

REQUEST FOR QUALIFICATIONS
FOR
ARCHITECTURAL DESIGN SERVICES

REGIONAL ONE HEALTH

MEMPHIS, TENNESSEE

PRESENTED BY:
COVALUS | ALLWORLD
OWNER'S REPRESENTATIVE

APRIL 1, 2025

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Recipients shall not include or reference this RFQ or any other document (including without limitation drawings, sketches, renderings, photographs, or models), information, or communication provided or received by the recipient in connection with this RFQ, in any publicity without prior written consent from Owner which, if granted, shall be provided only in writing by the Owner.

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1.0 INTRODUCTION

Regional One Health (“ROH” and “Owner”) is a leading regional medical system in Memphis, Tennessee. Led by experts, ROH provides a full spectrum of health services through a network of facilities.

The Project will consist of constructing a multi-phase Academic Medical Center Campus. The programming effort is ongoing and expected to be complete by late May. The Project will generally consist of a Hospital, potentially a Medical Office Building, a Parking Garage, and supportive research space. Depending on the final programming, the construction value of the Project is expected to exceed \$1B.

See Attachment A for further project information.

Covalus | Allworld has been selected to act as the Owner’s Representative (“Owner’s Rep”) for this Project. The Owner’s Rep, under the direction of the Owner, is responsible for coordinating all aspects of the Project, including design team selection and management, engaging the Construction Manager (CM), overseeing the subcontractor selection process, and overseeing construction administration. Major decisions regarding the scope of the Project and critical Project team members are vested with the Owner.

On behalf of the Owner, the Owner’s Rep is responsible for evaluating potential design professionals for the Project. This Request for Qualifications (“RFQ”), including all of its schedules and related documents, is being issued to solicit statements of qualifications from potential design professionals for the Project. The Owner’s Rep expects to select a short list of design professionals (“Bidders”) to answer a request for a proposal for the Project. Design professionals will be procured separately, resulting in three selections (Architect, Structural Engineer, MEP & Fire Protection Engineer). The Architect will participate in the engineer selections and contract directly with the engineers.

This RFQ seeks to obtain current information on the size, capabilities, experience, available staff, special resources, current workload, financial strength, and other pertinent information to provide a complete side-by-side evaluation of each firm and select the most qualified bidders for the shortlist.

The Owner and the Owner’s rep intend to complete this qualification process and issue the Request for Proposal (“RFP”) to a shortlist of Bidders on or before June 3, 2025. The RFP submissions will generally include providing for all design components except for those engineering services identified as being selected separately.

The Owner and the Owner’s Rep anticipate having the design team selected by August 1, 2025

Anticipated Key Dates

- 1) Issue RFQ: 4/1/2025
- 2) Receive RFQ responses: 4/21/2025
- 3) Issue RFP: 6/3/2025
- 4) Receive RFP responses: 6/25/25
- 5) Interviews: 7/23/25 – 7/24/25

2.0 QUALIFICATIONS STATEMENT

Please provide the following information on your organization:

Letter of Interest

A letter confirming your organization's interest in providing, if shortlisted, a proposal to act as design professional through the complete construction of the Project. Include the name, address, phone numbers, email and any other contact information for the person who will act as your primary contact during the selection process.

Background Information

An overview of your organization's structure, including type of business (i.e. corporation, partnership, etc.), primary location of business, state of incorporation, number of years in the business, years in business under the current management structure, number of permanent employees, and a brief history.

Management Structure

An overview of the management structure of the organization including the names, roles and relationships of the key members of your senior management team.

Local Organization

An overview of your operations or experience in Memphis, Tennessee, including the number of permanent employees in your local office, the name of the most senior local manager, the address and phone number of the local office, the number of years in Memphis, projects constructed in Memphis and the surrounding area, and the number of square feet constructed in the Memphis area and in Tennessee.

