

**IUHMC – RFQ for Design, Engineering and Specialty Services
Virtual Outreach Event**

Event Date: September 3, 2020



CURISDESIGN

Link to recording of Zoom meeting

https://zoom.us/rec/play/I2KD1xxh3kawb3LMfWqsNplXEdhR0hKSIYlaDmxgYbRM1tqX1DpRs-JFKcKUj2JcdTtmJG_SsBfyMKMj.Nua8He9PjWXpAcsD



CURISDESIGN

RFQ for Architectural, Engineering and Specialty Services

*IU HEALTH MEDICAL CAMPUS
PROJECT - OUTREACH EVENT*

*THURSDAY, SEPTEMBER 3, 2020
NOON-1:00PM*

AGENDA

WELCOME

CAMPUS VISION.....Cary Cantwell
Executive Director, IUH Design and Construction

IUH DIVERSITY COMMITMENT.....James Duke
Director, IUH Diversity and Inclusion

CURRENT RFQ OPPORTUNITY.....Alan Tucker
CURIS

Q&A.....Debbie Wilson and Team

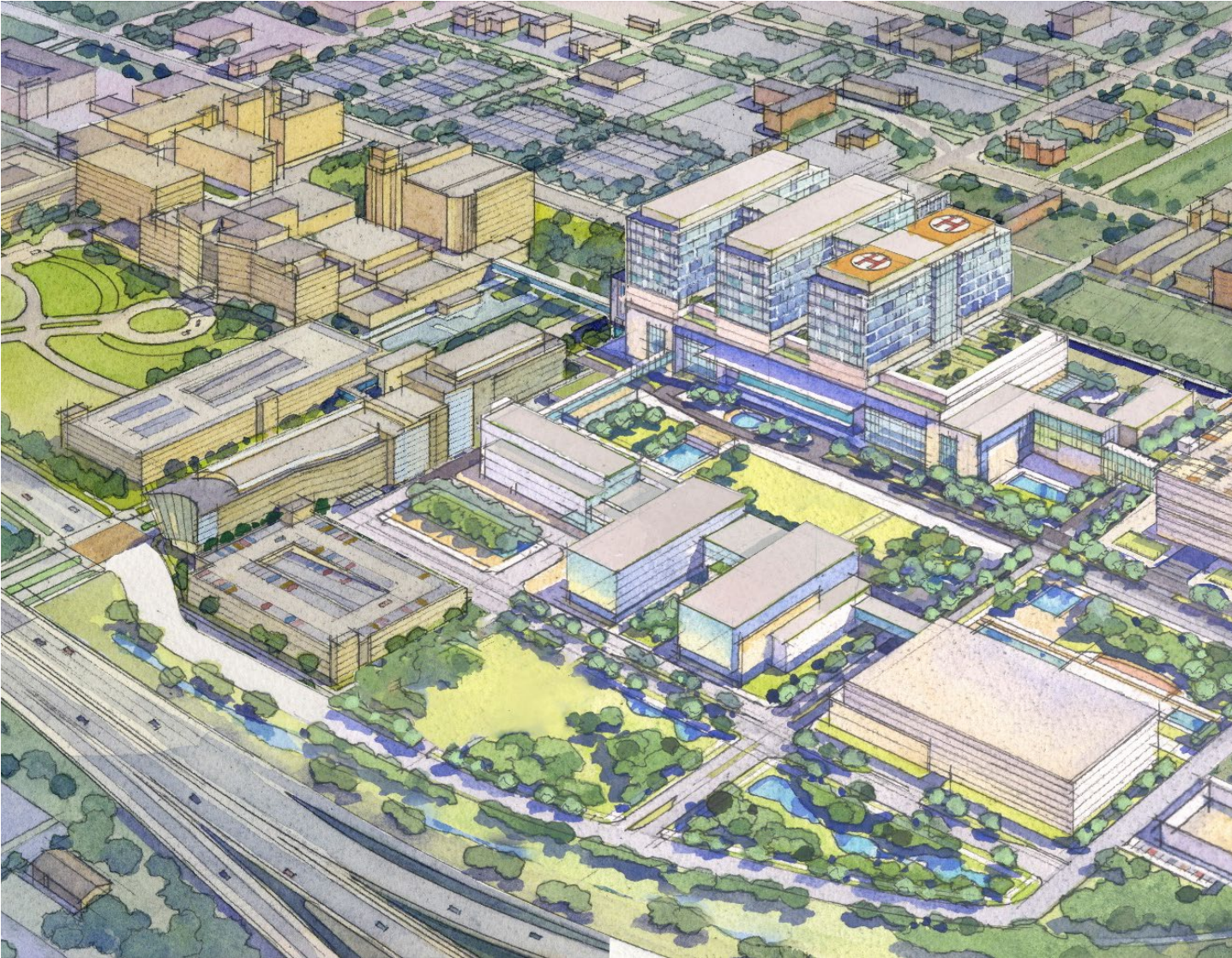
Adjourn.....Cary Cantwell



CAMPUS VISION

IUH Design and Construction

Cary Cantwell, Executive Director



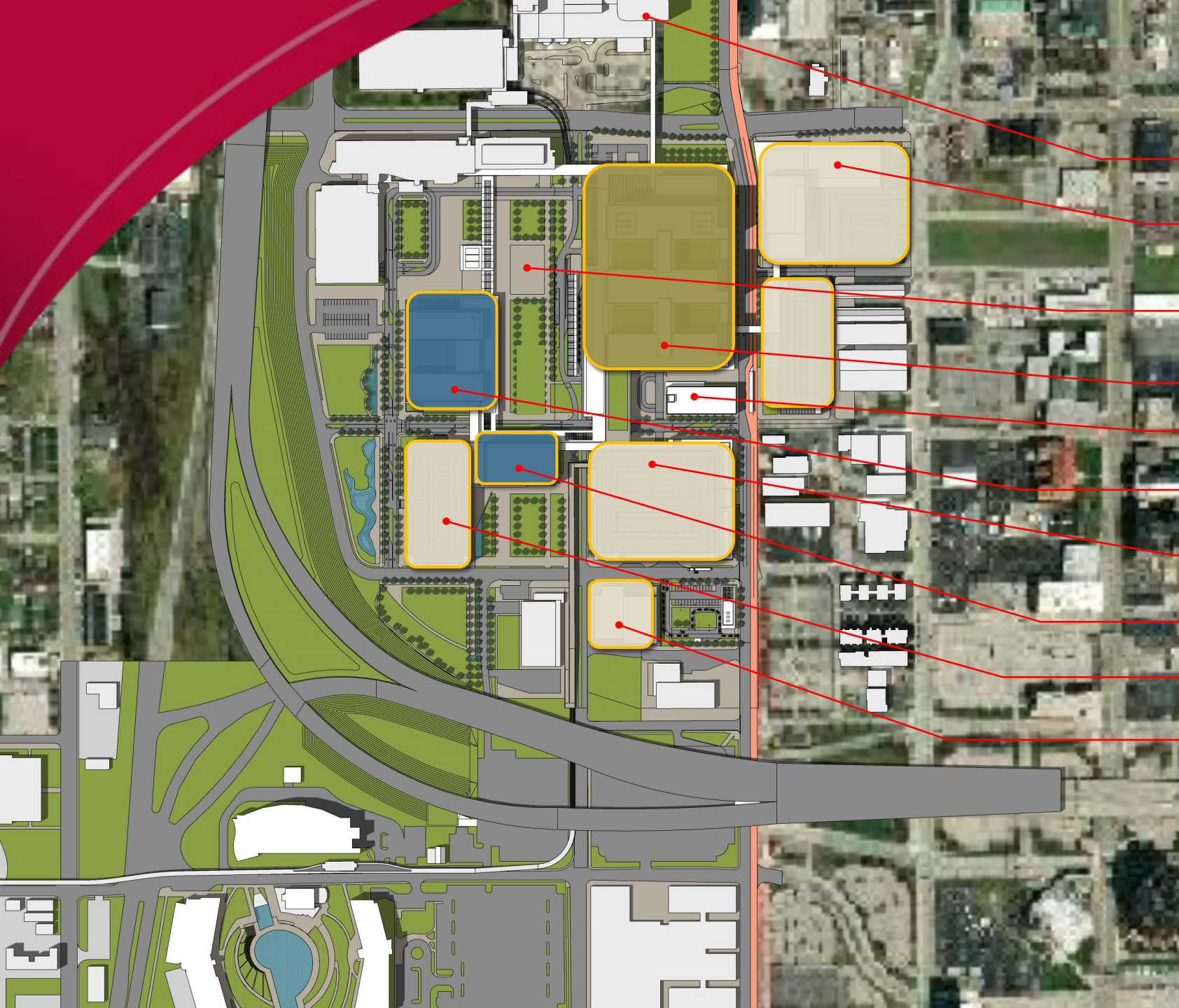
Campus Vision

Provides for a complete planned consolidation of all Clinical Space for the Medical Center Campus on the 16th Street and Capitol Campus. The campus creates:

- ü *New Clinical Multi-use Facility for Clinical Care, Education and Research – Both for Inpatients and Outpatients*
