

GARFIELD COUNTY, UTAH
REQUEST FOR PROPOSAL (RFP) to provide
Construction Manager / General Contractor Services for the
Garfield Memorial Hospital OR/CP/Pharmacy Project

Garfield County is soliciting sealed bids for General Contractor Services for the Garfield County owned / Intermountain Health managed Garfield Memorial Hospital Operating Room (OR)/Central Processing (CP)/Pharmacy Project located in Panguitch, Utah.

PROJECT DESCRIPTION

The project consists of a new building addition to house a new general operating room to replace the existing operating room and a new caesarean delivery operating room. In addition, the project includes renovation of central processing including a soiled workroom, sterile storage room, and clean processing. Modifications to the existing pharmacy compliant with USP 797 including the creation of a compounding room are also part of the project.

The project scope includes construction (demo and reconfigure) of approximately 2,700 SF of space located on the first floor of the Garfield Memorial Hospital and approximately 1200 SF of building addition.

The project site contains white gypsum wall board containing less than 1% chrysotile asbestos. The General Contractor firm shall be capable of handling <1% asbestos per OSHA provisions. Contractor shall be capable of providing awareness training on <1% asbestos, wet methods, and assessments used to determine if respirators are needed. Materials containing greater than 1% asbestos will be abated by the Owner.

Intermountain FD&C, GMH, and VCBO Architecture have completed the design process and have secured approvals from the County Building Official, State Fire Marshal and the Department of Health. Therefore, Phase 1 services will not be required.

Intermountain Construction Budget (estimated for the areas shown above): ¹ \$1.5 million

¹*Please note the Intermountain Construction Budget reflects direct construction figures only and does not include permitting/impact fees, design fees, contingencies, escalation or Fixtures, Furnishings, or Equipment (FF&E).*

GENERAL CONTRACTOR QUALIFICATIONS

General Contractors submitting proposals for this project in so doing, convey they comply with the following minimum qualifications

1. General Contracting firm shall have completed no less than two healthcare remodel projects located within hospitals or outpatient surgical centers with a minimum construction value of at least \$200K or completed at least one free-standing outpatient surgical center.
2. General Contractor Superintendent shall have completed no less than two healthcare remodel projects located within hospitals or outpatient surgical centers with a minimum construction value of at least \$200K or completed at least one free-standing outpatient surgical center.
3. The General Contractor firm shall be capable of handling <1% asbestos per OSHA provisions (materials containing >1% asbestos shall be abated by the Owner)

SCOPE OF SERVICES

Phase 1 of this engagement is to provide CM/GC Pre-Construction Phase Services for the project described within this RFP. **Phase 1 is not required and is not part of this RFP.**

Phase 2 of this engagement is to provide CM/GC **comprehensive** Construction Phase Services for the project described within this RFP.

PROJECT SCHEDULE

Description	Due Date
*RFP Questions Due	February 28, 2021; 12:00 PM (MT)
*Contractor (CM/GC) RFP Response (Proposal) Due	March 16, 2023; 4:00 PM (MT)
Contractor (CM/GC) Selection – Anticipated Announcement	TBD
Construction Commencement	April 24, 2023
Substantial Completion (Phased)	February 11, 2024

**All indicated times are Mountain Time (MT) Zone.*

***Pending NTP from Owner*

PROJECT INFORMATION

OWNER IHC HEALTH SERVICES, INC.
36 South State Street, 21st Floor
Salt Lake City, Utah 84111
Owner's (Intermountain) Representatives: Facility Design & Construction (FD&C):
Adam Jensen, Executive Director
Brenda Roberts, System Construction Director
Danny Fuchs, Project Manager

ARCHITECT VCBO ARCHITECTURE
524 South 600 East
Salt Lake City, Utah 84102
Principal-in-Charge: Jeff Pinegar
A/E Project Manager: Levi Lloyd
Phone: (801) 575-8800
Email: llloyd@vcbo.com

