September 16, 2013

RE: Main OR Suite Operating Room Replacements (UIHC Project #212-021)

To Whom It May Concern:

The University of Iowa Hospitals and Clinics is initiating the search process for full Architectural and Engineering services for the development of four additional operating rooms in the Main OR Suite located in the John Pappajohn Pavilion. The project is described as follows:

This project provides for the renovation of approximately 8,800 gross square feet of space on the fifth level of John Pappajohn Pavilion to develop four replacement operating rooms and associated sterile supply facilities in space immediately adjacent to UIHC’s main operating room (MOR) suite on level five of John Colloton Pavilion. Accommodating the more extensive air handling requirements of the four new operating rooms and their support facilities will necessitate installation of a new air handling unit in a mechanical penthouse serving the west side of Pappajohn Pavilion. This project represents the second phase in development of replacement operating rooms, with two contemporary rooms having been completed and put into service in October, 2012.

The estimated cost to design and construct the new operating room space is approximately $12.5 million. A detailed cost estimate will be an integral part of the design.

The firm to be recommended to the Board of Regents for this project will be selected via an interview process. Firms will be selected to interview on the basis of materials submitted for review by UIHC; see attachment for detailed submittal requirements. Submitting firms must show depth of demonstrated ability to plan, design, and commission operating rooms for invasive surgeries in occupied Health Care Facilities. Firms interested in providing professional services for the project should submit six (6) hard copies and one electronic copy of the attached Request for Qualifications Submittal to:

Jennifer Ratner
jennifer-ratner@uiowa.edu
Capital Management
800 Evashevski Dr
HPR3 SB6
Iowa City, IA  52242

Proposals are limited to a maximum of 15 double-sided pages.

Proposals must be received by 3:00p.m. CST, Friday, October 4, 2013 in the office of Capital Management. Please feel free to contact Jennifer Ratner at 319-356-1486 or via e-mail at jennifer-ratner@uiowa.edu for further clarification or additional information.

Thank You,

Jennifer K. H. Ratner
Assistant Director, Capital Management
UNIVERSITY OF IOWA HOSPITALS AND CLINICS
REQUEST FOR QUALIFICATIONS SUBMITTAL

Project Title: Main OR Suite Operating Room Replacements  
Project Number: 212-021

A. FIRM HISTORY AND BACKGROUND

1. Name of Firm.

2. Location of principal office and office designated to work with the University of Iowa Hospitals and Clinics.

3. Provide a performance record detailing your firm’s ability to meet the following:
   a. Project budget
   b. Design schedule
   c. Estimated vs. actual bid and construction costs
   d. Change orders as a percentage of construction
   e. Occupancy schedule

4. The names and performance record of all staff assigned specifically to this project; including percentage of their total time to be committed to the project

B. PERSONNEL QUALIFICATIONS

1. Provide qualifications for the project team assigned to the University of Iowa Hospitals and Clinics for this work and describe their responsibility.

2. List the current workload and completion schedule for all projects assigned to the proposed project team.

C. PROJECT MANAGEMENT

1. Describe your firm’s Project Management approach to this project to ensure project continuity.

2. Describe your firm’s Cost Control methods to be used on this project.

3. Describe in detail your firm’s Quality Control methods during both design and construction to be used on this project.

D. PROJECTS

1. Provide a list of similar projects completed by the proposed project team.

2. Provide examples of operating room projects by the proposed project team. Include project statistics (i.e. square footage, cost, etc.), floor plan, and date completed.

3. Identify key challenges in constructing operating rooms in an existing hospital, and outline how your firm will address these challenges.

4. Provide examples of experience with lean process improvement integration in the design process.

E. OTHER INFORMATION

1. Include any other information you consider relevant to the evaluation of your firm’s qualifications.