

REQUEST for QUALIFICATIONS

ALL PROSPECTIVE ARCHITECTURAL / ENGINEERING / GENERAL CONTRACTING FIRMS

INVITATION for QUALIFICATIONS

GHS-FD Project #: GRADY MODERNIZE HOSPITAL LAB FIRST FLOOR BUILDING C/D 21502

The Grady Memorial Hospital laboratory is accredited by the College of American Pathologist (CAP). The clinical laboratory offers chemistry, hematology, microbiology and blood bank services, as well as specimen collection services (phlebotomy). Laboratory services are computer linked so that physicians and staff have immediate access to complete tests. As Grady inpatient capacity grows more demands will be placed on a modernized Hospital lab to deliver more and more test results to support the GRADY mission. GRADY patients depend on laboratory tests. According to CDC, “70% of today’s medical decisions depend on laboratory test results” showing the important role of clinical laboratories in today’s healthcare system. As we grow bed capacity factors like not receiving test results on time can cause extended length of stay and even delayed diagnosis, which in turn can cause harm. The hospital lab is approximately 21,071 SF in its current configuration. The modernization of this critical space will remain in its current footprint, less some offices, which may be displaced into adjacent areas.

Enabling

Grady intends to remove offices, research space and other soft spaces from the Northward edge of the existing Lab. Additionally all non-critical offices will be relocated to another area within the hospital to reduce cross traffic and decompress lab areas as we prepare for a major modernization.



Phase 1 Core Lab, Hematology, & specimen receiving

Grady has purchase a new Automation line and intends to place this new automation line within the Northward edge. To prepare for this transformation the space will receive a full gut renovation from the Northward edge all of the way to the interior circulation corridor. New space will be rebuilt to the concept plan shown installing OPCI utility walls to allow critical utilities to be brought to the testing areas and OPOI benching will connect along the length of the walls.



Figure #2 – Core Lab, Hematology, & specimen receiving (PHASE 1)

Life Safety

Grady intends to extend the two flanking corridors from the main circulation corridor out to the edge of the building connecting this space to two existing exterior egressing stair towers. The stair towers were built in the late 1990's as part of an effort to have the high rise building comply due to original internal exiting stair towers, but the stair towers were not connected during its construction due to the impacts to the original lab layout. This can be part of phase 1 or 2 depending on AEC team input and GRADY and state fire marshall approvals.

Infrastructure

Grady intends to install one new RTU on the second floor roof above the lab. The lab is served primarily by two AHU's, one existing RTU and one interior AHU. The existing RTU will remain and a new RTU will be place next to the existing. Also a key deliverable for the lab is to provide new power and electrical distribution. The existing panels area obsolete and will serve no future need. To modernize the space a new UPS system will be installed in place of the existing AHU (once removed) and the lab equipment will be fed from UPS power, normal power, and Emergency power through new distribution panels. The pathway for exhaust can remain however a complete redesign of ventilation will be necessary in order to

Once the new automation line has been brought into use and validated Grady intends to remove the existing line automation and vacate the Southward section of the hospital lab. This space, like Phase 1, will receive a full gut renovation from the building edge all of the way to the interior circulation corridor (less existing microbiology lab. New space will be rebuilt to the concept plan shown installing OPC utility walls to allow critical utilities to be brought to the testing areas and OPOI benching will connect along the length of the walls.



Facilities Development is soliciting “Qualifications” Full Service A/E/C services for design and renovation of our new Burn Center on the third floor of the main hospital building B/E, otherwise known as WEST TOWER.

All A/E/C firms planning to partner and submit a proposal must be pre-qualified or submit qualifications for consideration. To become qualified, please submit a qualifications package meeting the following requirements:

- Capabilities – Must be experienced with designing and building healthcare occupancy improvements within an active healthcare setting, performing field verifications without interruption to the facility.
- List of three to five healthcare Inpatient, Critical/Intensive Care projects of similar size and scale.
- Brief narrative of each of the referenced projects.
- Organization chart of your team.
- *We are looking for the actual team members you would plan to assign to this project.*
- One page CV or resume of each team member.

