



REQUEST FOR PREQUALIFICATIONS

Grady Health System's Department of Strategic Projects is soliciting "Qualifications" for General Contractor services for tenant fit out of two Neighborhood Health Centers.

- **Cascade Neighborhood Health Center F2023011**
3355 Cascade Road, Atlanta, GA.
 - Existing 9,200 square foot free standing clinical building.
 - Approximately 3,000 square feet occupied and performing patient care services.
 - Approximately 6,200 square feet of "warm shell" to accommodate:
 - Cosmetic refresh of existing rehabilitation treatment area (3,600 sqft)
 - Multiphase tenant fit out of warm shell to provide additional reception and exam treatment spaces (2,600 sqft).
 - Construction documents will be submitted to City of Atlanta for plan review on August 11th, 2023.

- **Lee & White Neighborhood Health Center F2023018**
1000 White Street SW, Suite 1004, Atlanta Georgia 30310
 - Existing 16,000 square foot cold shell within a larger commercial development.
 - Program includes: Family Medical clinic, Internal Medicine clinic, X-Ray, Mammography, clinical laboratory, and pharmacy.
 - Construction documents will be submitted to the City of Atlanta for plan review on August 18th, 2023.

All General Contractors planning to submit a bid for one or both Neighborhood Health Center projects must be pre-qualified prior to the mandatory pre-bid meeting date. Please submit a qualifications package meeting the following requirements:

- I. General Requirements of Construction Firm
 - a. Location – Have at least one (1) established office located within the greater Atlanta area which has been in operation for at least three (3) years.
 - b. Financial Standing – Contractor must be able to provide three years of reviewed or audited financial statements. Contractor must demonstrate that no active liens have been filed against contractor in the past five years. Provide current debt ratio.
 - c. Regulatory and Ethical Compliance – Contractor must not have been found in non-compliance with Georgia statutes or the standards and rules



set by the Ethics Commission of the State of Georgia. Contractor officers and principals must not be presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from transactions by any Federal department or agency.

- d. Insurance Coverage – Contractor must comply with Schedule A (Attached).
- e. Bond Capacity – Contractor to state bonding values committed and available.
- f. Licensing – Contractor must hold a current Georgia General Contractor License.
- g. Safety – Contractor must have a corporate safety program. Contractor must demonstrate an EMR less than 0.85 for at least three (3) years. All Superintendent level personnel are required to have Certified Healthcare Constructor (CHC) and current First Aid/CPR certifications. All foreman level personnel are required to have at least OSHA 30 training and current First Aid/CPR certification.

II. Hospital Construction Experience

- a. Capabilities – Must be experienced with performing tenant improvements within an active healthcare setting without interruption to the facility.
- b. Experience –
 - List of three to five healthcare clinic projects of similar size and scale.
 - Experience with hospital based Radiology projects.
 - Brief narrative of each of the referenced projects.
 - Provide healthcare clinic owner representative references for each of the referenced projects.
 - Organization chart of your staff who will be involved on the project.
 - One page CV or resume of each team member.

III. Registration with VendorMate and Supplier Diversity forms must also be completed and approved prior to submitting a bid.



The schedule for proposal submissions is as follows:

August 18th, 2023 by 2 pm Individual General Contractor pre-qualifications packages due

August 25th, 2023 by 2pm GMH notifies qualifying General Contractors

August 30th, 2023, 10 am Mandatory Pre-Proposal Meeting: FD Conference Room 308, 22 Piedmont Ave. SE. Tour of both Cascade and Lee & White Neighborhood Health Centers to immediately follow.

September 8th, 2023 by 10 am Construction bids are due for Cascade Neighborhood Health Center

September 15th, 2023 by 10 am Construction bids are due for Lee & White Neighborhood Health Center

Please submit qualification packages to Scsmith@gmh.edu and JThompson@hammes.com by August 18th, 2023 by 2 pm. You will be notified by email on 8/25/23 if you have met the threshold for being pre-qualified.

Please do not hesitate to call me at the number listed below if you have any questions or would like any additional information.

Sincerely,

Stephen C. Smith
Director, Strategic Projects
916-803-1001

Cc: Jake Thompson
Shannon Sale