- ü *Signature quadrangle and public space designed for patients, staff, physicians, students – the neighborhood.*
- ü *Flexibility for growing and evolving the clinical requirements accommodated*
- ü *Integrates New IUSM Education and Research Buildings*
- ü *Infrastructure, Central Utility Plant, Infrastructure and Support Buildings to support the Campus.*

Campus Consolidation 2026

Masterplan south of 16th Street shown



- ② A East - Inpatient Services - Renovation
- ③ Capitol View Development with Garage
- ④ Streets / Roadways / Plazas / Gardens
- ① IUHMC (Hospital)
- ⑤ 1402 Capitol
- ⑥ IU Medical Education – (IU)
- ⑦ East Garage/Service Center
- ⑧ Innovation – IU Research Center (IU)
- ⑨ West Garage
- ⑩ Campus Central Utility Plant
- ⑪ Demolition of Buildings



View Looking Northeast from Southwest

IUH DIVERSITY COMMITMENT
IUH Diversity and Inclusion
James Duke, Director

Diversity Program

- **IU Health is committed to creating business and growth opportunities for certified minority, women, and veteran-owned (XBE) businesses**
- **IU Health also supports “Buy Indiana” and is committed to supporting qualified local businesses**
 - Per Indiana Code a (local) "Indiana business" refers to any of the following:
 - (1) A business whose principal place of business is located in Indiana.
 - (2) A business that pays a majority of its payroll (in dollar volume) to residents of Indiana.
 - (3) A business that employs Indiana residents as a majority of its employees.
 - (4) A business that makes significant capital investments in Indiana.
 - (5) A business that has a substantial positive economic impact on Indiana as defined by criteria developed under subsection
- **Goals:**
 - **25% XBE participation on design and construction projects**
 - **50% local business participation**

Diversity Expectations & Eligibility

- Expectations

- Business Partners are expected to meet or exceed diversity participation goals on each bid package
- Participation values will be a criteria in which bids are evaluated

- Eligibility

- Businesses must be actively certified with the State of Indiana, City of Indianapolis, Mid-States Minority Supplier Development Council, or Women's Business Enterprise National Council (WBENC)

Certification Partners



CURRENT RFQ OPPORTUNITY – CURIS

Alan Tucker

IU Health Medical Campus — Hospital Building RFQ

Request for Qualifications

- Information available at www.curisdesign.net
- Open RFQ for anyone to respond to

