



Ascension Saint Thomas Midtown Nashville, TN

Request for Qualifications

**Design Services – Architect for
Ascension Saint Thomas Midtown
Hospital Surge Resiliency Unit**

02/15/2024

This document, all materials incorporated herein or by reference, and all matters related to this Request for Proposal shall remain confidential and safeguarded in accordance with in-place Non-Disclosure Agreement(s). Compliance will be enforced to the fullest extent of the law.

Summary of Request

On behalf of Ascension Saint Thomas Midtown (ATSM) (“Owner”) in Nashville, TN, Medxcel Facilities Management (“Medxcel”) is seeking responses from pre-qualified Ascension Health national design partners for participation in Request for Qualifications (RFQ) from qualified architects to provide architectural services for Ascension Saint Thomas Midtown Hospital Surge Resiliency Unit (“Project”).

The overall strategy will be executed via Ascension’s Integrated Project Delivery (IDP) agreement, where all the Architects, Engineers, Consultants, and Contractors participate in the IDP.

The terms of the RFQ process and the steps and processes set forth herein are subject to change at the discretion of Medxcel and the Owner. Nothing herein, including the firm’s response to or participation in the RFQ process, shall be deemed or construed as a right to, or promise of, any contract award or business from or with Ascension Health and/or its Subsidiaries, Health Systems, and Hospitals. Once we receive the intent to respond to this RFQ, firms will be held to all statements of capability, functionality, process, and timelines or through any other correspondence.

Firms must advise Medxcel of their intent to respond to this RFQ. Please email your Notice of Intent to Respond within **14 days of posting** to **Keith Chappell (Keith.Chappell@medxcel.com)**.

All correspondence and questions before response deadline shall be directed via e-mail to:

Keith Chappell
Construction Project Manager – Saint Thomas Health, Tennessee
Keith.Chappell@medxcel.com

Responses shall be transmitted via e-mail, following the instructions below, no later than **03/08/2024**. Submissions received after this time will not be considered.

Submission Instructions

E-Mail To: Keith.Chappell@medxcel.com

CC: David.Campbell@medxcel.com

Subject: ASTM Surge Resiliency Unit – RFQ Response – *Firm Name*

Attachments: ASTM Surge Resiliency Unit - RFQResponse-TransmittalLetter-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-FirmQuals-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-HealthcarePhil-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-FirmCap-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-BIM-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-Flexibility-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-LifeCycle-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-IPD-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-SrMgmtRep-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-ProjMgmtRep-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-SME_QA-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-SME_Safety-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-A3-SME_Lean-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-Supplement-Qualifications-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-Supplement-SrMgmtRep-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-Supplement-ProjMgmtRep-*FirmName*.pdf
ASTM Surge Resiliency Unit - RFQResponse-Supplement-SMERep-*FirmName*.pdf

The Project

The Project shall be delivered in alignment with the Ascension IPD Master Services Agreement (MSA). The MSA for Architecture Services will be executed with the terms, conditions, and fee schedule as-is, with no negotiation. In addition to the MSA contract documents, the required contract documents will include ATTACHMENT FLOWDOWN TERMS, Required Federal Contract Provisions – March 15, 2022, Invoice Requirements, and Certification Regarding Debarment.

The general scope of the Project shall be based on certain key elements.

Statement of Purpose

This Scope of Work (SOW) aims to expand surge capacity for Ascension Saint Thomas Midtown, located in Nashville, Davidson County, Tennessee, funded through the Healthcare Resiliency Capital Investments program, as approved by the State of Tennessee Department of Health.

The Sub-Recipient, Ascension Saint Thomas Midtown, agrees to administer and complete the project per the scope of work submitted by the Sub-Recipient and approved by the State of Tennessee Department of Health. The Sub-Recipient shall complete the work per all applicable Federal, State, and Local Laws, Regulations, and Codes.

General Qualifications

Medxcel seeks to engage with a selected Partner and its key individuals to achieve the Project goals through participation in the design process, schedule management, cost management, and execution of the work.

Medxcel intends to onboard one Design (“Architect”).