The following A/E/C have been determined to be pre-qualified.

- | | | |
|----------------------------------|-----------------------------------|------------------------|
| • Turner | • TVS | • TLC |
| • Beck | • Beck | • SSR |
| • Whiting Turner | • HKS | • WSP |
| • Gilbane | • PF&A Design | • IMEG |
| • Structor | • Page | |

** In no particular order*

The project will be located on the first floor and second floor roof of the main hospital.

- 80 Jesse Hill Jr. Drive, SE, Atlanta, GA 30303.

Additionally, registration with VendorMate and TIER 1 Diversity forms must also be completed in order to be considered pre-qualified.

Please submit qualifications packages to Evan Rodriguez by email at erodriguez2@gmh.edu Attn. Tom Lemieux, by c.o.b. October 20th, 2023.

You will be notified if you have met the threshold for being qualified no later than Tuesday, October 24th, 2023.

A mandatory pre-proposal meeting will be held Monday, October 30th, 2023, 10:00 am

Mandatory Pre-Proposal Meeting: Facilities Development Conference Room, Third Floor, Hurt Building, 50 Hurt Plaza SE, Atlanta, Georgia, 30303, followed by tour of job-site, First Floor of Grady Memorial Hospital, 80, Jesse Hill, Jr., Drive SE, Atlanta, Georgia, 30303.

LAB MODERNIZATION - \$9.8M (PHASE i)



- ✓ POC/Client Services
- ✓ Microbiology
- ✓ Core Lab
- ✓ Mechanical and Electrical

| PHASE | NET SF |
|-------|--------|
| 2 | 1110 |
| 2 | 5506 |
| 1 | 9216 |
| 1 | 864 |
| | 16696 |

SCOPE DEFINITION:

- CAPITAL LEASE FOR AUTOMATION
- PURCHASE BENCHES/UTILITY WALLS
- PURCHASE AHU
- PURCHASE UPS
- DESIGN

COST ESTIMATE:

| | |
|--------------|----------|
| CONSTRUCTION | \$ 4.8 M |
| FLOORING | \$ 750k |
| DESIGN | \$ 700k |
| EQUIPMENT | \$ 650k |
| COMP EQ | \$ 450k |
| INFRASTRUCT | \$ 0k |
| FURNITURE | \$ 700k |
| CONTINGENCY | \$ 750k |
| SUBTOTAL | \$ 8.8M |

| | | |
|----------------------|---|-------|
| Specialty Labs | 4 | 3537 |
| Office and Support | 5 | 4765 |
| Phlebotomy | 6 | 361 |
| Development Lab | 6 | 397 |
| Bio-Containment Labs | 3 | 2423 |
| | | 11483 |



DUE TO COST ESCALATION
THE NEW BUDGET
SHOULD REFLECT A TOTAL
OF \$9.8M



TIMELINE:

CONSTRUCTION CAN COMMENCE IN 5 MONTHS.

THE DURATION OF PHASE:

