



**Request for Qualifications for  
Construction Services**

October 9, 2023

**Mountain Park Health Center – Jesse Owens Clinic**  
Phoenix, Arizona



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## Section 1

### **Project Background & Description**

Mountain Park Health Center is a federally funded primary healthcare facility with eleven locations serving the greater Phoenix metropolitan area. For over 40 years, Mountain Park has been providing whole-patient care to the residents of Goodyear, Glendale, Tempe, and Phoenix. Today they serve approximately 100,000 patients from all walks of life, during all stages of life. Mountain Park's caring and experienced staff members make a difference for their patients, one medical visit at a time. Care Teams take pride in helping patients with their physical health, as well as their mental health and nutrition. The care doesn't stop at the exam room as patients also benefit from free legal assistance, informational classes, and free food distribution.

Mountain Park Health Center intends to renovate and construct additions to an existing facility to serve the population of South Phoenix near the downtown area at E. Baseline Rd. and Jesse Owens Parkway. The goal is to make healthcare more accessible to the older residents in that community, promote community engagement, health, and wellness in an inviting and sustainable setting.

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Following is a brief overview of the proposed Scope of Work:

1. Renovation and addition to a single story existing building, ~22,000sf clinic (~16,000 sf existing space and 5500 sf new construction addition) to house 36 primary care exam rooms, phlebotomy, Pharmacy space, and staff/clinical support.
2. Develop ~2.5 acres of site to include:
  - MUTE walking path
  - new parking and drop off area
  - Seat wall
  - Water feature

## Section 2 Scope of Work Exhibits

### SITE PLAN

#### LEGEND

- 1 Monument signage
- 2 Main building entry
- 3 Visitor parking
- 4 ADA parking
- 5 Drop-off
- 6 Entry plaza w/ security bollards + seatwalls
- 7 Northeast patio w/ seatwalls
- 8 Staff patio
- 9 CMU screen wall
- 10 Decorative screen wall
- 11 Water feature
- 12 Bioswale
- 13 Berm
- 14 Rain cistern
- 15 MUTE path
- 16 Employee parking
- 17 Architectural green screens and vines









## Section 3

### RFQ Response Requirements and Process

#### I. RFQ Response Requirements

- a. Prospective Bidders are invited to submit their qualifications to provide Mountain Park Health Center with a mechanism to evaluate and determine whether they are qualified to participate in the renovation and construction of the proposed Jesse Owens Clinic.
- b. Prospective Bidders are asked to provide the following information:
  - i. Provide a general description of the firm and its team that is proposing to provide general construction services. Provide an org chart showing key personnel.
  - ii. Identify and describe a minimum of three (3) comparable projects in which the firm successfully completed the construction of at least 20,000 sqft. of new outpatient medical space. Projects must have been completed within the last 3-5 years. For each of the projects identified, provide the following:
    1. Description of the project
    2. Role of the firm (CMAR, CM, GC)
    3. Project's original contracted construction cost and final construction cost
    4. Construction dates
    5. Project Owner
    6. Reference information (one current name w/telephone number per project)
  - iii. Describe the experience of the proposed Project Manager and Superintendent with respect to healthcare projects, and list their time with the firm.
  - iv. Provide evidence of an Arizona Contractor License having been active and in good standing for at least five (5) years.
  - v. Provide two years of financial statements, as a means of assessing the financial health of the prospective Bidder.
  - vi. Provide contact information for a minimum of three (3) healthcare related Client references.
  - vii. Provide an estimated construction duration (in weeks).
  - viii. Provide an estimate of probable cost.
- c. Please limit packages to (6) pages maximum.

#### II. Submission

- a. The deadline for submitting RFQ Responses is **Friday, November 3rd at 4pm.**
- b. Please submit an electronic copy of your RFQ Response to the following email address, noting that total file size should be limited to 10MB or less:
  - [glinthicum@mphc-az.org](mailto:glinthicum@mphc-az.org)Note that hard copies will not be required.
- c. Please see that the submitted electronic RFQ Response file (.pdf format) is named as follows:



**ProspectiveBidderName\_MPHC Jesse Owens RFQ Response.pdf**  
(*ex. SmithGroup\_MPHC Jesse Owens RFQ Response*)

- d. Provided the Prospective Bidder's RFQ Response is received by the submission deadline, MPHC will issue an email confirming receipt/ acceptance of transmitted files.

III. Pre-Qualification & Project Award Process

- a. Submitted RFQ Responses will be reviewed by the selection panel, and a list of 3-5 pre-qualified Bidders will be announced by November 24<sup>th</sup>.
- b. Bid Documents are anticipated to be issued to the pre-qualified Bidders on December 1st, which will be followed by a three (3) week bidding period.
- c. Immediately following the selection panel's review of submitted Bids, interviews may be scheduled for January 2024, prior to project award.
- d. MPHC reserves the right to modify the selection process at their discretion.
- e. All questions are to be directed to:  
Glen Linthicum, MSM  
Mountain Park Health Center  
[glinthicum@mphc-az.org](mailto:glinthicum@mphc-az.org)