

## **REQUEST FOR PROPOSALS**

### **PAGOSA SPRINGS MEDICAL CENTER, PAGOSA SPRINGS, CO**

### **CONSTRUCTION OF AN OXYGEN GENERATION BUILDING**

#### **1) SUMMARY OVERVIEW OF THE PROJECT**

The “O2 Building Project” is the construction of a building to house oxygen generation equipment. The O2 Building will be a cold-formed steel framed enclosure over a slab on-grade and foundation system. The project construction documents have been prepared by the following:

- Mechanical, Electrical and Plumbing Engineers: The RMH Group
- Architects: Boulder Associates Architects
- Structural Engineers: KL&A Engineers and Builders
- Civil Engineers: Davis Engineering Service

#### **2) BACKGROUND ASSOCIATED WITH THE PROJECT**

Pagosa Springs Medical Center (“PSMC”) serves as the only hospital for all of Archuleta County, the only EMS ambulance service for an 1,800 square-mile area, and the largest outpatient provider of care in Archuleta County.

PSMC relies on tanked oxygen to meet patient care needs, but unusual situations may interrupt the delivery or availability of tanked oxygen. The potential interruption of a steady supply of tanked oxygen presents an untenable risk to the health of patients. To mitigate the patient care risks associated with the unavailability of tanked oxygen, PSMC purchased oxygen generation equipment. The oxygen generation equipment is currently in storage and not yet being used until a building is constructed to house the oxygen generation equipment.

#### **3) GENERAL INFORMATION**

- a) **Project Name**: Construction of PSMC’s Oxygen Generation Building (“O2 Building”)
- b) **PSMC Points of Contact**:  
Cathy Mundt, COO [cathy.mundt@psmedicalcenter.org](mailto:cathy.mundt@psmedicalcenter.org)  
Chelle Keplinger, CFO [chelle.keplinger@psmedicalcenter.org](mailto:chelle.keplinger@psmedicalcenter.org)  
Ann Bruzzese, CAO [ann.bruzzese@psmedicalcenter.org](mailto:ann.bruzzese@psmedicalcenter.org)
- c) **Project Type**: New construction for a guaranteed maximum price with warranty period.
- d) **Construction Documents available with this RFP**
  - i) Construction Documents stamped and dated 5/10/23 (25 pages)
  - ii) Specifications prepared by RMH dated 5/10/23 (128 pages)

e) **Mandatory Pre-submittal Conference.** Not applicable to this project

**4) SCHEDULE**

a) **ANTICIPATED START OF AND COMPLETION OF WORK:** We anticipate the O2 Building Project to start between March and May of 2024 and substantial completion of the project within one hundred sixty days of Notice to Proceed but no later than November 2024.

b) **BID SCHEDULE**

- |  |                                  |
|--|----------------------------------|
| i) RFP Issue Date:                         | October 26, 2023                 |
| ii) Date email questions are due:          | November 6, 2023                 |
| iii) Date email answers are issued by PSMC | November 8, 2023                 |
| iv) Addenda, if any, to the RFP:           | November 9, 2023                 |
| v) RFP Response Due Date                   | November 13, 2023                |
| vi) Interviews                             | November 14-16, 2023 (tentative) |
| vii) Selection Announced                   | November 17, 2023 (tentative)    |

**5) MINIMUM QUALIFICATIONS**

- a) Provide information of contractor services within the last five years that demonstrate specific construction experience in general contracting, and construction management of projects of *similar mechanical engineering complexity*.
- b) Preference given to demonstrated bonding capability for this project.
- c) The Upper San Juan Health Service District which does business under the trade name Pagosa Springs Medical Center is a Colorado special district and as set forth in C.R.S. Section 24-92-201 is *not* included as an “agency of government” with obligations, per C.R.S. Sections 24-92-202-203, to pay wages on weekly intervals or to pay a prevailing rate.

**6) SUBMITTAL BID DOCUMENTS**

i) **SPECIFIC SUBMITTAL REQUIREMENTS:**

- (1) **Statement of the Qualifications of the Company:** Describe the qualifications of the company.
- (2) **Statement of the Qualifications of key personnel:** Describe the qualifications and experience of the key personnel who will work on the Project and their roles.
- (3) **Statement of subcontractors:** Describe key subcontractors and their relevant experience.
- (4) **Statement of methodology:** Describe the approach and methodology for the construction services.
- (5) **Statement of Schedule and logistics:** Describe the approach to timely completing the O2 Building Project. Describe how you would set up staging as the construction area is a parking lot that serves employees and hospital patients and also serves as a second ingress/egress to/from the medical center.

- (6) Statement of Managing Project Acceptability: Describe how your communication, management and contractor services help achieve owner satisfaction for the project.
  - (7) Statement of Managing Compliance: Describe how your company complies with industry standards of care, building codes, and local requirements.
  - (8) Bid proposal with guaranteed maximum price: the form for bid proposal will be supplemented.
  - (9) Statement of relevant references with accurate contact information.
- ii) GENERAL INFORMATION:
- (1) Submit one pdf with all submittal documents.
  - (2) All respondents accept the conditions of this RFP.
  - (3) All submittals become the property of PSMC and will not be returned.
  - (4) Late submittals shall not be evaluated. Facsimile submittals shall not be accepted or evaluated. All submittals must be submitted via mail/courier, in person, or via email to both PSMC's points of contact.
  - (5) Any respondent restriction as to the use of submitted materials must be clearly indicated as proprietary and specifically why (no blanket statement will be honored).
  - (6) PSMC reserves the right to reject any or all proposals on the basis of being unresponsive to this RFP or for failure to disclose requested information.
  - (7) PSMC is not liable for costs incurred by respondents in preparation of submittals and proposals, nor in the costs related to any element of selection and contract negotiation process.