PATIENT SAFETY INFORMATION

Contractors and all of Contractor's representative(s), including subcontractors, entering any Intermountain facility must be familiar with and comply with all Preconstruction Risk Assessment (PCRA), Infection Control Risk Assessment (ICRA) plans, processes, and procedures. This includes full participation in filling out all required PCRA/ICRA and other Intermountain required forms and coordinating all required signatures prior to any work initiation. In addition, the assigned facility Infection Preventionist (IP) and other designated Intermountain patient safety team members must review all ICRA work permits and sign off prior to work commencing and prior to removal of any ICRA barriers. This occurs continuously throughout the project duration and must be followed when multiple phases or bid packages occur on the project.

When an Interim Life Safety Measures (ILSM) plan is included in the Construction Documents, or provided separately, they are to be clearly understood and followed by the contractors performing the work. All ILSM forms must be filled out by the Contractor and coordinated with the Intermountain patient safety team for required signatures prior to work commencing. The responsibility lies with the Contractor to obtain all applicable signatures prior to commencing with the defined scope of work. A PCRA and ICRA permit must be completed and documented prior to any work being performed within the facility. Contractors and Subcontractors acknowledge that the work must be coordinated allowing the facility to stay operational during construction.

Permits (including utility shutdown forms, hot work permits, above ceiling work permits, and medical gas certifications) are to be coordinated with local Facility Management (FM). Some permits may require up to 72 hours' notice. For all permits, the local FM will verify permit compliance prior to completion of the work. The contractor is required to coordinate with the local Infection Prevention (IP) and Facilities Management (FM) teams.

Contractors and all of Contractor's representative(s) entering any Intermountain facility must attend the FM-led orientation(s) prior to and throughout the duration of any work, including multiple phased projects. Frequent refresher orientations will be required per the scope and nature of the project, but not less than monthly, or whenever new contractor or subcontractor representatives join the project.

CONTRACTOR REQUIREMENTS

The Contractor is required to include within their proposal, costs to manage the PCRA/ICRA process, facility orientation meetings, management, cleaning and maintaining surrounding area(s) near job site where project related foot traffic, carts, and materials are transported, and to provide the following equipment for this project. This equipment includes, but is not limited to:

- 1) ICRA barrier(s)
- 2) Containment cart(s)
- 3) HEPA vacuum(s)
- 4) Negative pressure machine(s)/ HEPA air scrubber(s)
- 5) Sticky mat(s) at construction entrance/exit
- 6) Carts with cart covers
- 7) Digital negative air pressure monitors

All work performed by the contractor and subcontractors shall be in accordance with certain Intermountain policies and procedures and all applicable regulations, codes, regulatory agencies, and applicable local, State, and Federal laws including OSHA regulations. Contractor must demonstrate compliance during construction activities (e.g. Crystalline Silica – OSHA 29 CFR 1926 and subsections).

AVAILABILITY OF DOCUMENTS

The Contract Documents are planned to be available as indicated in the project schedule above. The Architect will release Contract Documents (construction document drawings and project manual including specifications in PDF format) in digital format upon request from the General Contractor. The CM/GC must ensure that Bidding documents shall not be posted in plan rooms, bids submitted from plan rooms will be disqualified. The CM/GC shall transmit or allow access to Contract Documents in a secure method to each of its invited subcontractors compliant with Intermountain General Conditions.

The following additional documents will be provided in digital format by Intermountain Health upon request from the General Contractor:

1. *CMGCAgreement Reimbursable Expense Guide_2019-10-7.pdf (attached for reference)*
2. *Responsibility Matrix_2019 6 7.pdf (attached for reference)*
3. *Fee Calculation for Auditing Purposes.pdf*
4. *FDC.FORM.0240_Control Estimate Executive Summary.xlsm*
5. *Proposed Fee Schedule.PDF (Return Separately Bound with Proposal)*

QUESTIONS, ADDENDA, AND SUBSTITUTION REQUESTS

All questions and substitution requests shall be submitted via Procore and coordinated with the Architect. The CM/GC and the Architect must coordinate on releasing addenda.