Project Scope

- Hospital building only (tunnels & bridges)
- No civil or landscaping

Project Goals

- Over 50% local firms (State of Indiana)
- Over 25% XBE firms

Individual responses requested

IU Health Medical Campus – Hospital Building RFQ

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

Review, Interview, and Proposal Phase

- Begins September 14th

IU Health Medical Campus – Hospital Building RFQ

Services Required

Base Consultants

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

Specialty Consultants

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

IU Health Medical Campus – Hospital Building RFQ

Submittal Requirements (20 two-sided pages)

- Cover Letter
- Firm Overview
- People
- Projects
- Other

Other

- Very large project (Multiple firm teams in almost all disciplines)
- CURIS Design will have single contract by discipline
- Architecture will be one project team

Electronic Submission

Q & A

- ❑ Please type your questions/comments into the chat box
- ❑ Questions will be directed to the IUH and/or CURIS representative
- ❑ The Q&A dialogue will be shared on curisdesign.net in the near term





For more
information:

CURISDESIGN.NET

**IUHMC – RFQ for Design, Engineering and Specialty Services
Virtual Outreach Event**

Event Date: September 4, 2020



CURISDESIGN

Questions and Answers:

Q: What type of technology services will be required?

A: For technology services, we'll be looking for IT, Security, Audio Visual. Basically, all the low voltage systems that would typically come with a hospital.

Q: What are the LEED or Sustainability expectations?

A: From a LEED standpoint, this project is going to pursue LEED Silver and try to achieve an Energy Star Rating of 75.

Q: The 25% is it for each category? Will additional firms have an opportunity considering no prior IU Health experience.

A: The 25% is a combined XBE goal. It is not 25% each category; it is any combination of those 3. Given the size of this project and the manpower requirements, we know that we'll have to have 25% in architecture, 25% in interiors, 25% structure, 25% MEP, etc. If we can't get the level of participating in MEP, we can't make it up in architecture. I don't think there is the capacity in the community to do that because we know everyone also has other projects they are working on and we'll be very conscious of overall capacity. From the CURIS team, we're not looking for previous IU Health experience, but we are looking for expertise, qualifications and where you can add value to this project.

Q: Life safety/code consulting was not listed. Will this be considered?

A: Yes, and I think we should make sure that it is added to the RFQ. We recently determined it will go under CURIS Design. We will put a revised RFQ on the website if it is not listed.

Q: Is a master agreement available for review?

A: We're executing the standard IU Health master contract and agreement. It is the same agreement that everyone who works with IU Health would have signed. We'll proceed with task orders after that. CURIS Design will have a task order. When we contract with people, we will have a subcontract with them and will be able to share all the language within that task order in order for people to review it before executing the contract.

Q: Will this presentation (slides) be available or sent out?

A: Yes, they will be placed on the project website.

Q: So, is the JV of CURIS not going to be the architect of record?

A: JV is going to be the architect of record. If we hire other architects to work with us, they will be associate architects on the project.

Q: Has there been any kind of visioning or concept development for the technology systems done to date

A: There is a concept design that is being completed as we speak by BSA, HOK, and Browning Day. It has limited impact, interaction with the end users because they are preoccupied with COVID. IU Health is going through some significant IS changes that will have significant ripples into this project.

Q: If we want to submit for more than one discipline, do you want only one submission from the firm?

A: We would expect that we would get one submission and you would highlight all of your relevant disciplines. More submissions will mean a lengthier time to get through the process.

Q: I was asking because we also do FF&E and this experience is vastly different. So, should we submit that as a separate submission?

A: The preference is to have it all come in one submission.

Q: Who will select the associate members of a discipline, such as the MEP team? The CURIS team, or the executive MEP engineer?

A: The CURIS team. We will look at the disciplines and the makeup and then we'll have conversations with that group on what our goals and strategies are. What we'll leave to the Executive MEP Engineer is how they want to approach management of the various components but we (CURIS) will make sure we're getting the right people that we want on the team.