- PHASE 1 - 10 MONTHS
- PAUSE - 02 MONTHS
- PHASE 2 - 8 MONTHS

TOTAL 20 MONTHS

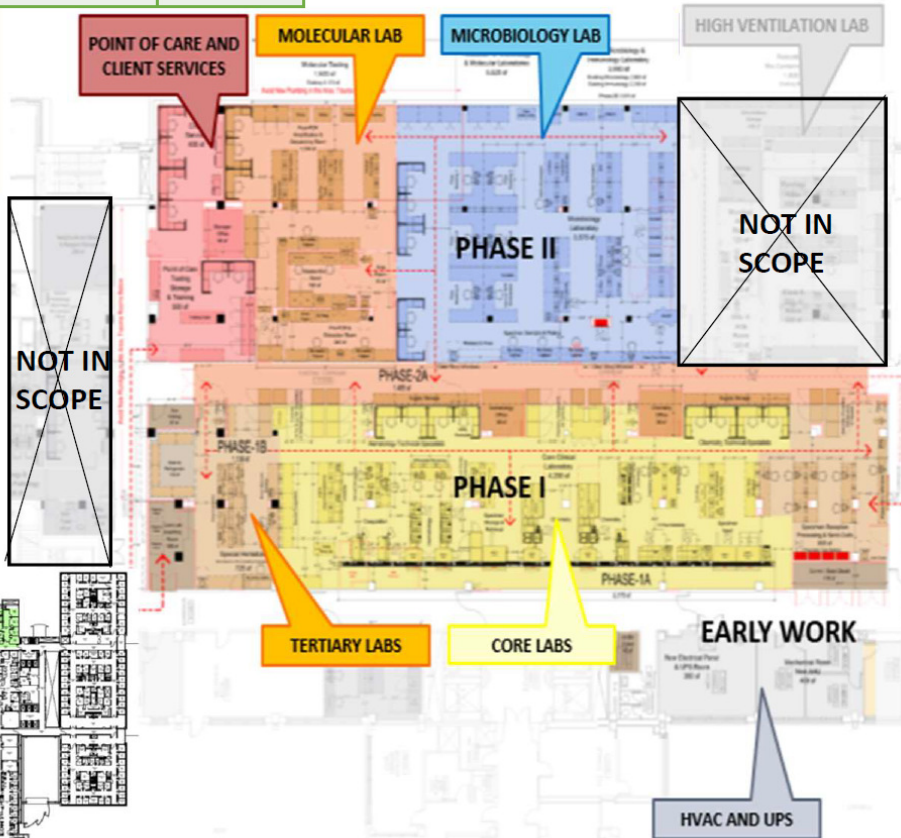
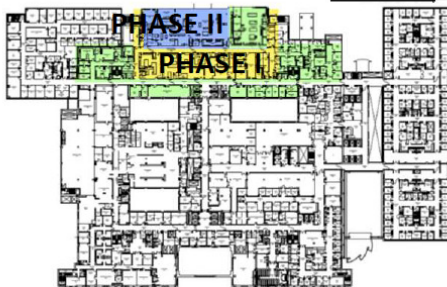


Figure #6 – Lab Concept Overview (PHASE 1/2)

LAB MODERNIZATION - \$6.0M (PHASE ii)



SCOPE DEFINITION:

- CAPITAL LEASE FOR AUTOMATION
- PURCHASE BENCHES/UTILITY WALLS
- PURCHASE AHU
- PURCHASE UPS
- DESIGN



COST ESTIMATE:

| | |
|--------------|----------|
| CONSTRUCTION | \$ 2.8 M |
| FLOORING | \$ 550k |
| DESIGN | \$ 500k |
| EQUIPMENT | \$ 450k |
| COMP EQ | \$ 250k |
| FURNITURE | \$ 300k |
| INFRASTRUCT | \$ 0k |
| CONTINGENCY | \$ 350k |
| SUBTOTAL | \$ 5.2M |



TIMELINE:

CONSTRUCTION CAN COMMENCE IN 2 MONTHS.

THE DURATION OF PHASE:

- PHASE 3 - 5 MONTHS PAUSE - 01 MONTH
- PHASE 4 - 5 MONTHS
- PAUSE - 01 MONTH
- PHASE 5 - 5 MONTHS PAUSE - 01 MONTH
- PHASE 6 - 5 MONTHS