The selected Architect shall provide key team members a voice in driving the development and completion of the Project. The individuals shall be the primary, devoted personnel who will communicate and coordinate the services and efforts under the leadership of Medxcel.

We seek advice, expertise, design, construction documents and specifications, and construction administration services for the overall task intended to be defined collaboratively with professionals with the capacity and documented experience in assignments of this nature.

Project Overview

Under this Healthcare Resiliency Capital Investments program, the State of Tennessee has allocated funds that provide investments in the brick-and-mortar expansion and improvement of patient-care areas of adult Acute Care Hospitals. This will allow these critical facilities to continue to respond to the COVID-19 pandemic and to be prepared for future health crises in Tennessee. These Terms and Conditions shall be effective from March 3, 2021 (“Effective date”) to June 30, 2026.

The Surge Resiliency Unit Project consists of the refresh/renovation of three wings on the fourth floor of the ASTM Hospital campus. These areas consist of antiquated patient care areas that will be transformed into 14 Critical Care flex beds, three (3) Operating Suites, and six (6) step-down beds. In addition to the existing Intensive Care Units (ICU), Post-Acute Care Unit (PACU), Emergency Department (ED), and Medical/Surgical beds used as overflow beds during the recent pandemic surges, these three areas would offer an additional 20 flex beds dedicated to being a pandemic surge area with full isolation from other units. The Critical Care Unit would be created by renovating approximately 13,607 square feet of existing floor space, providing 14 additional private patient rooms. Renovation of approximately 6,250 square feet of existing floor space would create a step-down unit within the 4th floor that can be easily converted to handle surge capacity. This would provide up to six (6) additional private patient rooms (w/flex capability) with toilets and showers. Renovating another approximately 6,250 square feet of existing, vacant, antiquated Operating Room (OR) space would allow for three (3) isolated Operating Suites within the unit. All three (3) adjacent spaces would create a totally isolated Surge Resiliency Unit, essentially a “hospital within a hospital.” The renovation of all three areas would include required Information Technology (IT) hardware and software, medical equipment, furnishings, non-medical equipment, and other required support infrastructure.

Project Location:

ID#	Name/Station	Location	Coordinates
1)	Ascension Saint Thomas Hospital Midtown	2000 Church St, Nashville, TN 37203	36.15432526712318, -86.8020239656067



Key Team Member Attributes and Qualifications

Medxcel is committed to ensuring the following qualifications exist within the Project Delivery Team. The partnership we intend to create must be strengthened by the Architect and key individuals who have exemplified these attributes through their previous and current work **accomplishments**.

Attributes for this Request for Qualifications

Similar Project Scope Experience	Safety Program and Culture
Sustainability Principles (Energy Star)	Building Information Modelling (BIM)
Virtual Reality Technology	Lean Construction Practices
Modularization & Pre-Fabrication	Integrated Project Delivery Experience
Innovation & Creativity	Positive Team Chemistry
Collaborative Project Management System	Engagement of Local Partners

Team Composition and Roles

The Project's primary objective is that the team members work collaboratively, creatively, and authentically to challenge and support ideas, means, methods, and concepts to achieve a timely, budget-respected project. Two teams will be driving this project's implementation:

Executive Management Team

Project Management Team

Executive Management Team

The Executive Management Team will comprise C-Level Executive(s), with binding signatory authority, from each party participating in the IPD Agreement. These individuals shall not be decision-makers of any other project's teams. The function of this team is to manage dispute resolution and support the Project Management Team. A senior leader from Ascension St. Thomas Midtown will participate on this team.

Project Management Team

The core of the Project Management Team shall be composed of one representative each from the Owner, architect, engineer, and contractor. The core team may elect other key parties to participate in this decision-making team. Each shall be given one voice in the decision-making process for the delivery and execution of the project. Members of this core team shall not serve as members of the Executive Management Team. The Owner role shall have one voice in the team even though the Owner may have many members in consultation for the execution of the project. The Owner's voice will come from the Construction Project Manager assigned to the Project by Medxcel Planning, Design & Construction.

Qualifications Submission

Medxcel requests that responses be composed in the following formats and speak to the following qualifications. Refer to Page 2 for file naming conventions.

