

August 31, 2020

IU Health
IU Health Medical Campus
Hospital Building



CURISDESIGN

Request for Qualifications for Architecture, Engineering and Specialty Services

Introduction:

CURIS Design, LLC is pleased to solicit a qualifications submission from your firm for the Hospital Building at the new IU Health Medical Campus. CURIS Design is a joint venture comprised of BSA LifeStructures, CSO Architects, and RATIO Architects. This RFQ addresses the Hospital Building only on the IU Health Medical Campus (IUHMC). Subsequent RFQ's will be issued for the remaining projects related to the IUHMC at a later date.

IU Health embraced the formation of CURIS Design to blend the best local architectural talent and leadership into a single entity for this project. Coalescing our expertise in architectural design, healthcare planning, and project management into one firm will provide IU Health the project leadership necessary to assemble and then lead the overall project team for the Hospital Building.

Delivery of the design for the Hospital will require expertise and capability in several disciplines and knowledge areas. Due to the scale and scope, it will also necessitate significant personnel capacity to complete.

In assembling the project team, CURIS Design desires to bring the very best talent and capability to the project. Our team will include engineers and specialty consultants across the many disciplines required to complete a project of this complexity. IU Health has asked that we offer an open and flexible dialogue as we conduct the consultant selection process. Ultimately, the composition of the project team will be inclusive of all the necessary skills required to deliver the Hospital.

Consistent with IU Health's standards, the project team will include over 50% local firms and 25% XBE firms for the overall project, while also targeting this participation level in each discipline. CURIS Design is not only committed to achieving these metrics, but desires to exceed them if at all possible. As the project engages the various firms, in addition to completing the project, our internal goal is to have mentored and advanced our project partners in a manner that increases their capability and operational acumen allowing them to thrive as future professional peers.

CURIS Design is extremely grateful to IU Health for engaging us to lead and manage this most important project at the IU Medical Center. We now need to broaden our team so that we can properly deliver the Hospital for IU Health as they advance healthcare to our local community.

All the best,

Keith H. Smith AIA, ACHA
Project Principal

Alan R. Tucker AIA, LEED AP
Project Principal

William A. Browne Jr. FAIA, LEED AP
Project Principal

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Project Summary:

IU Health will be constructing a new Hospital project as part of the IUHMC located on the southwest corner of West 16th Street and North Capitol Avenue. The Project will contain all the components of a new, free-standing teaching hospital within an academic medical campus. It will include approximately 570 beds distributed in three towers. The project will also include below grade parking and approximately 12 levels of programmed area above grade, totaling approximately 1,500,000 square feet.

Schedule:

CURIS Design Releases RFQ for Consultants	August 31, 2020
CURIS Design Receives Consultant RFQ Submissions	September 11, 2020
Project Design Phase.....	October 2020–February 2023
Project Construction Phase.....	September 2021–July 2027

Subsequent to receiving the RFQ submissions, CURIS Design will review, schedule interviews as necessary with selected firms. The interviews will occur during the September 14th to September 25th time period. CURIS Design will be in contact with you following the receipt of the submissions to schedule an interview date and time if necessary.

Services Requested:

The following is a list of services being requested at this time:

Base Consultants

- Architecture
- Interior Design
- Structural Engineering
- Mechanical, Electrical & Plumbing Engineering

** The Civil Engineering and Landscape Architecture Services will be contracted separately to the Owner.*

Specialty Consultants

- Acoustical
- Audio Visual
- Security
- Information Technology
- Furniture, Fixtures and Equipment Selection & Procurement
- Art Selection and Procurement
- Medical Equipment Selection
- Sustainability
- Pneumatic Tube

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- Material Handling and Logistics
- Kitchen & Food Service
- Lighting Selection & Design
- Interior & Exterior Signage, Branding and Graphics
- Vertical Transportation
- Building Envelope - Wall Cladding & Roofing
- Window Washing & Building Maintenance
- Cost Estimating and Budgeting
- Wind Engineering
- Parking Consultant
- FFA/Helipad
- Life Safety and Code

* The overall project goal is to incorporate 50% local consultant participation, as well as 25% XBE participation as well as in each discipline.

Submittal Requirements:

The total RFQ response from the Architecture, Engineering and Specialty firms should not exceed 40 single-sided pages (20 sheets) in addition to a cover letter and the cover page.

The RFQ should consist of the following:

1. Cover Letter
 - Include which discipline you are submitting qualifications. Please use the list of disciplines above to identify. If you feel you are suited for multiple disciplines, please identify, using the list of services above.
2. Firm Overview
 - Include in this section: firm description, office location(s), status as appropriate for MBE/WBE/VBE/DOBE owned businesses with a copy of valid XBE Certificates, services provided, number of employees and geographic locations of employees. Identify the full and part time employees, year started in business, net billings for 2018, 2019 and 2020 (year to date) and insurance limits. State if you have worked with IU Health in the past. If so, provide a list of the projects and the year completed (or scheduled to be completed).
3. People
 - Include the resumes of key staff members you are proposing to include in the project.
4. Projects
 - Include recent relevant experience on healthcare, large complex projects, and prior IU Health related projects.
 - Note the year each project was completed.
 - Note services provided on each project and role.
 - Note key staff members that worked on each project and would be proposed for this project.
 - Include references for each project.
5. Other
 - Identify and include any additional information that you feel is relevant to our understanding of the value your firm, experience and expertise could provide to the project.

* *CURIS Design is requesting that firms submit individually and not propose teaming in response to this RFQ.*

Response:

Submit response via email as a PDF attachment (not to exceed 25mb) to submissions@curisdesign.net on September 11, 2020 by 4:00 pm Eastern Time.

The qualification submittal should titled as follows:

"YOUR COMPANY NAME" – RFQ Response – IU Health FPC Project-"SERVICE PROVIDED USING LIST ABOVE"

Additional Information:

CURIS Design will lead a virtual XBE Outreach Event which will be scheduled for Thursday, September 3 at 12:00pm (noon). A link to the meeting will be sent separately, after the RFQ is distributed.

CURIS Design reserves the right to disqualify any submittal received after the time and date indicated above. CURIS Design reserves the right to select the firms that best meet the needs of the project based on the submitters' qualifications and experience.

Submittals that are incomplete, do not follow the format requested above, or are otherwise unclear or contrary to the guidelines of this request may be rejected as non-responsive.