



Request for Proposal USDA, Emergency Rural Health Care Grant Program

Background. San Luis Valley Health (SLVH) was awarded a United States Department of Agriculture (USDA), Emergency Rural Health Care Grant to renovate SLVH hospital rooms in its Regional Medical Center (RMC), located in Alamosa, Colorado. SLVH has requested Use of an Alternative Delivery Process using the Construction Manager as constructor (CMc) method. This method will be advantageous to SLVH, offering pre-construction services that will address scheduling constraints and ensure the project meets budget. SLVH is currently soliciting the CMc through a Request for Proposal (RFP) process to maximize open and free competition. Information regarding the RFP will be available at www.slvh.org or www.sanluisvalleyhealth.org and published in the public notice section of *The Valley Courier*, *The Pueblo Chieftan*, and *The Colorado Springs Gazette*.

Scope of Work. This project will convert five rooms, currently used for SLVH's cardiology clinic and cardiopulmonary outpatient services, into patient care rooms. Previously, these rooms and associated nursing station were used as an inpatient wing. The existing footprint from this past use will allow SLVH to retro fit these rooms back to inpatient rooms. These private rooms will be flexible to accommodate the need for isolation when required for COVID positive patients, as well as for high acuity patient care on demand. The total square footage of the five combined patient care rooms is 1,515. The total square footage of the entire scope of work to include corridors and med/surg support and staff areas is 3,623. Rooms will be updated with new flooring, LED replacement lighting, air scrubbers, furnishings and equipment, medical gas headwall improvements, and necessary technology updates, to operate updated equipment and support patient monitoring and staff work locations. The update will include a patient care room bathroom to meet current ADA/ABA standards. The unit currently has a nursing station that will need new nurse station casework, a secured medication room, Pyxis machine, refrigerator, and CII safe. Aesthetics (flooring, paint, wall protection) within the unit will be updated to match other units within the hospital to visually unify locations.

Service Agreement. The selected CMc will be required to execute a service agreement utilizing the AIA A133 – 2019 Standard Form of Agreement Between Owner and Construction Manager as CMc where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified by USDA funding requirements.

Rough Order of Magnitude. This project will convert five rooms, currently used for SLVH's cardiology clinic and cardiopulmonary outpatient services, into patient care rooms. The estimated budget is between \$2.5 and \$3.5M.

Project Schedule.

A/E Timeline:

SD	12/05/22 – 1/09/23	5 weeks
DD (CMc GMP Set)	1/09 – 2/06	4 weeks
GMP CMc Estimate:	2/06 – 2/20	2 weeks
CD	2/06 – 3/06	4 weeks
Bid/Permit	3/06 – 5/29	12 weeks
CA (construction starts)	6/05 – 9/25/23	16 weeks

RFP Schedule of Events.

RFP Advertisement for CMc	11/29 – 12/13/2022	2 weeks
CMc Letter of Intent to Bid and Contacts	12-22-22 C.O.B.	1 day
RFP CMc Response Period	12/13/22 – 1/10/2023	4 weeks
Site Visit, Non-Mandatory	1/03/ 2023	1 day
RFI Period	12/13 – 1/06/2023	3 weeks
RFP Scoring	1/10 – 1/17	1 week
CMc Selection and Award	1/17/23	1 day
Contract Execution:	1/17 – 1/31/23	2 weeks
GMP CMc Estimate: (Based on DD Dwgs)	2/06 – 2/20/23	2 weeks

Letters of Intent to Bid and/or Requests for Information should be directed to: Architectural Contact, Mike Malloy: mmalloy2rtaarchitects.com; or Capital Project Managers, Jim Fleming at James.Fleming@slvrmc.org and Davy Crockett at Davy.Crockett@slvrmc.org.

RFP Deliverables. In your response to SLVH’s Request for Proposal, please include the following Proposal Elements:

1. Proof of Bonding Capacity
2. Proof of Insurance
3. Plan/Procedure to Comply with Hospital Flu and COVID Vaccination Protocols (Max 1 page)
4. Summary Statement of Qualifications and Statement of Understanding of Scope of Work (Max 2 pages)
5. Description of Technical Approach and Management Plans (Max 2 pages)
6. Quality Assurance/Quality Control Plan (Max 1 page)
7. Project Time/Activity Schedule Chart/Table with Narrative (Max 2 pages)
8. Names, Brief Bios, Qualifications, and/or Certificates of all Individuals. LEED experience and Value-engineering desirable (Max 1 page per individual)
9. Project Participant Organizational Chart (Max 1 page)
10. Project Specific: Specialized Experience and Technical Competence with CMc Projects (Max 2 pages)
11. Relevant Rural, Colorado, Construction Experience (Up to 5 projects in the last 10 years, including currently. Max 2 pages per project.)
12. Evidence of Staying Current with Construction industry innovations and Codes: Continuing Education, Attendance at industry Conferences/Trade shows (Max 1 page)
13. Customer Rating, Feedback, Testimonials, Awards, etc. (Max 3 pages)

14. Corporate Capability Provision of evidence of necessary software (project tracking, billing, CAD 2018 or newer), financing, bonding, equipment/machinery, facilities, expertise, available personnel time. (Max 2 pages)
15. Appendices, Insurances (Max 3 pages)
16. Knowledge and Implementation of Infection Control/Risk Assessment and Interim Life Safety Measures (ICRA and ILSM) (Max 2 pages)
17. Care taken and emphasis on quality in preparing proposal package
18. Proposed Fee for Pre-Construction Phase / CMc Services
19. Confirmation of Receipt of all RFP Addenda

Proposals will be objectively evaluated and scored based on the above elements. The first three elements must be met for eligibility and further consideration. Proposals will remain valid for 30 days.

Interested vendors should download a Request for Proposal at www.slvh.org or www.sanluisvalleyhealth.org for an RFP packet, by clicking on the yellow banner at the top of the page. Please submit electronic proposals to the attention of Architectural Contact, Mike Malloy: mmalloy2rtaarchitects.com; Jim Fleming at James.Fleming@slvrmc.org and Davy Crockett at Davy.Crockett@slvrmc.org, Capital Project Managers, San Luis Valley Health, 106 Blanca Ave, Alamosa, CO 81101, by January 10, 2023 by 5:00 p.m. for full consideration.

Attachment and Exhibits

- SLVH RMC Third Floor Med – Surg Tenet Improvement, PROJECT MANUAL
- USDA RD Supplemental Terms and Conditions.rev4.22
- USDA RD Sample Compliance Forms and Exhibits
- Sample RD Instruction 1942-A Guide 27 Attachment 5 *ATTACHMENT TO AIA DOCUMENT A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.*

(All forms are available at www.rd.usda.gov)