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## COOK COUNTY HEALTH

### REQUEST FOR QUALIFICATIONS (RFQ) # H20-0017

**TITLE:** Lighting Replacement Services for the Cook County Health at John H. Stroger, Jr. Hospital and its garage

**GENERAL DESCRIPTION:** CCH seeks vendors for provision of Services for Lighting Replacement at John H. Stroger, Jr. Hospital Campus located at 1969 W. Ogden Avenue, Chicago, Illinois.

**DATE ISSUED:** June 10, 2020

**VENDOR QUESTIONS DUE DATE:** June 19, 2020 by 2:00 P.M (CT)

**RESPONSE/PROPOSAL DUE DATE:** July 10, 2020 by 2:00 P.M. (CT)

Responses to this proposal shall be delivered after 8:00 A.M. (CT) but no later than 2:00 P.M. (CT) to:

#### **Cook County Health**

C/O John H. Stroger, Jr. Hospital of Cook County  
1969 West Ogden Ave., Lower Level Room # 250A  
Chicago, IL 60612  
Attention: Supply Chain Management Department

***Please note that it takes approximately 20 minutes to pass security and walk to room 250A. Delivery of proposals must include the Proposal Acknowledgement Form included at the end of this document.***

**There will be a Mandatory Pre-Submittal Conference on Thursday, June 18, at 9:00 A.M. (CT)  
Location: 1969 West Ogden Ave., Room Cafeteria Lower Level 665/666, Chicago, IL, 60612**

All questions regarding this RFQ should be directed to [purchasing@cookcountyhhs.org](mailto:purchasing@cookcountyhhs.org). where the subject of the email should reference the RFQ # and Title.

The RFQ and related Addenda will be posted on the <https://cookcountyhealth.org/about/doing-business-with-cook-county-health/bids-RFQs/> website under the "Doing Business with CCH" tab.

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## Attachments

Attachment A – Economic Disclosure Statements and Executions:

*[https://cookcountyhealth.org/about/doing-business-with-cook-county-health/bids-RFQs/EDS Form M/WBE sub consultants and /or Material Suppliers](https://cookcountyhealth.org/about/doing-business-with-cook-county-health/bids-RFQs/EDS%20Form%20M/WBE%20sub%20consultants%20and%20or%20Material%20Suppliers)*

Attachment B – Cook County Health General Conditions: *[https://cookcountyhealth.org/about/doing-business-with-cook-county-health/bids-RFQs/ CCH General Conditions](https://cookcountyhealth.org/about/doing-business-with-cook-county-health/bids-RFQs/CCH%20General%20Conditions)*

Attachment C – Not Used

Attachment D – Not Used

Attachment E – Not Used

Attachment F – Sample Cook County Professional Services Agreement

Attachment G – Not Used

Attachment H – Not Used

Attachment I – Cook County Affidavit for Green Construction Ordinance

Attachment J – Security & Badging Instructions

Attachment K – Interim Life Safety Measures (ILSM)

Attachment L – Pre-Construction Risk Assessment (PCRA)

Attachment M – ICRA Form & Instructions

Attachment N – HIPAA Definitions, Data & Requirements

Attachment O – Scheduling Guidelines dated May 2019

Attachment P - Preliminary Master Schedule (sample)

Attachment Q – Procedures for Consultant Pay Requests

Attachment R – Substantial Completion Packet

Attachment S – Final Completion Package

Attachment T – Scope of Work and Existing Documents

Attachment U – RFQ Pricing Workbook

Attachment V – Stroger Construction Safety Standards

## **1 Introduction**

### **1.1 Objectives.**

The purpose of this Request for Qualifications (RFQ) is to procure Lighting Replacement Services to Cook County Health (CCH) for work at John H. Stroger, Jr. Hospital.

### **1.2 Term of Services.**

The County intends to award one (1) Agreement to the highest Rated Respondent pursuant to this RFQ solicitation for a base contract where the basis of payment is a lump sum fee.

### **1.3 Overview.**

#### **1.3.1 Cook County Health.**

The Cook County Health (CCH) delivers integrated health services with dignity and respect regardless of a patient's ability to pay; fosters partnerships with other health providers and communities to enhance the health of the public; and advocates for policies that promote and protect the physical, mental and social well-being of the people of Cook County and surrounding communities. CCH services are offered without regard to a patient's economic status or ability to pay.

