

REQUEST FOR QUALIFICATIONS
for:
Construction Management Services

associated with:

**RIVERSIDE UNIVERSITY HEALTH SYSTEM –
MEDICAL CENTER
CARDIAC CATHETERIZATION LABORATORY SUITE
PROJECT**
Project FM08430011869

LOCATION:
26520 Cactus Avenue, Moreno Valley, CA 92555



Due: July 27, 2023

SOLICITED BY:
COUNTY OF RIVERSIDE
FACILITIES MANAGEMENT
PROJECT MANAGEMENT OFFICE
3450 14th STREET, SUITE 200
RIVERSIDE, CA 92501

THE OPPORTUNITY:

The County of Riverside Facilities Management (FM), Project Management Office is seeking Statement of Qualifications from qualified construction management firms to provide construction management services during the pre-construction, bidding, construction and post-construction services delivered through the Construction Manager Multiple-Prime (CMMP) project delivery method. The project includes an 8,600 square foot Cardiac Catheterization Lab Suite comprised of two (2) catheterization labs with their own dedicated control rooms and imaging equipment rooms. Support spaces for the catheterization lab suite will include Clean and Soiled Utility Rooms, Storage, Medication Preparation, Pre/Post Op beds, Nurse station and Staff and Administration areas. Additionally, the project will include enlarging the existing hyperbaric room and provide one (1) additional hyperbaric therapy chamber.

THE PROJECT:

The goal of the RIVERSIDE UNIVERSITY HEALTH SYSTEM – MEDICAL CENTER CARDIAC CATHETERIZATION LABORATORY SUITE PROJECT is to implement an on-site Percutaneous Coronary Intervention (PCI) Program with (ST-segment elevation myocardial infarction) STEMI Designation. Specifically, the County seeks to qualify construction management firms with knowledge and experience in cardiac catheterization laboratory or other specialized medical equipment installation projects.

The County is currently under contract with LEO A. DALY COMPANY who is the Architect of Record (AOR). The project is currently in the design phase with a tentative schedule to submit for approval to the Department of Health Care Access and Information (HCAI) in October, 2023.

THE SERVICES:

The Facilities Management, Project Management Office will select the construction management firm which demonstrates a client focused business philosophy that is determined to be the best qualified through organization, structure, resource base, and personnel expertise and experience to deliver the required knowledge, skills, and abilities in the following subject areas to support successful multi-prime project delivery services which include, but are not limited to:

1. Preconstruction Services:

- Work in cooperation with the Architect of Record during the design development phases and complete a constructability review of all disciplined drawings and specifications.
- Assist with the requirements of submission per HCAI.
- Complete a Cost Estimate of the project at completion of DD's and CD's.
- Develop a construction phasing schedule based on the scope of work and the limitations with the existing facility while continuing normal operation.
- Develop Trade specific bid packages utilizing the current County's Pre-Qualified Construction Trade Contractor list.
- Develop Trade specific cost estimates.
- Develop a master construction schedule.

2. Bid/Award Services:

- Generate bidder interest.
- Conduct pre-bid conference and job walks.
- Assist in responding to pre-bid information requests and preparation of pre-bid addenda.
- Assist in conducting bidding, bid evaluations, and post-bid due diligence reviews.

3. Construction Services:

- Administer, Coordinate, and Enforce the performance of trade contractors.
- Coordinate the phasing and moving logistics of the project with the trade contractors and Medical Center Departments.
- Monitor and document schedule and cost information for each contractor.
- Report schedule and cost impacts and provide recommended solutions to ensure completion on-time and within budget.
- Facilitate weekly jobsite meetings and prepare/circulate meeting minutes.
- Evaluate, verify, and process contractor payment applications and/or change requests.
- Document and facilitate workflow between contractors, FM, project/State inspectors, and architect (i.e., RFI's, submittals, non-compliance notices, inspections, etc.)
- Act as BIM Coordinator taking the Design Model and incorporating the models from the prime trade contractors. As BIM Coordinator, the models will be integrated into a composite file which will be used for coordination and clash detection for all systems and regular meetings.
- Administer and manage project safety as required by CalOSHA and provide weekly updates.
- Manage Start-up and Commissioning (by third party).

4. Construction Project Closeout:

- Ensure completion of all punch-list work.
- Coordinate all contractor closeout requirements, including warranties, systems training, keys, manuals, as-built drawings, attic stock, verified reports and closeout documents.

The selected firms will meet the criteria described herein and be determined by the evaluation committee during the selection phase to be the best qualified firm for the Project. The screening/selection committee will be composed of representatives from the County of Riverside Facilities Management Project Management Office and Riverside University Health System Medical Center.

THE SPONSOR:

The County of Riverside is the public sponsor for this RFQ with the County of Riverside Facilities Management acting as lead agency. The Director of Facilities Management serves as the designated building official for county-owned buildings and has the responsibility to support other County departments and agencies by administering the countywide facilities management program. Administratively, the County will execute all required contracts to support the services and also direct and manage the same. Financially, the County will fund the services. All deliverables will be subject to final approval of the County.