Additionally, the Owner desires Bidders to include as much local participation as practically possible within their proposed teams. Bidders should investigate other local design firms that could supplement their team. It will be the Bidders responsibility to gauge the capabilities and services local firms might offer that could contribute to their team's success. However, the Owner prohibits exclusive partnering or subcontracting arrangements. Instead, local design firms should feel free to team with any or multiple larger national firms that best fit their objectives and business models.

Note: Attachment B is regarding non-exclusive arrangements with local firms. A completed Attachment B must be submitted with your RFQ response.

Recent Similar Experience

A detailed list of similar projects your firm has completed in the last 5 years or now has under construction. For each Project include the following information:

- i) Date started;
- ii) Dated completed;
- iii) Size of Project (number of floors and square feet of constructed area);
- iv) Cost of Project;
- v) Name of Architect and contact information for the principal;
- vi) Name of mechanical and electrical subconsultants and contact information for the principals;
- vii) Name of Owner and contact information;
- viii) Any other information which would give a fuller understanding of the Project.

Project Descriptions of Most Relevant Projects (limited to a maximum of three projects)

Provide detailed descriptions of no more than three projects that you determine to be most similar to this Project. Projects may be selected based on similar programs, your proposed project team members, project scale, project location, or other factors you deem important and relevant.

Project descriptions should be framed as case studies, highlighting not only project physical similarities but also providing commentary and analysis of project complexities and challenges that are likely to be encountered on this Project, and how those issues were addressed and overcome.

Experience Working in Collaborative Environments

Describe your firm's willingness and experience in working in collaborative design and construction environments. You should highlight collaborative and Lean tools and approaches successfully implemented, as well as contract structures you have worked under that foster collaboration and overall project success. This Project will be delivered using a Collaborative Project Delivery (CPD) model, with shared risk and incentives for the project team.

Project Team

A list of the individuals you would likely propose for the key management positions on this Project. Include name, role on the project team, resume, years of experience, years of experience with your organization, detailed description of current and ongoing commitments. Please provide two references with contact information for proposed team members.

Design Professionals Capabilities

A description of the design elements that your organization will propose performing with its own forces, and elements that will be performed by a contracted partner organization.

Special Resources

A description of any special resources or capabilities your organization could employ on the Project that would enhance the value your organization would bring to the Project.

Proposed Engineering Partners (to be subcontracted to the Architect)

The Owner intends for the Architect to contract directly with all sub-consultants, including the Civil Engineer required to complete the project design, with the following exceptions:

- 1) Geotechnical engineering: To include site soil conditions investigation and subsequent report and recommendations.
- 2) Environmental surveys: To include all environmental surveys of the site and existing buildings, and subsequent abatement plans.
- 3) Site surveys: To include ALTA survey on behalf of the Owner. Civil Engineer (under the Architect) will remain responsible for other surveys if required for design.
- 4) Demolition and site prep plan: Owner's consultants will prepare a demolition plan for existing buildings, and a plan to make the site ready for construction (clearing/grubbing, rough grading).
- 5) Medical equipment planning: To include the planning, selection, procurement, and implementation of medical equipment.

Provide a list of a minimum of three structural engineering firms and three MEP engineering firms who you consider qualified to perform the respective engineering design services, and who you are willing to contract with for these services. If your firm self-performs these design services, you may include your firm as one of the three proposed firms.

Litigation/Claims/Bankruptcy

A detailed list of projects your firm has managed within the last 10 years that your firm has;

- i) Failed to complete
- ii) Ended with claims or suits.

Has your firm been involved in Bankruptcy or Reorganization? Is your firm currently involved with any pending judgments?

3.0 SUBMISSION OF QUALIFICATIONS

Deliver your response to this Request for Qualification as indicated herein on or before 4:00 p.m. (CDT), April 21, 2025. Submit your response electronically to

<https://covalus.egnyte.com/ul/15OFGZDziz>

After submission, notify the following:

Adam Martens at amartens@covalus.com

Eric Burk at eburk@covalus.com

Chris Acuff at cacuff@allworldmail.com

Patrice Thomas at pthomas@allworldmail.com

Please attempt to limit the file size to 10 MB. Your submission must include a signed copy of Attachment B.

