



REQUEST for QUALIFICATIONS

DATE: May 8, 2026

TO: ALL PROSPECTIVE ARCHITECTURE FIRMS

Grady Health System (“GHS”) is one of the largest public academic healthcare systems and safety-net providers in the nation, anchored by the 953-bed Grady Memorial Hospital and a network of neighborhood health centers and affiliated services.

GHS is advancing the development of the **Grady South Hospital**, a proposed 200-bed, greenfield hospital located on approximately 40 acres in South Fulton County, Georgia, at the intersection of Campbellton-Fairburn Road (SR-92) and South Fulton Parkway. The project is anticipated to include a new multi-story hospital, structured parking, a central energy plant, and supporting site infrastructure, with an estimated construction budget of \$550 million. The project is subject to approval of a Certificate of Need (CON) by the Georgia Department of Community Health, as well as other state and local regulatory approvals.

In support of this initiative, GHS is issuing this Request for Qualifications (“RFQ”) to identify a highly qualified firm to provide professional services as described herein in support of the planning, design, and implementation of the Grady South Hospital project.

Purpose of RFQ and Description of Services

The purpose of this RFQ is to identify and select a qualified firm to serve in a lead design and advisory capacity for the Grady South Hospital project.

The selected firm will be expected to provide comprehensive professional services, including but not limited to architectural design, coordination of multidisciplinary design services, and construction administration support. The selected firm will also be expected to advise GHS on industry best practices, emerging trends in healthcare facility design, and strategies to optimize patient care delivery, operational efficiency, and long-term sustainability.

At a high level, services are expected to include:

- Master architectural design and coordination of all required design disciplines
- Development of schematic and subsequent design phases for hospital facilities, parking structures, central energy plant, and site improvements
- Integration with existing facilities to ensure continuity of care and operations
- Incorporation of sustainability and resiliency strategies
- Assessment and incorporation of applicable regulatory, accreditation, and safety requirements, including those of the Georgia Department of Community Health and relevant accrediting bodies

- Collaboration with GHS stakeholders to define clinical programs, services, and patient experience objectives
- Identification of project risks and development of mitigation strategies
- Ongoing advisory support through design and construction phases

GHS seeks a firm that demonstrates the following:

- Significant experience in the planning and design of large-scale healthcare facilities of comparable size and complexity
- Strong multidisciplinary coordination capability
- Experience navigating regulatory processes, including Certificate of Need and healthcare compliance frameworks
- Ability to support supplier diversity objectives, including a goal of achieving 30% participation by diverse suppliers
- Proven ability to collaborate effectively within a complex, multi-stakeholder environment

This is a qualifications-based selection process. Detailed scope, schedule, and fee will be negotiated with the selected firm.

Summary of Evaluation Method

Respondents to this RFQ will be evaluated based on qualifications and demonstrated capability, including:

- Relevant experience with comparable healthcare facility projects of similar scale and complexity
- Strength, experience, and availability of the proposed team, including key design and consulting disciplines
- Demonstrated approach to healthcare planning and design, including integration of operational efficiency, patient experience, and regulatory requirements
- Past performance and client references
- Ability to meet project schedule requirements and support an accelerated and complex project delivery environment
- Commitment to and demonstrated success in achieving supplier diversity participation goals

GHS may, at its discretion:

- Develop a shortlist of firms
- Conduct interviews, presentations, or request additional information
- Request clarification of qualifications or proposed team structure
- Negotiate scope, schedule, and fee with the selected firm

GHS reserves the right to select Respondent determined to be in the best interest of GHS based on qualifications, experience, and overall fit with the project objectives.

PROJECT: Grady South Hospital
PROJECT #: F2026021
LOCATION: 5500 Campbell-Fairburn Road (SR-92) Union City, GA 30291

Project Description:

- Grady South Hospital is a new 200-bed greenfield hospital located in South Fulton County, GA.
- The project site consists of approximately 40 acres of property located at the intersection of Campbellton-Fairburn Rd. (SR-92) and South Fulton Parkway.