- A. **Required:** One (1) electronic (PDF) copy of a two-sided single-sheet document on A3 paper (11" x 17", Ledger) expressing and **identifying the firm's interest, philosophy, and approach**. Discuss responsibilities to be fulfilled by each team member assigned to the project.
- Firm's interest in participating.
 - Firm's proposal for provided services.
 - Define any scope of services excluded.
- B. **Required:** One (1) electronic (PDF) copy of a two-sided single-sheet document on A3 paper (11" x 17", Ledger) addressing the **firm's qualifications** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
- Firm's determinants to project success
 - Firm's design approach and methodology
 - Firm's approach to project cost control methodology
 - Firm's responsiveness to owner's concerns
 - Firm's lean principles
 - Project life cycle cost analysis for systems and design features completed during the design process.
 - Describe the Firm's experience with owner-provided design standards. What internal processes are utilized to communicate owner standards?
 - Showcase of Firm's similar project achievements
 - Showcase efforts, practices, processes, or innovations the firm developed to aid a project team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome.
- C. **Optional:** A supplemental five-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the firm's accomplishments and attributes.
- D. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11" x 17", Ledger) addressing the individual identified for the **Executive Management Team's** core membership

qualifications regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):

1. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
2. Previous or Current Leadership roles under an IPD structure (of any type)
3. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.

E. **Optional:** A supplemental two-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the individual's accomplishments and attributes.

F. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11" x 17", Ledger) addressing the individual identified for the **Project Management Team's** core membership qualifications regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):

1. How has this individual supported the firm's determinants of project success?
2. Examples of the individual's creativity, efforts, or innovations the firm deployed to aid a team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome
3. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
4. Leadership roles under an IPD structure
5. Related Projects

G. **Optional:** A supplemental two-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the individual's accomplishments and attributes.

H. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11" x 17", Ledger) for the individual(s) identified as the Subject Matter Experts on the **Project Implementation Team** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):

1. How have these individuals supported the firm's determinants of project success?
2. Examples of the individual's creativity, efforts, or innovations the firm deployed to aid a team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome

3. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
 4. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
 5. Leadership roles under an IPD structure
 6. Related Projects
- I. **Optional:** A supplemental five-page (8 ½" x 11" size) electronic (PDF) document may be submitted to supplement and support the collective individuals' accomplishments and attributes.

NOTE: The A3 submittals shall be the primary documents to be referenced by the selection committee. All information responding to the key attributes and qualifications of the firm and individuals must be identified in the A3 submittals.

Selection Process

Medxcel Planning, Design & Construction will review the submitted proposals. Medxcel reserves the right to request additional information from those submitting responses. The following criteria will be considered in the evaluation of the A3 documents submitted with the responses:

1. Responses to the A3 submissions as they clearly answer, illustrate, and relate to the qualifications and attributes outlined in this document.
2. The proposed qualifications and attributes of the personnel providing direct oversight and contact with Medxcel as members of the Design Team.
3. Understanding of project goals, general approach, and process to the project.

After Medxcel completes the review of submittals, final firms may be chosen to present and interview with Ascension Saint Thomas Midtown.

Should an interview take place, no more than five key personnel shall be present at the interview. Business Development roles are restricted from participating in the interview process. An interview format will be issued with a notice of advancement. At its sole discretion, the Owner may ask written questions of Offerors, seek written clarifications, and conduct discussions with Offerors on the Proposal.

Terms and conditions, fees, prices, etc., shall follow the Ascension IPD Agreement and the Attachment Flowdown Terms. If a mutually acceptable agreement cannot be executed with the top-ranked firm, the owner may terminate discussions and initiate discussions with the next-ranked firm.

RFQ Timeline for Selection Process

Milestone	Anticipated Date
RFQ Posted	02/19/2024
Responses Due to Medxcel	03/08/2024
Notification to Short-Listed Partners	03/11/2024
Short Listed Firm's Present to Ascension/Medxcel	03/18/2024
Notice to Proceed with PreConstruction Services	03/22/2024
Targeted Project Completion	06/30/2026

End of RFQ