BID SECURITY, AND LIQUIDATED DAMAGES

Bid Security or Payment and Performance bonds will not be required for this project. There will not be any Liquidated Damages imposed for this project.

PROPOSAL SUBMITTAL REQUIREMENTS

- Invited Construction Manager/General Contractor (CM/GC) firms submitting a proposal shall include the following information within their proposal. Please use the attached template ("Proposed Fee Schedule") for the fee schedule, bound separately, and return with proposal. **The proposal is to be no more than 20 printed pages total (20 Single Sided/10 Double Sided, including Cover Letter – Proposed Fee Schedule is not included in page count):**
- **PROJECT MANAGEMENT KEY PERSONNEL TEAM**
 - Provide resumes of key personnel team members indicating relevant and past Intermountain Health project experience of those that will be assigned to manage this project. Identify the individuals, and their roles, that will lead the requested pre-construction services and the construction phase of the project. Specifically identify your key personnel team member responsible to ensure compliance with Preconstruction Risk Assessment (PCRA), Infection Control Risk Assessments (ICRA), Interim Life Safety Measures (ILSM), Above Ceiling and Hot Work requirements, Facility Access, and permitting.

- Please indicate team member(s) who will lead, coordinate, and manage energy efficient design/LEED, Commissioning, and other services with the Architect/Design Team and Owner's vendor(s) and commissioning agent(s).
 - Describe your staffing plan and how you will provide continuity through all project phases, including the timeline/duration staff will participate on project phases. Selection of CM/GC is contingent upon proposed team members specifically called out and/or shown as placeholder to fill position/role. Substitution/Addition of any key personnel team members, after project award, will not be considered. If determined necessary, and accepted by the Owner, the CM/GC will be required to fill out a Personnel Staffing Change Request Form.
 - Provide a construction management plan beginning with the current design phase through Substantial Completion. Within this management plan, please describe potential risks associated with performing this work and how you propose to mitigate and manage these risks. Please include how Facility Access and PRCA/ICRA compliance will be managed throughout the duration of construction.
- **CONSTRUCTION SCHEDULE**
Provide an estimated construction schedule indicating the approximate time frame you feel would be required for construction (mobilization through Substantial Completion), listed in calendar months.
- **PRE-CONSTRUCTION SERVICES FEE** (Not Required)
- **CM/GC MANAGEMENT FEE** (Please use the attached template for the fee schedule proposal)
 - Provide a proposed CM/GC Management Fee (stated as a percentage of the cost of construction).
- **CM/GC MARK-UP FEES, IN ADDITION TO THE CM/GC MANAGEMENT FEE ABOVE** (Please use the attached template for the fee schedule proposal)
 - Provide a proposed mark-up fee (as a percentage) for self-performed work.
 - Provide a proposed mark-up fee (as a percentage) for work performed by subcontractors.
- **CHANGE ORDER MARK-UP FEES** (Please use the attached template for the fee schedule proposal)
 - Provide a proposed Change Order Mark-up Fee (as a percentage) for self-performed work.
 - Provide a proposed Change Order Mark-up Fee (as a percentage) for work performed by subcontractors and tiered subcontractors.
 - Allowable subcontractor and tiered subcontractor Change Order Mark-up percentages are outlined in the Intermountain Health CM/GC Agreement (a draft copy is available by request).
 - Provide a percentage of the total work estimated to be self-performed, including the trades that you plan to self-perform.
 - Provide a percentage of the total work estimated to be performed by subcontractors.
- **GENERAL CONDITIONS COSTS** (Please use the attached template for the fee schedule proposal)
Provide a comprehensive list of total estimated General Conditions Costs for the project and what items are included. In this cost, provide the number of personnel that would be required to manage the construction work throughout the duration of the scope of work, including the staffing plan illustrating the timeline/duration staff will participate on project phases (a copy of Intermountain's General Conditions is available by request). Include a comprehensive list of specific rates for the following items and return with the separately bond "Proposed Fee Schedule":
 - Personnel Labor Rates
 - Equipment Rental Rates (refer to CM/GC Agreement for Equipment Log requirements)
 - Vehicle Costs and Quantity (designate the key personnel this applies to)
 - Reimbursable Expenses (See attached Reimbursable Expense Guide)
- **OTHER FEES AND COSTS** (Please use the attached template for the fee schedule proposal)
 - Provide Sub-guard Cost (as a percentage) for each project. A Payment and Performance bond will not be required on this project.
 - If applicable, provide General Liability Insurance Cost (as a percentage) for this project.
 - If applicable, provide any other fees and/or costs (as a percentage) that need to be considered.
 - Please note, Owner will provide the Builder's Risk Insurance and/or Property Insurance policies, as applicable, for this project.