- The project will consist of a new multi-story hospital, supporting parking structures, central energy plant (CEP) and site improvements in support of the Hospital.
- The project is subject to the approval of a Certificate of Need from the State of Georgia Department of Community Health (DCH) as well as regulatory approvals from a number of State and local AHJ's.
- Construction budget \$550,000,000

Goals of this Effort:

The goals of the Grady South Campus effort are to:

- Enhance patient care and experience by providing specialized services and amenities tailored to the unique needs of the South Fulton market.
- Expand facilities and programs to accommodate the growing demand for acute care services in the community.
- Optimize operational efficiency and effectiveness by streamlining workflows and integrating innovative technology solutions into the facility design.
- Ensure regulatory compliance and safety standards to provide a secure environment conducive to patient treatment and recovery.
- Promote community engagement and partnership to enhance access to care and support population health initiatives in the surrounding area.
- Sustain financial viability and growth by developing a sustainable business model that balances quality of care with fiscal responsibility.
- Achieve a 30% minority spend to Diverse Suppliers for the project.

Tasks Included:

The selected Respondent will be responsible for the following tasks:

- Master Architect design and construction administration services.
- Advising Grady of industry best practices and state-of-the-art advances in the design of similar patient care environments.
- Identify and implement elements of Sustainability throughout the project delivery.
- Developing schematic plans and specifications for the ground-up construction of the new building, parking structures, central energy plant and integration with the existing FSED building to ensure a seamless transition.
- Creating a comprehensive design team to include all required disciplines, including but not limited to interior design, civil and traffic engineering, landscape architecture, structural engineering, mechanical, plumbing, and electrical engineering, low voltage and security system design, furniture and medical equipment specification and procurement.
- Assessing regulatory requirements, accreditation standards, and safety guidelines to ensure compliance with healthcare regulations and industry best practices, especially including compliance with the GA Department of Community Health and CMMS/TJC regulations.
- Collaborating with project stakeholders to define clinical programs, services, and amenities that meet the needs of acute care patients.
- Identifying potential risks and developing risk mitigation strategies to minimize disruptions and ensure project success.
- Providing ongoing support and consultation throughout the design and construction phases of the

project to ensure the objectives are met and the highest standards of quality are maintained.

Respondents seeking to submit for MASTER ARCHITECTURE SERVICES must be pre-qualified. To become qualified, please submit a qualifications package meeting the following requirements:

1. Generally, describe your firm's experience and expertise pertaining to inpatient acute care facilities, new campus development, and structured parking.
2. Identify and describe three to five projects from your firm's history which are of similar characteristics to this project. Explain how your experience from each will contribute to the success of this project. Also include reference contact information for each project.
3. Provide information on Sustainability efforts to include previously incorporated measures and best practices for projects with similar size and scope.
4. Approach to developing, assembling, and managing a design team with experience to be successful. Please provide specific information related to navigating the Development of Regional Impact (DRI) Process, ACOE Wetlands mitigation nationwide permits process, GA DCH and GA SFM plan review process. Please note any experience working with the City of Union City, GA.
5. General explanation of your firm's healthcare design personnel resources, including quantities and respective office locations.
6. An organizational chart of the team your firm would propose for this project assignment.
7. Provide a range of expected fee %'s by phase to include Schematic Design, Design Development, Construction Documents, Bidding and Contract Review, Construction Administration, Commissioning Support and Move/Activation.
8. One-page CV or resume of each team member
9. Qualifications Package "Cover Sheet" (below)
10. Appendix C – Contract Compliance Certification (below)
11. Appendix C-1 Business Identification and Nondiscrimination (below)

Failure to provide the requested information will result in the submittal being determined nonresponsive.

Please submit qualifications to **Tom Doenitz**, by email to twdoenitz@gmh.edu by 3pm EDT **Friday, 05/22/2026**.

