



Ascension

# St. Vincent's Riverside Hospital

## Jacksonville, FL

### **Request for Proposal**

Construction Manager Services for

**St. Vincent's Riverside FEMA Project  
Hurricane Mitigation of Campus Phase 1**

02/19/2024

*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 St. Vincent Hospital (“Owner”) in Jacksonville, FL, Medxcel Facilities Management (“Medxcel”) is seeking proposal responses from pre-qualified Ascension Health construction partners for participation in the development and execution of a large-scale strategy (“Project”).

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

The terms of the Request for Proposal (RFP) 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 RFP 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 RFP, firms will be held to all statements of capability, functionality, process, and timelines or through any other correspondence.

Proposals are hereby requested based on the identified expertise and experience necessary to achieve the Owner’s strategic objective.

Firms must advise Medxcel of their intent to respond to this RFP. Please email your Notice of Intent to Respond within **14 business days of posting** to Michael Sullivan (Michael.Sullivan@Medxcel.com)

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

Michael Sullivan  
Construction Project Manager  
2622 Oak Street  
Jacksonville, FL 32204  
Cell: 301-253-4150  
[michael.sullivan@medxcel.com](mailto:michael.sullivan@medxcel.com)

AND

Katie Brymer  
Program Manager  
Emergency Management, EC, & Safety  
Austin, TX 78727  
Cell: 512-924-8548  
[Katie.Brymer@medxcel.com](mailto:Katie.Brymer@medxcel.com)

Responses shall be transmitted via e-mail, following the instructions below, no later than 03/08/24. Submissions received after this time will not be considered.

**Submission Instructions:**

E-Mail To: [Michael.Sullivan@Medxcel.com](mailto:Michael.Sullivan@Medxcel.com)

CC: Katie.Brymer@medxcel.com

Subject: SV Riverside FEMA Project – RFP Response – **Firm Name**

Attachments: SV Riverside FEMA -RFPResponse-TransmittalLetter-**FirmName**.pdf  
SV Riverside FEMA -RFPResponse-A3-FirmIntentFees-**FirmName**.pdf  
SV Riverside -RFPResponse-A3-FirmProject Team-**FirmName**.pdf  
SV Riverside -RFPResponse-A3-SrMgmtRep-**FirmName**.pdf  
SV Riverside -RFPResponse-A3-ProjMgmtRep-**FirmName**.pdf  
SV Riverside -RFPResponse-A3-SME\_QA-**FirmName**.pdf  
SV Riverside -RFPResponse-Supplement-Qualifications-**FirmName**.pdf  
SV Riverside -RFPResponse-Supplement-SrMgmtRep-**FirmName**.pdf  
SV Riverside -RFPResponse-Supplement-ProjMgmtRep-**FirmName**.pdf  
SV Riverside -RFPResponse-Supplement-SMERep-**FirmName**.pdf

## Scope of Work

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, and cost management of the work scoped for Phase 1 of FEMA Grant DR-4337-0523-R. Phase 1 of the project only consists of design, cost, survey, scope refinement, and studies. No construction activities can take place during Phase 1.

The selected Contractor shall provide key team members to provide a voice in driving the development and completion of the Project Phase 1 Work. The individuals shall be the primary, devoted personnel who will communicate and coordinate the services and efforts under the leadership of Medxcel. Please note that a contractor chosen to help with Phase 1 Work is barred from submitting a proposal for Phase 2 work due to federal contracting fairness regulations.

