



The University of Iowa Hospital and Clinics intends to select an Architect of Record to do programming, master planning and design for a Children's Hospital, Critical Care Tower and renovation of existing facilities. The estimated construction start date for the project is 2010.

### Project Description

A preliminary project scope is outlined in The University of Iowa Hospitals and Clinics – FY 2006- 2035 Strategic Facilities Master Plan. It identified the development of two new buildings, a Children's Hospital of 600,000 gross square feet, and a Critical Care Tower of 800,000 gross square feet and the renovation of 400,000 gross square feet of existing buildings. The preferred site for the new buildings is to the North West of the existing hospital at 200 Hawkins Drive. The master planning component of the work would identify future development potential for the site and address parking and vehicular and pedestrian access. The exact project scope, location and phasing for the project will be determined during the programming and planning phase. A copy of the Strategic Facilities Master Plan will be provided to the short listed firms.

The total estimated cost for the development of the project is \$700 to \$850 million.

### Selection Criteria and Statement of Qualifications

Preference shall be given in accordance with Iowa Code to the selection of design professional firms either based in Iowa or with permanent offices in Iowa. The University Hospitals and Clinics will work with the selected Architect of Record to select an architectural consultant with medical programming, master site planning, teaching hospital and children's hospital design experience, an interior designer and engineering consultants for the project. The Architect of Record will manage the overall project design including the work of all consultants. Firms will be selected to interview on the basis of materials submitted for review to The University of Iowa Hospitals and Clinics, Architectural Selection Committee. A demonstrated ability to handle a project similar to that described above will be important to the selection process.

#### The submission should include the following qualifications:

1. A list of only the firm's proposed project team members, their roles and resumes and experience with sustainable design.
2. Identify the office location that the prime team will be based and provide a list of current staff and their job titles at that location.
3. A list of completed or current designs similar to that planned by the University of Iowa Hospitals and Clinics, related client references and a summary of project costs related to those projects.
4. A list of collaborations with other architects on projects of this scale, related client references and a summary of project costs related to those projects.
5. A detailed description of the firm's quality control procedures. This should address quality in documentation as well as in the design process. Include a list of the number and reasons for change orders issued for at least three of your most recent engagements.
6. Describe the firm's philosophy and application of the following: evidence base design, total cost of ownership, building information modeling, healing environments, best health care practices, patient safety, family centered, care lean design principals and green building design measures (LEED).
7. Describe how the firm practices facilitate the delivery process during the construction phase.
8. Criteria that the firm believes distinguishes it from competitors
9. The firm's general-purpose brochure.

Firms interested in providing services for the project should submit 12 copies of all requested materials, to:

Jose A. Fernandez  
Director of Capital Management  
The University of Iowa Hospitals and Clinics  
200 Hawkins Drive, C118 GH  
Iowa City, IA 52242-1009

The materials must arrive no later than 3:00 p.m. CST on Monday, March 31, 2008.

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