



**REQUEST FOR QUALIFICATIONS
FOR
CONSTRUCTION MANAGEMENT SERVICES**

RFQ: 1400-005

DATE: November 4, 2016



Construction and Facilities Planning
110 S. Paca Street, 6th Floor
Baltimore, MD 21201

DATE: November 4, 2016

RFQ: Prince George's Regional Medical Center

SUBJECT: **Construction Management Qualifications for the Prince George's Regional Medical Center Replacement Hospital**

Dear Prospective Offeror:

University of Maryland Medical System, Inc. ("UMMS") in its corporate capacity is seeking RFQ proposals from construction management companies to provide qualifications for services for the Prince George's Regional Medical Center Replacement Hospital.

This Request for Qualifications ("RFQ") does not commit the UMMS to pay for any cost of preparation and of a proposal nor to procure or contract for the goods or services as specified herein. It is also brought to your attention that the Contracting Officer is the only person who can legally commit the UMMS to the expenditure of funds in connection with the proposal procurement.

Any contact, correspondence or communication in any way, with anyone other than the Project Manager assigned to this initiative, Laura Kautz, or the VP of Construction & Facilities, Darryl Mealy, will result in the disqualification of the vendor making contact from participating in this offer.

Those who receive this RFQ other than directly from the UMMS and wish to submit an offer or receive amendments and other information as may be forthcoming, should make themselves known at PGRMC@umm.edu.

If the invited construction management firm wishes to submit a proposal, please read and follow the enclosed instructions.

University of Maryland Medical System

A handwritten signature in cursive script that reads "Laura Kautz".

Laura Kautz, CDT, LEED AP
Construction Project Manager
University of Maryland Medical System

Project #1400-005

Construction Management Services for Regional Medical Center Replacement Hospital

SCOPE OF WORK

Prince George's Regional Medical Center is a full replacement hospital located in Largo, Maryland, replacing the existing Prince George's Hospital Center in Cheverly, Maryland. The facility will include 205 inpatient beds, with 20 observation beds, 45 treatment bay emergency department, diagnostic and treatment spaces, 8 operating rooms, and all associated support spaces. Total hospital square footage is +/- 600,000 sf. A pre-manufactured central utility plant approximately 30,000 sf in size will supply the building, and the CM will need to coordinate with the manufacturer. Attached to the hospital is an Ambulatory Care Center (ACC) of approximately 56,000 sf, which may be part of the scope, but is currently in programming.

This RFQ, along with an overview of the project, can be downloaded at:

<https://www.dropbox.com/sh/nzv8c50swquimc/AABge9dzsMk4KEO B z9yuu4a?dl=0>

INVITATION TO SUBMIT QUALIFICATIONS

The UMMS invites construction managers with documented successful experience with projects of this magnitude to submit their qualifications. The companies that meet the qualifications will be invited to respond to a formal Request for Proposal (RFP). Experience must include projects of similar scope and size within the last 5-7 years.

The UMMS is an equal opportunity employer and seeks to have a supplier base which reflects the diversity of the Medical System's staff, the area, region and nation. Toward this end the UMMS:

- Encourages minority business enterprises to compete for the UMMS business.
- Seeks to maximize its minority utilization on the Project and thus has established a goal of 35% MBE\WBE\DBE participation in this Contract.

In selecting goods and service providers, the UMMS will expect all bidders to demonstrate that they too are committed to equal access, integrity in business practices, timeliness, and accountability while meeting the needs of customers.

- Form of Contract to be used will be a standard UMMS CM at Risk contract.
- This will be a prevailing wage project.

MINIMUM QUALIFICATIONS

1. The project manager, chief estimator, project engineer, and project superintendent have all worked together on at least one Healthcare/Institutional/Higher Education project, \$250million or above, in the past 7 years.
2. The project manager, chief estimator, project engineer, and project superintendent have **individually, or as a team**, worked on a new hospital construction/major addition/major renovation projects of \$100 million or above in the past 10 years.
3. The company has completed large projects in the Mid- Atlantic region that included 25%-35% minority participation.
4. The company has completed not less than 5 healthcare projects with a minimum GMP value of not less than \$50 million in the Mid-Atlantic region in the past 5 years.
5. The company will have a bonding capacity of not less than \$350 million as of Fall 2017 (estimated start of construction)

EVALUATION OF SUBMISSIONS

Technical qualifications of all firms will be evaluated using the criteria listed below:

- Qualifications of the project team.
- Experience of the team on a project of comparable size and complexity in a healthcare setting.
- Experience of the project team working together.
- Experience working on publicly funded projects.
- Qualifications of the key team members.
- Project and staff specific client references.
- Indicate if your firm has a local MD/Baltimore/Washington DC office.

ANTICIPATED PROCUREMENT SCHEDULE

November 4, 2016 – RFQ Released

December 1, 2016 – RFQ Due

January 2, 2017 – Shortlist for RFP Released

February 2017 – Pre-bid Meeting with shortlisted CMs to review project scope and submission requirements

March 2017 – MBE Fair for all bidders to meet with MBE/LMBE sub-contractors

April 3, 2017 – RFP Released

May 18, 2017 – RFP Due

June 6, 2017 – Interviews of top three ranked CMs

August 2017 – Anticipated Construction Start

SUBMISSIONS

Firms meeting these minimum requirements who are interested in being considered for this project should submit their qualification **no later than noon on December 1, 2016** in the format of 1 PDF file and send to PGRMC@umm.edu.

- The cover letter shall state the firm's address, number of employees at the office that will staff the project, years in business, annual revenue of that office and a contact person. Submit a concise list of (3) projects meeting the requirements noted above. No more than two pages per project. List the client, client reference, start and end dates and square footage.
- The firms should also attach, under a separate tab, additional information that the firm deems relevant. This information should show successful schedule creation and management of a similarly complex project. All additional information shall be no more than ten (10) pages.
- Provide documentation of the 5 most recent years of financial performance of the company in the form of Balance Sheets and Income Statements. This information will not be disclosed to anyone other than the selection committee.
- **10 hard copies** are required to be submitted within 24 hours of the email deadline.