

REQUEST FOR PROPOSAL

Architectural and Engineering Services

I. INTRODUCTION

Mountainview Medical Center (Owner), a fully licensed 501 C3 not for profit Critical Access Hospital (CAH) located at 16 West Main Street, White Sulphur Springs, MT, is soliciting Proposals from Architectural and Engineering (A&E) teams to plan and design a replacement Critical Access Hospital with attached Nursing Home in compliance with USDA Montana Rural Development's Direct and Guaranteed Loan program.

II. PROJECT DESCRIPTION

The planned single story replacement hospital and nursing home is currently programed at approximately 40,000 SF. It is assumed to include 5 acute care/ swing patient rooms and 20 nursing home beds, Emergency Medicine, Imaging, Lab, Primary Care and Specialty Care Clinic, Physical Therapy, Administration, Kitchen/Dinning, Laundry, Materials Management and Maintenance Building Support, and an Enclosed Ambulance Bay.

The project is to be developed on an approximate 10-acre new green filed site yet to be parceled out of the 73-acre site owned by the hospital, located adjacent to the town of White Sulphur, abutting to the east of 6th Avenue across from the Meagher County Rodeo Grounds. The green filed site is yet to be annexed into the town. It will require off site extension of utility service infrastructure, storm drainage and detention, development of an access road, internal drives and parking for emergency vehicles, patients, visitors, and service vehicles. See attached site survey of the 73-acre parcel.

Estimated on site construction costs for site development and construction of this rural remote replacement CAH is assumed, with a 2023 spring start, to be approximately \$20M.

III. PREPARATION OF PROPOSALS

Proposals shall be sent via e-mail or file transfer to Rob Brandt, CEO Mountainview Medical Center PO Box Q White Sulphur Springs, MT 59645. E-mail address rbrandt@mvmc.org

Proposal must include the following:

- Name and location of project.

- Name, address, of proposing A&E team with e-mail and cell phone of team leader.

- Addressed to Rob Brandt, CEO Mountainview Medical Center.

- Oral or telephone modifications will not be considered.

IV. PRIOR EXPERIENCE AND REQUIREMENTS THAT WILL BE EVALUATED

To be considered as eligible to submit a Proposal, Bidder must be legally licensed under applicable laws in the State of Montana.

The construction methodology will be Construction Manager at Risk where the Construction Manager is also the Constructor CMc. Responding A&E teams are requested to have experience with the CMc delivery method. Please provide references for experience working with CMc delivery methodology.

Architectural & Engineering teams must demonstrate prior experience in designing new replacement rural remote Critical Access Hospitals in accordance with applicable codes, standards, rules, and regulations.

V. SCOPE OF WORK

Scope of Services and Responsibilities to be defined as per Standard AIA Owner/Architect Agreement B-133 - 2019 are as follows:

Structural, Mechanical, Electrical Engineering, and Fire Suppression Design,

Verification and alignment with Owner's Program

Interior Design,

Schematic Design

Design Development

Construction Documents

Construction Administration

Supplemental Services to include:

- Alignment with Owner's consultant developed USDA Preliminary Architectural Report (PAR) (under development)
- Assistance with Selection of the Construction Manager including providing RFP drawings and concept scope specifications
- Site Planning
- Assistance with City Annexation Process
- BIM Management
- Landscape Design
- Architectural Interior Design

- Interface with the Montana Department of Public Health and Human Services and Local Municipality to Assist Owner with Required Approvals
- On Site Project Representation as Required to be Compliant with
- Construction Administration
- Conformed Documents for Construction
- As-Constructed Record Drawings
- Coordination with Owner's Consultants including Medical Equipment Planner, Kitchen Designer, Program Manager, Commissioning Agent and Others as maybe required
- Telecommunications, IT, and Data Design
- Security Evaluation and Planning
- Energy Modeling (ASHRAE 90.1)
- Nurse Call Design
- Estimate of Travel Expenses as Required to Complete Scope of Work as Defined in B-133 Agreement
- Form of an estimate added to the B133 or a Not to Exceed Amount

VI. FORM OF PROPOSAL

Proposals must consist of the following information in the order indicated below:

Cover letter stating interest in project with signature of duly authorized principal.

Experience with similar Critical Access Hospital projects.

Experience of key staff personnel assigned to the project and history of working together.

List of Professional/Owner References and Cost History.

Creative and functional design solutions in support of sustainable operations.

Technical qualifications and capacity to deliver on this project targeting a spring 2023 ground break.

Evidence of License in the State of Montana.

Financial References.

Cost of services Fee breakdown in accordance with Section V, Scope of Services. Stated as a fixed amount and in percentages of your anticipated cost of construction of \$20M with a 2023 spring construction start.

VII. ACCEPTANCE OR REJECTION OF PROPOSAL:

The Owner reserves the right to reject any and/or all Proposals when such rejection is in the interest of Owner to reject Proposal of Proposing A&E teams who have not met the prerequisites of the Request for Proposal (RFP), who have previously failed to perform properly or complete on time contracts of a similar nature; and to reject proposal of Proposers who are, in the opinion of the Owner, in a position to perform the contract. Owner also reserves the right to waive any information and technicalities. Contract will be awarded based on five factors which are described below. Each factor will be rated, and the contract will be awarded (unless all proposals are rejected), under normal circumstances, to the proposing firm receiving the highest number of points. Points will be awarded for Proposals exceeding the minimum standards as described in Section IV prior experience and requirements that will be evaluated, above. Owner reserves the right, however, to award contract to its best interest.

1. Experience = 25 Points based on experience of the proposing teams and team members prior collaborative work together designing rural, remote, Critical Access Hospitals and prior collaborative work with a Construction Manager within the CMC guidelines.
2. References = 25 Points based on references proposed and solicited by Owner for Proposing teams' performance during design, permitting, and construction as well as how the well the facility designed is performing for its intended use.
3. Creativity and Functionality = 30 Points based on unique, creative, value add design innovations that served to enhance staffing efficiencies, the patient experience, functionality, way finding, on stage and off-stage staff and patient flow, financial performance of the facility, and ease of building maintenance.
4. Capacity =10 Points based on team members capacity to perform the work technically, competently, timely, sincerely, and with adequate financial resources designing similarly sized Cortical Access Hospitals.
5. Price =10 Points based on the team's comprehensiveness, percentages, and total fee.

VIII. GENERAL INFORMATION

Proposals are to be submitted via e-mail, file transfer, or via US mail as stated above in Section III, Preparation of Proposals. Proposals are due prior to 5 PM Mountain time, Monday, February 7, 2022.

Questions are to be issued no sooner than 8 AM Monday, January 24, 2022, and no later than 5 PM, Wednesday, January 26, 2022. They are to be sent via e-mail to Rob Brandt, Mountainview Medical Center CEO at his e-mail stated above. Responses will be provided within approximately three (3) business days of receipt. Responses will be made directly to the Proposing team asking.

Qualified firms, at Owner's sole discretion, shall be notified with an invitation to interview on or about February 14, 2022. Interviews are anticipated to occur on or about the week of February 21, with selection on or about February 28, 2022.

Proposing team should carefully review the pre-requisites for proposing which will be adhered to when reviewing the responses to determine who to interview. Proposals will be evaluated by who is most responsive to the solicitation and is most advantageous to the Owner with their experience, references, creative and functional design, capacity, and price.

THE OWNER RESERVES THE RIGHT TO WAIVE IRREGULARITIES AND TO REJECT ANY AND ALL PROPOSALS.