Q: How will the 3 architectural firms that make up CURIS Design divide their work / project?

A: We are not dividing the project. We are a joint venture and we are going to collectively staff the CURIS Design team. CURIS is a standalone architecture firm, a single entity. Our goal is that we're not going to be splitting this project up by geography.

Q: Alan, what type of firm are looking for to design the tunnels & bridges?

A: That is going to be led by the structural engineer. We will work with the structural engineer to determine if there are associated civil engineers that may bring structural capabilities to it, but it will be structural led.

Q: Will an RFQ be published for the other engineering disciplines?

A: The part that CURIS is contracting is being procured through this RFQ. The associated campus buildings will follow in a separate RFQ that will be procuring architecture engineering, civil engineering, etc. The timing of the separate RFPs and RFQs for IU Health will be late this fall or early next spring.

Q: Will building resiliency be applied at any building level?

A: Assuming building resiliency is looking at exterior envelope, moisture penetration, roof, we will be bringing that consulting on to the team through the exterior envelope consultant that is noted.

Q: Does the university have existing signage standards for the exterior or interior? If so, is IUH interested in a new design?

A: This is a new IU Health campus, that IU School of Medicine will be a participant in. All the signage and wayfinding created for this campus will follow IU Health standards.

Q: Will team members for each discipline be required to form legal Joint Venture (JV) entities?

A: That is not our intent with the engineering groups. We will identify a lead engineer that CURIS will hold a contract with and the lead will have subconsultant agreements with its additional team members.

Q: You mention identifying the FTEs and part time employees in the RFQ - should this be by name or just by quantity?

A: Quantity is fine.

Q: Is the project a Union project or sections of a union?

A: From a design standpoint, we're typically not in a union environment. The potential labor agreement has not been determined at this time for the construction phase.

Q: This response for the 9/11 due date is strictly qualifications, no fees or hourly rates?

A: Yes, strictly qualifications.

Q: Are there any other RFQ requirements such as font size, margin size, number of projects featured, etc.?

A: No there are no requirements. We're looking for information to be within the 20 pages, and includes the requested information, and to have you best illustrate your value.

Q: Can or will artists be considered for things like bridges, bike racks, and functional items?

A: We intend to have a comprehensive art program but haven't gotten that far into the planning of that yet.

Q: Order of magnitude (square footage) estimated for the Initial Hospital?

A: 1.5 million square feet

Q: How will the scope be assigned to selected firms? By suite, floor, wing, etc.?

A: We're not breaking this up by geography. We'll have architecture, interior design, mechanical and electrical, and structural teams. Different firms will come together to form that discipline and act as a team. This approach is better from a communication, coordination and quality control standpoint.

Q: What is the timeframe for questions and submission date?

A: The submission date is Friday, September 11, 2020. We're asking people to stick to the 20 pages. We're not looking to exclude people and we're not anticipating putting out an addendum because this is a simple RFQ other than we will add life safety. We will quickly evaluate and start taking the next steps. The members of CURIS are open to speaking with people that want to have a quick conversation with us about further questions and there is no specific deadline on any of these conversations.

Q: Will there be an expectation of a co-located team?

A: We will be somewhere in the middle. There will be space available at the hospital where key team members from the discipline's leadership team will spend a dominant part of their time. We're not anticipating every single person will be in that office. We also understand there is a good portion of this that may be done with people still working from home. In the end, it will be a hybrid approach with people concentrated there and at their home office.

Q: Is there a comprehensive public art masterplan and is there a standard % for art budget?

A: It is to be determined. We are not a government entity that has a set percentage for art.

Q: Will digital signage/displays be included under the Audio-Visual category or the Interior/Exterior Signage, Branding and Graphics category?

A: We haven't gotten that granular yet.

Q: In regard to bridges and tunnel, are they expected to be in DPW or Right of Way?