DUE TO COST ESCALATION
THE NEW BUDGET
SHOULD REFLECT A TOTAL
OF \$6.0M

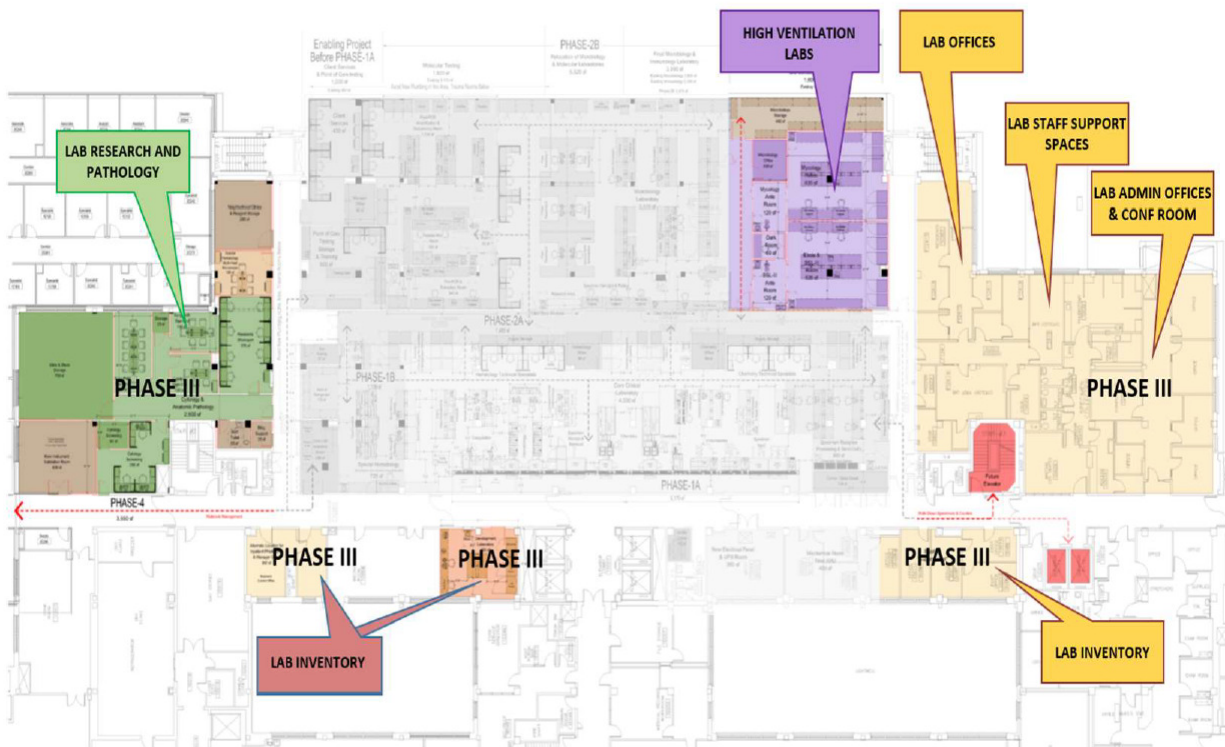


Figure #7 – Lab Concept Overview (PHASE 3/4)

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.

These documents are considered a part of and should be submitted with the qualifications package. Failure to provide the requested information will result in the proposal being determined non-responsive.

- **Screen shot or copy of Vendormate certificate**
- **Completed TIER 1 Diversity form**
- **Certificate verifying TIER 1 diversity.**
- **List of three to five design-build projects of similar size and scale.**
- **Brief narrative of each of the referenced projects.**
- **Organization chart of your team**
- **One page CV or resume of each team member.**

PROCESS FOR SELECTION

A selection team will evaluate each qualification submitted and score the team member. The scores will be made available upon request for your team following pre-qualification

GHS-FD reserves the unqualified right to request additional information or meetings with any architect, engineer, or contractor.

Your company wishes to be pre-qualified or qualified as a:

- ☐ Architect
- ☐ Engineer
- ☐ General Contractor

NAME: _____

TITLE: _____

PHONE: () _____

EMAIL: _____

SIGNATURE: _____

DATE: _____