The County of Riverside Facilities Management, Project Management Office's assigned project manager is **Nahid Selbe**, who will serve as the point of contact for all issues related to any future professional services contract resulting from this RFQ.

THE SELECTED FIRM(s):

Firms submitting a Statement of Qualifications will be evaluated for selection based on the following criteria:

- Indication of specific interest.
- History of the firm including: years in business, current number of professional personnel and current volume of work.
- Firm's description of experience, preferably for a minimum of five (5) projects that **best represent your firm's portfolio of construction management of multiple-prime projects.**
- Firm's experience on construction management on Health Care Access and Information (HCAI) projects.
- Firm's experience on projects of similar scope and budget for a public sector or private sector client.
- Firm's experience on project delivery methods, preferably CM Multi-Prime project delivery method.
- Relevant experience of sub-consultants, if applicable, and assigned staff as a "project team".
- Overall project approach including, but not limited to, quality control program, work organization, management and customer service philosophy.
- Firm's demonstrated ability and management to successfully complete projects within existing facilities that required multiple phases while normal operational use of the facility.
- Firm's demonstrated ability and management commitment to successfully complete a project within budget and schedule.
- Resumé and current workload of listed team members.
- Client References with addresses and telephone numbers.
- Relative location of firm to Riverside County.

Following evaluation of the Statement of Qualifications (SOQs) by the committee, a short list of firms may be selected for interviews. The number of firms selected for interview would be at the committee's discretion.

Firms selected for interview would make a presentation limited to forty-five (45) minutes: (30) minutes for presentation and (15) minutes for questions and answers. The firms would be encouraged to bring no more than four (4) individuals to the presentation and to focus exclusively on the scope of work identified herein.

COSTS ASSOCIATED WITH THE RFQ PROCESS:

Each respondent will be responsible for all his/her expenses incurred during the RFQ process.

THE SELECTION PROCESS:

The elements and sequence of this qualification-based selection process are as follows:

- Issuance of this RFQ to prospective firms.
- Submittal of a bound Statement of Qualifications (SOQ) package from prospective firms to the County.
- Evaluation of Qualifications by the County (including review of SOQs and interviews as deemed necessary by the County).
- Selection of a top ranked firm.
- Fee negotiations (fee schedule to be submitted at this time. No fee schedule should be submitted with the initial SOQ).
- Contract award.

Significant criteria to be used in selection process may include, but not be limited to:

- Written response to RFQ.
- Reference information.
- Experience, demonstrated history of work on similar projects, resources available.
- Presentations and interviews.

PUBLIC RECORDS ACT:

Responses to this RFQ become the exclusive property of the County. "Statement of Qualifications" become a matter of record and shall be regarded as public record when the County of Riverside Facilities Management recommends firms to the Board of Supervisors, and such recommendations appear on the Board Agenda.

CONTRACT AWARD

Contract award(s) will be based on the selection of the firm, deemed most qualified for the Project as well as successful scope/fee negotiations. The County reserves the right to accept or reject any or all proposals, waive any irregularity and to require the proposer to verify, clarify or explain any part of the submitted proposal, including conflicts of interest.

ANTICIPATED SELECTION PROCESS SCHEDULE:

Task	Date
Release of RFQ	July 6, 2023
SOQs Due (by 5:00 PM)	July 27, 2023
Interviews & Final Determination	TBD
Board of Supervisors Approval	TBD

ANTICIPATED PROJECT SCHEDULE:

Task	Date
Design thru Plan Check/Permitting	DD: 08/2023; CD: 09/2023 Submittal to HCAI: 10/2023

	Approval/HCAI: 03/2024
Bidding and Award	03/2024 thru 05/2024
Construction	06/2024 thru 02/2025
Post-Construction/Close-out Phase	03/2025 thru 04/2025

Note: *Dates and durations indicated are tentative and subject to change.*

Respondents to this RFQ should submit three (3) SOQs, one marked “Original” and two marked “Copies”. The SOQ should clearly define the firm’s project team, including background/experience, and contain list of similar projects (including financial information) worked on with references for same and relevant current project information. No electronic submittals will be accepted in lieu of hard copy SOQ’s.

Your Package must be received at the Riverside County Facilities Management, Project Management Office by no later than **5:00 p.m. on July 27th, 2023** and should be labeled:

“RFQ - Construction Management Services – County of Riverside Medical Center Cath Lab Suite Project.”

Address to:

County of Riverside, Facilities Management
Project Management Office
3450 14th Street, Suite 200
Riverside, CA 92501
Attention: **Nahid Selbe, Project Manager III**

Please Contact **Nahid Selbe** with any questions or comments at **(951) 250-2381** or NSelbe@rivco.org.