You will be notified by **5:00pm, Friday, 06/05/2026**, if you have been selected.

PROCESS FOR SELECTION

A selection team will evaluate and score each qualification submitted.

The scores will be made available upon request for your team following qualification.

GHS reserves the unqualified right to request additional information or meetings with any firm submitting qualifications.

Confidentiality and Public Records

GHS is subject to applicable provisions of the Georgia Open Records Act. Respondents are advised that materials submitted in response to this RFQ may be subject to public disclosure.

If a Respondent believes that any portion of its submission contains proprietary or confidential information, the Respondent should clearly identify such information and provide a brief written justification for its designation. GHS will make reasonable efforts to protect such information from disclosure to the extent permitted by applicable law.

GHS does not guarantee that any information designated as confidential will be withheld from disclosure.

Compliance with Laws and Eligibility

Respondents must comply with all applicable federal, state, and local laws and regulations. GHS reserves the right to verify that the selected firm and its principals are not debarred, suspended, or otherwise ineligible to participate in federally funded or healthcare-related programs, including through applicable exclusion lists maintained by the Office of Inspector General.

GHS may disqualify any Respondent found to be non-compliant with applicable legal or regulatory requirements.

Notification

GHS may, but is not obligated to, notify Respondents of the outcome of the selection process. GHS reserves the right to proceed with selection and negotiation in the manner it deems most appropriate.

QUALIFICATIONS PACKAGE COVER SHEET

Your company wishes to be pre-qualified as:

- Architect
- Engineer
- Parking Consultant
- Other: _____ (Please specify)

NAME: _____

TITLE: _____

PHONE: _____

EMAIL: _____

SIGNATURE: _____

DATE: _____

LOCAL, SMALL ECONOMICALLY DISADVANTAGED BUSINESS UTILIZATION

It is an overall objective of The Grady Memorial Hospital Corporation, d/b/a Grady Health System (GHS) to encourage involvement by local, small, economically disadvantaged contractors and suppliers in business activities generated by GHS®, while assuring that such activities will be conducted in accordance with all applicable laws.

It is the declared policy and intent of GHS® to strive to maximize participation of local, small, economically disadvantaged businesses through all business contracting opportunities.

GHS® is committed to ensuring that local, small, economically disadvantaged businesses are given every opportunity to participate in contracting opportunities.

GHS® prohibits discrimination on the basis of race, color, gender, religion, national origin, or disability in connection with employment of any person, or the award of any contract.

GHS® will provide equal opportunities without regard to race, color, gender, religion, national origin, or disability, by requiring that any vendor doing business with GHS® provide equal opportunity to persons and businesses employed by, or contracting with the supplier of products and services to GHS® .

GHS® expects that the policies, programs and practices of its vendors/contractors are carried out in an equitable fashion and that local (Fulton County, DeKalb County, State of Georgia), small and economically disadvantaged business enterprises are afforded an equitable opportunity to share in contract/subcontract opportunities.

CONTRACT COMPLIANCE

GHS® expects that the policies, programs, and practices of its vendors/contractors are carried out in an equitable fashion and that local (Fulton County, DeKalb County, State of Georgia), small and economically disadvantaged business enterprises are afforded an equitable opportunity to share in contract/subcontract opportunities.

Vendors interested in doing business with GHS® are required to sign the Certification below and complete the Contract Compliance Section in its entirety and submit it with their proposal response.

ECONOMIC OPPORTUNITY PLAN

IN ADDITION TO THE QUALIFICATIONS SUBMISSION REQUIREMENTS, EACH VENDOR MUST SUBMIT AN ECONOMIC OPPORTUNITY PLAN (APPENDIX C) WITH THEIR BID.

Required Forms required as part of your Qualifications Submittal and Economic Opportunity Plan Statement:

In order for the Qualifications package to be considered complete Bidders must submit the following completed documents:

- Appendix C – Contract Compliance Certification

- Appendix C-1 Business Identification and Nondiscrimination

These documents are considered a part of and should be submitted with your Qualifications package. Failure to provide the information on the part of the submitter will result in the submittal being determined non-responsive.