Please direct all questions in writing, via the Procore Bidding tool. Final questions must be received by the date and time indicated within the project schedule section of this RFP.

Submit (1) Electronic Copy (pdf format) of your response to the RFP by email to: Camille.Moore@garfield.utah.gov
(Note: Do Not cc: PM)

Please note at this time, to only deliver an electronic proposal with separate fee proposal to the email listed above. Hard copies are not required.

Proposal Due Date **March 16, 2023; 4:00 PM (MT)**

Proposals shall be submitted via email bearing the company name and plainly marked: **"Proposal for Garfield Memorial Hospital OR/CP/Pharmacy Project"** and must be received by the above due date.

Proposal responses will be evaluated on the proposed construction team, total fees, project management approach, and proposed construction phasing and schedule. Selection will be value based. Proposals shall be subject to acceptance by the Owner and valid for ninety (90) days from the due date indicated above. Firms returning a proposal acknowledge that they have reviewed and agree to Intermountain's Agreements, including CM/GC Agreement, General Conditions, and applicable Supplementary Conditions. These agreements can be made available upon request. Contracts will be prepared by Intermountain Health. Firms returning a proposal acknowledge that they will construct the project(s) in accordance with the Intermountain Design Guidelines, Construction Standards, and Brand Enhancement and Architectural Style Guideline manuals. CM/GC Firms returning a proposal with a response acknowledge the above Intermountain Construction Budget and that they have reviewed the above conceptual images prepared by the Architect and confirm that the Intermountain Construction Budget is sufficient for the scope of work, otherwise the CM/GC shall clearly indicate in their returning proposal what their recommended Total Direct Construction Cost budget should be to align with the scope of work. The CM/GC will be responsible to meet the Owner's insurance requirements for this project, per the contract, and will be required to provide a certificate of liability insurance listing IHC Health Services, Inc. as the certificate holder.

In order to access all areas of an Intermountain facility, including patient care areas, the Contractor and any subcontractors must register with Intermountain's supplier registration tool, when required, and complete the registration process. Please select the General Credential Member (free version) and complete the required registration process. Please be prepared to attest to requirements and upload required items. Where entry for Design and Construction Work occurs within existing and operating Intermountain Health facilities (e.g., hospitals, clinics, ambulatory surgical centers, administrative areas), additional requirements may apply such as: background checks, immunizations/vaccinations, COVID-19 Vaccination/Exemption, and other Intermountain dictated requirements. COVID-19 Vaccine or Exemption attestation must be completed prior to working within existing and operating Intermountain Health facilities. Each individual design team member, including all consultants and sub-consultants, who will attend onsite design/construction meetings are required to complete registration with Intermountain's supplier registration tool and enter in their COVID-19 Vaccination/Exemption information. Registration must be completed prior to entering an operating Intermountain facility. Additional FAQ's and additional information can be found on SCO's public website at <https://intermountainhealthcare.org/supply-chain-organization/for-suppliers/>.

Thank you for your continued interest in Intermountain managed facilities and the excellent work that your firm has been doing for us.