CCH is a unit within Cook County government, governed by an independent Board of Directors pursuant to Cook County Code of Ordinance 08-O-35 Chapter 38, Section 3870 adopted 05/20/2008. CCH provides a full continuum of health care services through its seven operating entities, referred to as System Affiliates. System Affiliates provide a broad range of services from specialty and primary care to emergency, acute, outpatient, rehabilitation and preventative care. Additional information regarding CCH can be found at: <http://www.cookcountyhhs.org/>

#### **1.3.2 Cook County Bureau of Asset Management.**

The Cook County Bureau of Asset Management (Bureau) develops and implements the County's strategic asset management, preserving the value of capital inventory paid for by the citizens of Cook County, optimizing facility inventory, and leveraging available assets to spur economic development. The Bureau oversees the Department of Capital Planning and Policy (Department), Facilities Management and Real Estate Management Division (REM), with 575 employees and an annual operating budget of approximately \$46.7 million. The Bureau coordinates capital construction projects, routine maintenance programs, and the use of all real estate assets owned and leased by the County. The County's real estate portfolio includes 201 unique properties in over 19 million square feet including over 16 million square feet owned by Cook County and 3 million square feet in leased facilities.

#### **1.3.3. Department of Capital Planning and Policy.**

Within the Bureau, the Department of Capital Planning and Policy (Department) provides safe, secure and accessible facilities through capital construction projects, for all County, Departments and Elected Officials so that they may serve the public and perform their duties in an environment that fosters efficient, convenient, and cost-effective delivery of public services. Additional information regarding the Department can be found at: <https://www.cookcountyil.gov/agency/capital-planning>

## **2. John H. Stroger, Jr. Hospital Campus.**

John H. Stroger, Jr. Hospital of Cook County was completed in December 2002 and operates 24 hours 7 days a week serving the Chicago community. The building is approximately 1.2 million SF and is located at 1969 West Ogden Avenue, Chicago, Illinois

## **3. Project Overview.**

John H. Stroger, Jr. Hospital of Cook County (JHS) and the adjacent parking garage requires replacement of the outdated electrical lighting system. Since opening in 2002, there has been only one major upgrade to the lighting system that occurred in 2013 - 2014 through an ESCO (Energy Service Company) project.

That project completed the re-lamping and ballast replacement within Stroger Hospital of only the 2'x4' and 1'x4' fixtures. It included the replacement of the 32-watt fluorescent bulbs with T-8, 25-watt fluorescent bulbs and new ballasts. Approximately 11,771 fixtures were affected by this modification. No other upgrades or modifications to the existing lighting system have been completed inside of the hospital since it opened in 2002.

During the 2013-2014 timeframe, the ESCO project also included the replacement of the high- pressure sodium lighting that existed within the Stroger Parking Garage. These units were replaced with CREE LED Lighting. A list of the work completed within this portion of the campus has been included as an attachment with this RFQ.

## **4. Procurement Schedule.**

The County anticipates the following Schedule:

RFQ posted to the CCH	June 10, 2020
Mandatory Pre-Submittal Conference-	<b>June 18, 2020 at 9:00 am</b>
Respondent Inquiry Deadline	June 19, 2020 by 2:00 pm
Response to Inquiries	Week of June 22, 2020
Submittal Due Date	July 10, 2020 by 2:00 pm
Contract Award	August, 2020

## **5. Scope of Work.**

The County seeks professional architectural and engineering services for the evaluation design and engineering for replacement of the existing lighting system along with the subsequent procurement, construction administration and close-out services during the construction period. The new replacement system will need to be constructed over multiple phases to minimize hospital and patient service disruptions and will require a high degree of coordination with CCH departments. Note: All work associated with this RFQ is required to meet current code and IDPH requirements.

### **5.1 General Requirements**

The design of this project may include the use of containment(s) to ensure safety and protection of the patients, employees and visitors of the hospital. Some or all the following may need to be considered within the design, such as mobile containment units, temporary partitions, negative air machines and

filtering systems, etc. All designs will comply with select guidelines for work at Cook County facilities.

The selected Respondent will be required to obtain a CCH security badge prior to conducting investigative work in the hospital, assist with populating the hospital's infection control risk assessment (ICRA), Interim Life Safety Measures document (ILSM) and the Preconstruction Risk Assessment document (PCRA) as necessary for any of their work. Information and instructions related to these items have been included as Attachments to this RFQ. Submittal and approval of this information must be completed prior to any testing, investigation or construction work at the hospital.