4.0 CONTACT

Questions concerning the Project, this RFQ, or the selection process should be emailed to the four names listed in Section 3.0 above no later than 4:00 p.m. (CDT), April 11, 2025. A response will be provided no later than April 14, 2025.

5.0 LIMITATION OF RESPONSIBILITY

The Owner's Representative and Client shall not be under any obligation to any of the respondents as a result of this qualifications process. Upon review of the qualifications, Owner's Representative, subject to approval by the Client, shall elect to shortlist any respondent without reason and/or reject any or all responses. The qualifications statements and all material submitted by the respondents shall become the property of Owner's Representative and Client and will not be returned.

6.0 **ATTACHMENTS**

Attachment A
Attachment B

Preliminary Program
Acknowledgement of Non-exclusive Arrangement

End of Request for Qualifications

ATTACHMENT A

Preliminary Program

In alignment with ROH’s visions, the Academic Medical Center Campus, with an estimated construction value of over \$1 billion, is anticipated to occupy a new 16-acre site across, with potentially multiple phases and components. The preliminary high-level program includes the following key elements:

1. **Medical Tower:** The medical tower will house a comprehensive array of clinical and support services essential to its role as an academic medical center, including but not limited to:
 - Medical-Surgical Units (Med Surg)
 - Skilled Nursing
 - Step-Down Units
 - Various Intensive Care Units (ICU)
 - Trauma Center
 - Trauma Intensive Care Units (Trauma ICU)
 - Oncology Services
 - Neonatal Intensive Care Unit (NICU)
 - Labor, Delivery, and Postpartum Care
 - Surgical Suites
 - Imaging Services
 - Emergency Department
2. **450-Space Parking Garage:** Structured parking to support staff, patients, and visitors.
3. **Central Utility Plant:** Infrastructure to ensure operational efficiency and sustainability. The CUP will likely be outsourced to a 3rd party provider. If this happens, it is expected that the design team selected for the hospital will coordinate with the CUP design team.

In addition to these clinical components, the campus will incorporate supportive research and educational spaces to foster collaboration between healthcare providers, academic researchers, and students, reinforcing its academic mission.

Program Development Status

The programming effort for this project is actively underway, with completion expected by late May 2025. Detailed department-level key planning units, square footage allocations, and final scope definitions are currently in development and will be refined over the coming months. The finalized, comprehensive program will be distributed to shortlisted design professionals during the Request for Proposal (RFP) phase, anticipated for June/July 2025. This approach ensures that the selected design team will have access to the most current and detailed information to inform their proposals.

Project Scale and Objectives

With an estimated construction value of over \$1 billion, this project represents a significant investment in Memphis’ healthcare infrastructure. The Academic Medical Center Campus will enhance patient care through modern facilities, and the new 16-acre site offers expanded capacity beyond the current campus, positioning ROH to meet future demands while maintaining uninterrupted operations during construction.

This preliminary program serves as a high-level framework for prospective design professionals. Further details, including specific design requirements and performance expectations, will be provided in the RFP phase to ensure alignment with ROH's vision for a cutting-edge academic medical center.

ATTACHMENT B

Acknowledgement of Non-Exclusive Arrangement

To allow local firms to fully benefit from this Project, Regional One Health prohibits exclusive partnering or subcontracting arrangements. Instead, local design firms should feel free to team with any or multiple larger national firms that best fit their objectives and business models.

We acknowledge the desires of Regional One Health to foster as much participation of local firms as practical. As such, no local firms included in this response were forced to limit their participation to just this team.

Signed:

Name (printed) _____

Firm Name (printed) _____

Date: _____

Name (printed) _____

Firm Name (printed) _____

Date: _____

Name (printed) _____

Firm Name (printed) _____

Date: _____

Name (printed) _____

Firm Name (printed) _____

Date: _____