**APPENDIX C
CONTRACT COMPLIANCE CERTIFICATION**

CERTIFICATION :

I certify that the statements made by me in this Contract Compliance Section are complete and true to the best of my knowledge and belief and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to debarment from participation in future GHS® contracting opportunities, held liable for breach of contract and subject to the enforcement of any remedies available under the contract or as a matter of contract law. I agree that no changes shall be made to this section without the written consent of GHS®.

Authorized Representative Signature

Title: _____

Authorized Representative Printed Name

Date: _____

APPENDIX C-1: BUSINESS IDENTIFICATION AND NONDISCRIMINATION

(TO BE SUBMITTED WITH QUALIFICATIONS)

Part I – Business Identification (definitions on Appendix C-2). Please indicate if your company qualifies as one of the business designations below:

	Yes	No												
Small Business If yes, please check the following reason(s) that apply: ___ Less than 100 Employees ___ Less than \$1,000,000.00 in gross annual receipts														
Minority Business Enterprise If yes, please indicate the percentage of minorities who own, control or operate your company:														
<table border="1"> <tr> <td>African American</td> <td>%</td> <td>Asian American</td> <td>%</td> </tr> <tr> <td>Hispanic/Latino</td> <td>%</td> <td>Pacific Islander</td> <td>%</td> </tr> <tr> <td>Native American</td> <td>%</td> <td>Other</td> <td>%</td> </tr> </table>	African American	%	Asian American	%	Hispanic/Latino	%	Pacific Islander	%	Native American	%	Other	%		
African American	%	Asian American	%											
Hispanic/Latino	%	Pacific Islander	%											
Native American	%	Other	%											
FEMALE BUSINESS ENTERPRISE If yes, please indicate the percentage of women who own, control or operate your company: ___%														
LOCAL SMALL BUSINESS If yes, please indicate in which county your company is located? ___ DeKalb ___ Fulton ___ Business location in both counties ___ Other														
ARE YOU RESPONDING AS A CONSULTANT?														
IS YOUR COMPANY CERTIFIED AS ONE OF THE BUSINESS DESIGNATIONS ABOVE? If yes, please give the certifying agency and include a copy of your current certification with your proposal response.														

Total percent of participation by one of the above listed designations _____%

PART II - NONDISCRIMINATION POLICIES AND PROCEDURES

	Yes	No
Are you an individual and do not employ anyone? If yes, you do not need to complete the remainder of the questions.		
Does your company have an Equal Employment Opportunity/Affirmative Action statement posted on company bulletin boards?		
Do you notify all recruitment sources in writing of your company's Equal Employment Opportunity/Affirmative Action employment policy?		
Do your company advertisements contain a written statement that you are an Equal Employment Opportunity/Affirmative Action employer?		
Do you belong to any unions? If yes, have you notified each union in writing of your commitments to non-discrimination?		
Does your company have a collective bargaining agreement with workers? If yes, do the collective bargaining agreements contain non-discrimination clauses and/or your Equal Employment Opportunity policy covering all workers?		
Does your company, at least annually, maintain a written record of and review the Equal Employment Opportunity policy and Affirmation Action obligations with all employees including those having any responsibility for employment decisions?		
Do you conduct, at least annually, an inventory and evaluation of minority and female personnel for promotional opportunities and encourage these employees to seek, train and prepare for such opportunities?		
Do you conduct, at least annually, a review, of all supervisors' adherence to and performance under the vendors, and contractor's Equal Employment Opportunity policies and Affirmative Action obligations?		
Is there a person in your company who is responsible for Equal Employment Opportunity? If yes, please give name, phone and email address.		

Please explain any no answers, use additional paper as necessary:

Authorized Representative Signature: _____

Date: _____

END OF DOCUMENT
