.
3. Experience and knowledge of public construction processes and successful completion of projects in the construction manager agent delivery system.
4. Project must achieve LEED Silver. Must highlight experience in coordination of a LEED Project.
5. Must show experience in working within tight sites that have other project sites in close proximity as well as immediately adjacent to another active construction projects.

The submission should include the following:

1. Letter of interest: A summary of the firm’s interest in the project and a summary of qualifications for this project.
2. A completed copy of the Construction Manager Information Form including project data from projects similar in size and scope to the project being planned.
3. A description of the firm’s philosophy and methods for managing projects in construction manager agent format. Address the firm’s methods for plan review, constructability / value analysis, continuous cost control/ and coordination with other projects, and schedule.
4. Proposed team members and their roles for this project including resumes, a proposed project organization chart and approach to manage the project. Identify other project commitments that are concurrent with this project and the percentage of time available for this project for each proposed team member.
5. Client and contractor references (minimum of 3).
6. The firm’s experience modification ratio. Please include an explanation if EMR > 1.0.
7. A detailed description of the firm’s safety program.
8. A detailed description of the firm’s quality assurance program.
9. A description of criteria that the firm believes distinguishes it from its competitors.
10. The firm’s general-purpose brochure.

Firms interested in providing services for this project should submit 4 hard copies of all requested materials and an electronic copy in Adobe PDF format to:

Jennifer Ratner, Assistant Director
Capital Management
The University of Iowa Hospitals and Clinics
800 Evashevski Dr., HPR3 SB6
Iowa City, IA 52242.

Please feel free to contact Jennifer Ratner at 319-356-1486 or via e-mail jennifer-ratner@uiowa.edu for further clarification or additional information. The materials must be delivered no later than 3:00 p.m. on Friday, October 21, 2016.
CONSTRUCTION MANAGER INFORMATION FORM

PROJECT TITLE: Iowa River Landing – Medical Office Building Extension Development

SUBMISSION DATE:

INSTRUCTIONS: Complete this form and submit 4 hard copies and an electronic copy in MSWord or Adobe PDF format along with all other requested materials to:

Jennifer Ratner, Assistant Director
Capital Management
The University of Iowa Hospitals and Clinics
800 Evashevski Drive, HPR3 SB6
Iowa City, IA 52242

SECTION 1 – CORPORATE INFORMATION

1. Firm Name:

2. Principal Contact: (Name, Title, and Phone, e-mail address and FAX Number)

3. Location of Corporate Headquarters: (Complete address and phone number)

4. Location of Other Offices that will be Involved in the Project: (Complete address and phone number for any offices that personnel assigned to this project will be based)

5. Year Firm was Established:

6. Years in Business under Present Name:

7. Previous Corporate Names and Time Period:

8. Personnel: (Number of people by trade, job classification, or discipline)

9. Company Organization Chart: (attach)

10. Average Annual Volume of work Completed for the Past 5 Years:

11. Public Construction Percentage of Total Volume over the Past 5 Years:

12. Average Annual Volume of Work Completed for the Past 5 Years as Construction Manager – Agent:

13. Average Annual Volume of Healthcare Work Completed for the Past 5 Years as Construction Manager – Agent:

14. Firm’s Experience Modification Ratio (Explain if EMR > 1.0):
SECTION 2 – Project Examples

List up to 3 projects on the attached project data sheets similar to the proposed project that directly demonstrate firm’s qualifications to provide services for the subject project.

PROJECT #1

PROJECT #2

PROJECT #3