June 13, 2016

RE: Adult Inpatient Single Bed Conversion – Architect of Record for Multiple Projects

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 design of the Adult Inpatient Single Bed Conversion projects. The projects are described as follows:

These projects provide for the conversion of pediatric inpatient units into adult inpatient units after the new UI Children’s Hospital opens in December, 2016. Additionally, it enables the existing level seven (7) John Colloton Pavilion (JCP) Respiratory Specialty and Comprehensive Care Unit (RSSCU) and Palliative Care Unit to be converted into a new adult inpatient burn unit and clinic. The vacated Pediatric inpatient units that are planned to be fully converted when the new UI Children’s Hospital opens include level three (3) of the John Colloton Pavilion (JCP) and level seven (7) of the John Pappajohn Pavilion (JPP). This cumulative area to be renovated is approximately 90,000 gross square feet. This overall project will be structured as three separate projects that will provide for the demolition of existing space and construction of single-bed adult inpatient units as follows:

- Level 3JCP Adult Leukemia and Blood & Marrow Transplant Unit (ALBMT)
- Level 7 JPP Respiratory Specialty and Comprehensive Care Unit (RSSCU)/Palliative Care Unit
- Level 7JCP Burn Inpatient Unit and Clinic (Burn)

The architect selected will also be the Architect of Record for the inpatient unit conversion projects enumerated above and others that will be subsequently proposed. Selecting one architectural firm will provide continuity throughout the later stages of the conversion to all single bed rooms.

In accordance with Iowa Code, preference shall be given to the selection of design professional firms either based in Iowa or with permanent offices in Iowa. The Architect of Record shall propose a team appropriate to completion of the project but shall specifically identify the following consultants, an interior designer and engineering consultants for the projects. The Architect of Record will manage the overall project design including the work of all consultants. Firms will be selected to interview based on materials submitted for review to The University of Iowa Hospitals and Clinics, Architectural Selection Committee. A demonstrated ability to handle projects similar in scope to those described above will be important to the selection process.

The estimated cost to design and construct this renovation is approximately $30,000,000 A detailed cost estimate will be an integral part of the design.

Firms interested in providing professional services for the project should submit 7 hard copies and one electronic copy of the attached Request for Qualifications Submittal to:

Kelly Stevenson
kelly-stevenson@uiowa.edu
Capital Management
800 Evashevski Dr
HPR3 SB6
Proposals are limited to a maximum of 15 double-sided sheets.

Proposals must be received by 3:00 p.m. CST, Friday, June 24, 2016 in the office of Capital Management. Please feel free to contact Kelly Stevenson at 319-353-7703 or via e-mail at kelly.stevenson@uiowa.edu for further clarification or additional information.

Enclosure: Request for Qualifications Submittal
UNIVERSITY OF IOWA HOSPITALS AND CLINICS
REQUEST FOR QUALIFICATIONS SUBMITTAL

Project Title: Adult Inpatient Single Bed Conversion
Project Number: Multiple Projects

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 construction costs
   d. Change orders as a percentage of construction
   e. Occupancy schedule
   f. Equipment Planning Process and Coordination with Medical Equipment Planner

4. Provide a list of proposed specialty consultants, which will comprise the entire project team.

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 your firm’s Quality Control methods to be used on this project.

4. Describe your firm’s experience with projects which occur in occupied healthcare facilities.

D. PROJECTS

1. Provide a list of other similar projects completed by the proposed project team. Include project statistics (i.e. square footage, cost, etc.), floor plan, and date completed.

2. Provide examples of patient and family-centered care projects.

E. OTHER INFORMATION

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