Pre-construction services from March 2024 – April 2024, involving FEMA Grant DR-4337-0523-R, for Ascension Saint Vincent's Riverside hurricane mitigation project. The project's overall purpose is to guard the building against future hurricane impacts. Pre-construction services are as follows:

- a. Help the Architect (Gresham Smith) and consultants price the following:
  - i. The construction cost of a 1900 LF wall that will go from Stockton Street to King Street along the current sea wall to protect against a 500-year flood.
  - ii. The construction cost of improving and upgrading six storm drains along the Saint Johns River by adding sluice gates and connecting them to a new pumping system that would expel water away from Riverside Hospital.
    1. This will also include pricing upgrades to a sanitary sewer system close to the Saint Johns River.
  - iii. The construction cost of hardening the envelope of the MOB's (Dillon and DePaul) and hospital to withstand wind-driven rain and wind gusts of 142 MPH. Areas of building hardening need to include:
    1. Exterior walls
    2. Exterior windows
    3. Exterior doors
    4. Exterior louvers
    5. Exterior MEP equipment
    6. Roofs
- b. Constructability review of drawings produced by Gresham Smith and their partners with the following in mind:
  - i. Overall safety of the project
  - ii. Potential impacts on hospital operations
- c. Help architects and sub-consultants with permitting and start the building permitting process.

### **Deliverables**

- a. Permits to start construction work if Phase 2 is approved
- b. Complete cost estimate of Phase 1 work
- c. Construction diagrams of the work when needed

Phase 1 includes no construction work on the project, and deliverables are due by 05/30/2024 to consider Phase 2 work.

## **The Project**

The Project shall be delivered in alignment with the Ascension IPD Master Services Agreement. The Master Service Agreement for Construction Manager-Contractor Services will be executed with the terms, conditions, and fee schedule as-is, with no negotiation. In addition to the MSA contract documents, ATTACHMENT FLOWDOWN TERMS, Required Federal Contract Provisions – March 15, 2022, will be included in the required contract documents; see attachment.

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

### **Statement of Purpose**

The purpose of this Scope of Work (SOW) is to protect St. Vincent's Medical Center Riverside, located in Jacksonville, Duval County, Florida, funded through the Hazard Mitigation Grant Program (HMGP) DR-4337-0523-R, as approved by the Florida Division of Emergency Management (Division) and the Federal Emergency Management Agency (FEMA).

The Sub-Recipient, St. Vincent's Health System, agrees to administer and complete the project per scope of work, as submitted by the Sub-Recipient and subsequently approved by the Division and FEMA. The Sub-Recipient shall complete the work in accordance with 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 pre-construction process, schedule management, cost management, and execution of the work.

Medxcel intends to onboard one Construction Manager.

The selected Construction Manager 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, 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

As a Hazard Mitigation Grant Program (HMGP) project, the Sub-Recipient (Saint Vincent's Healthcare Inc) is required to wind/ rain retrofit the entire campus, install a 1900 LF sea wall from King Street to Stockton Street, and upgrade six storm drains which are near the Saint Johns River. Saint Vincent's Riverside is located at 1 Shircliff Way, Jacksonville, FL 32204, close to downtown Jacksonville, FL.

Phase 1 of this project includes but is not limited to all surveying, engineering, design, plans, preparation, permitting, pricing, and bidding for the proposed project. The work for this RFP is to help Medxcel and Ascension with the pricing of a design proposed by Gresham Smith and Partners for Phase 2. Phase 1 work will be submitted to FEMA before approval for Phase 2 is granted.

All installations shall be in strict compliance with the Florida Building Code or Miami Dade Specifications and all materials shall be certified to meet wind and impact standards. The local municipal or county building department shall inspect and certify installation according to the manufacturer's specifications.

The project shall provide protection against 142 MPH winds, respectively, or the wind speed protection and impact requirements indicated by the effective Florida Building Code at the time permits are issued.

Under subsection 553.896(2), Florida Statutes, projects including the construction of new or retrofitted window or door coverings must conform to design drawings that are signed, sealed, and inspected by a structural engineer who is registered in this state. The Sub-Recipient shall provide an inspection report and attestation or a copy of the signed and sealed plans to the Division before payment will be made.

**Please note:** If you are selected for Phase 1 work, you can not bid for the Phase 2 portion of the work due to an unfair advantage.