A: We're still working that out. They're going to be on both on private property and in the public right-of-way.

Q: Will there be a centralized location where the various A/E staffs will be located and what platform will be used for the drawings....Revit?

A: There will be key staff members but we're not expecting everyone to be co-located there. We will be doing this through the BIM 360 drawing platform.

Q: Will CURIS be designing the IU Medical, Education and Research building?

A: IU already has a group under contract and that group will control design of those buildings.

Q: Is there a design guideline for brand?

A: There is one for IU Health that will be adopted by this project going forward.

Q: Can you clarify the page count for the RFQ response? Is it 20 pages pdf or 40?

A: It is 40 single-sided or 20 double-sided pages.

Q: Will additional Q & A be posted publicly?

A: It's not anticipated. Because this is an RFQ and not an RFP, we are not taking questions and putting out formal addendums.

Q: Is there an IU Health design standard for FFE /environments?

A: One has not been located yet.

Q: Are you accepting digital RFQ submissions or hardcopy?

A: It is digital. *Please submit as a PDF attachment (not to exceed 25mb) via email to submissions@curisdesign.net by 4:00 pm Eastern on September 11, 2020.*

Q: Will interviews of specialty subs be conducted in-person or virtual?

A: We anticipate a lot of them will be virtual. We haven't determined yet if we'll do some of the critical disciplines in person, but we will do as much as we can virtually.

**IUHMC – RFQ for Design, Engineering and Specialty Services
Virtual Outreach Event**

Event Date: September 4, 2020



CURISDESIGN

Companies in Attendance:

Advanced Engineering
Consultants
AEI
Affiliated Engineers
AIA
AKF Group
Alpha 5 Design
Applied Engineering Services
arcDESIGN
Art Strategies
ARTEKNA
ASSA ABLOY Door Security
Solutions
Axis Architecture + Interiors
Brenner Design
BSA Engineering
Carson Design Associates
CCI
CE Solutions
CMTA
CMTA Indy
CORE Planning Strategies
Covalus
CPP Wind Engineers
CSO
Cumming Corp
CURIS Design
DELV Design Studios, LLC
Design 27 Indianapolis
Design Collaborative
DLZ Indiana, LLC
Engaging Solutions
ESD
Faith Group LLC
Flexible OR Solutions
Four Point Design
Guidon Design

H2Ltg - Architectural Lighting
Design
HCO, Inc.
Heitmann & Associates, Inc.
Henderson Engineers
IDO Incorporated
IIG Design
IMEG Corp
Infrastructure Engineering, Inc.
IU Health
JQOL
KAI Enterprises
KBSO Consulting
Keith Smith, BSA LifeStructures
Kiku Obata & Company
Kimley-Horn
Kolar Design
Lee Herzog Facade Access
Consulting
Lerch Bates - VT Consulting
Loftus Engineering
Lohr Design, Inc.
M.E.P. Infrastructure Solutions,
Inc.
Managed System Solutions
MD Architects
Meticulous Design +
Architecture
MKA
Moake Park Group
Moody Nolan Architect
Morrison Hershfield
MSKTD
OneEQ
Phelco Technologies
PS Art Consulting
Public Art and Practice, LLC

R&B Mitchell
Reitano Design Group
Rider Levett Bucknall
RLR Associates
Ross & Baruzinni
Rowland Design
Schmidt
Sextant Group / NV5
Shen Milsom & Wilke
Shrewsbury & Associates, LLC
Siemens
Smith Seckman Reid, Inc.
SmithGroup
Steve Neumann & Friends
Studio 3 Design
Synthesis Architects,
T. I. E. Engineering
Thornton Tomasetti
THP
Two Twelve
Van Ausdall & Farrar
Vanderweil Engineers
VDA Elevator Consulting
VPS Architecture
VS Engineering
W5 Design
WA Architects
Wdi Architecture, Inc.
WGI, Inc.
Zurbuch Consulting