### Project Locations:

ID#	Name/Station	Location	Coordinates
1)	Ascension Saint Vincent's Riverside	1 Shircliff Way, Jacksonville, FL 32204	(30.307683, -81.689022)
2)	Dillon MOB	3 Shircliff Way, Jacksonville, FL 32204	(30.308394, -81.6899478)
3)	DePaul MOB	2 Shircliff Way, Jacksonville, FL 32204	(30.307669, -81.688743)

## 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 both the Contractor and key individuals who have exemplified these attributes through their previous and current work accomplishments.

### Attributes for this Request for Proposal:

Similar Project Scope Experience	Well Building Principles
Lean Construction Practices	Modularization & Pre-Fabrication
Patient-Centered Project Management	Innovation & Creativity
Integrated Project Delivery Experience	Collaborative Project Management System
Positive Team Chemistry	Engagement of Local Partners
Safety Program and Culture	Fiscal Transparency

## 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.

Three teams will be driving this project's implementation:

### **Executive Management Team**

### **Project Management Team**

### **Project Implementation Team**

### Executive Management Team

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

### **Project Pre-Construction Team**

The Project Pre-Construction Team will act as the key stakeholders to optimize project results by helping drive the design and costing of Phase 1. The Project Pre-Construction Team shall consist of all stakeholders and influencers to ensure the successful alignment of the project. The Owner's primary field voice shall come from the Construction Project Manager assigned to the Project by Medxcel Planning, Design, and Construction (PDC).

## **Qualifications and Proposal 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"x17", Ledger) expressing and identifying the firm's interest, confirmation of established fees, and proposed staffing and general conditions costs to the Owner.
- B. **Required:** One (1) electronic (PDF) copy of a two-sided single-sheet document on A3 paper (11"x17", Ledger) identifying the firm's proposed team, including the organizational chart and contractual relationship between any identified project participant firms. Discuss responsibilities to be fulfilled by each team member who will be assigned to the project.
- C. **Required:** One (1) electronic (PDF) copy of a two-sided single-sheet document on A3 paper (11"x17", 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):
  - 1. Firm's determinants to project success,
  - 2. Firm's design approach and methodology,
  - 3. Firm's preconstruction approach, including budget development, scope and cost alignment, constructability, market engagement, logistics planning and technology,
  - 4. Firm's approach to project cost control methodology,
  - 5. Firm's responsiveness to owner's concerns,
  - 6. Firm's lean principles,
  - 7. Showcase of Firm's similar project achievements,



8. 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.

D. **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.

E. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11"x17", 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. Related Projects
4. Key Beliefs Regarding:
  - a. Cost Control
  - b. Schedule Management
  - c. Quality / Safety Assessment
  - d. Communication Style
  - e. Conflict Resolution

F. **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.

G. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11"x17", 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 to 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. Leadership roles under an IPD structure

5. Related Projects
6. Key Beliefs Regarding:
  - a. Cost Control
  - b. Schedule Management
  - c. Quality / Safety Assessment
  - d. Communication Style
  - e. Conflict Resolution

H. **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.

I. **Required:** One (1) electronic (PDF) copy of a one-sided single-sheet document on A3 paper (11"x17", Ledger) for the individual identified as the Subject Matter Expert on the Project Implementation 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 the 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. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
4. Leadership roles under an IPD structure
5. Related Projects
6. Key Beliefs Regarding:
  - a. Cost Control
  - b. Schedule Management
  - c. Quality / Safety Assessment
  - d. Communication Style
  - e. Conflict Resolution

J. **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 Executive Management Team, Project Management Team, and Project Implementation 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 St. Vincent's leadership formally.

Should an interview occur, no more than five key personnel shall be present at the interview, of which one will serve in the Executive Management Team role, and one other will serve in the Pre-Construction Project Management Team role. 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 fi

## 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 (if applicable)	03/11/2024
Short Listed Firm's Present to Ascension/Medxcel (if applicable)	03/11/2024
Notice to Proceed with Pre-Construction Services	03/22/2024
Targeted Project Completion	05/30/2024

**End of RFP**