The selected Respondent will closely coordinate their work and meet frequently with the County's internal teams during the ongoing development of the assessment and design. Internal teams will include but are not limited to:

- Cook County Dept. of Capital Planning & Policy
- Building + Grounds
- Infection Control
- Life Safety
- Senior CCH Management
- Select members of affected User Groups

John H. Stroger Hospital operates 24/7/365, so there will be many operational restrictions and coordination necessary for this project. ILSM's will be necessary for every phase of the project that have the potential of interfering with the Life Safety within the hospital.

Access to the areas of the hospital will be critical. Scheduling access for both design and construction must occur with DCP, JHS Buildings & Grounds and the various department heads. A one (1)-week advanced notice is required for Design personnel and three (3)-weeks advanced notice for Construction personnel before the work occurs. Working hours and phasing will be dependent upon the location of work within the hospital and the hours of operation of the respective department.

Areas of the hospital that have physical restrictions include Detainees' Area, Pharmacy, Security, Labs, Operating Rooms and the Emergency Department.

The selected Respondent will visit the hospital and perform a complete examination of all lighting equipment and systems. The examinations shall comply with all regulations required to complete the work at the hospital including those described in the hospital's Infection Control Risk Assessment (ICRA) document (to be completed and issued by the hospital's infection control department). ICRA documents will need to be prepared and issued prior to any investigation work at the hospital.

Following the site visits, the selected Respondent will provide a report that will include the following:

1. An executive summary
2. Description of the existing lighting systems consisting of a detailed description of the existing conditions (per floor and location), including status of the Cutler-Hammer lighting control system and electrical panel power source.
3. Description of proposed lighting systems replacement consisting of detailed description of replacement fixture types, lighting levels and controls per floor and location. The report shall

include estimates of energy reduction, impact on existing panel loads and recommendations for panel adjustments.

4. Cost estimate, proposed construction phasing and schedule.

Based on County's acceptance of the selected Respondent's recommendations, the selected Respondent will prepare design documents for procurement of construction services through CCH.

Drawings and specifications shall be subject to County review and approval at designated design phases (100% SD & DD, 50% CD & 95% CD). The approved final set(s) will also be provided for plan check by the various Authorities Having Jurisdiction (AHJ). The selected Respondent will respond to inquiries from the AHJ's during the permit process and by the County's Department of Capitol Planning and Policy (DCPP) and CCH.

The design phases shall be developed and submitted for the County's review as outlined in the professional services agreement and shall include a cost estimate and schedule.

The design will consider the need for phasing the work to minimize disruption to the hospital's services.

Procurement of construction will be provided through CCH Procurement. In addition to the services detailed in the Professional Services Agreement, the selected Respondent shall attend two on-site pre-proposal meetings and provide minutes of same.

## **5.2. Schedule.**

In addition to the basic schedule requirements as set forth in the attachment, the selected Respondent will be expected to identify within their schedule the following key milestones;

- Notice to Proceed
- Obtain CCH Security Badge (estimate 6 weeks)
- Project Evaluation (by floor area and location)
- Report (Start and Finish)
- Design Stages
- Construction Drawings
- Contractor Procurement
- Construction
- Substantial Completion
- Final acceptance

The County requires a baseline schedule submittal consisting of a narrative and the schedule's native electronic backup file. The schedule submittal package shall consist of the following components:

- A written narrative describing the general work plan for the project. The schedule narrative adds and supports the understanding of the basis and assumptions in the schedule. The narrative shall include a phasing plan.
- A complete electronic copy of the baseline schedule, inclusive of PDF format and XER format. (An XER file is a P6 format file)



The County requires that a monthly schedule update be provided during the design phase and accompanied with a schedule narrative inclusive of the information outlined in the Basic Schedule Requirements document.

All schedules will be submitted to the County's designated representative for review.

### **Light Fixture Types and Distribution Systems**

The following is a partial list of the light fixture types and distribution systems throughout John H. Stroger Jr. Hospital. This information has been included and is an integral part of RFQ:

2' x 4' parabolic light fixtures: dimmable	Track Lighting
2' x 4' parabolic light fixtures: non-dimmable	Patient Shower Lighting
2' x 2' parabolic light fixtures: dimmable	Over Sink Lighting
2' x 2' parabolic light fixtures: non-dimmable	Café' Pendant Lighting
Under cabinet Lights	Exit Lights and Exit Stair Lighting
Dock Lights	Exit Stair Lighting
Outside Walpack Lights	Emergency Battery Lighting
Signage Lighting Above Entrances	Stairwell Lighting
Procedure Lights	Cove Lighting
Outside Roof Lights	Mechanical Room Lighting
Birthing Room Lighting	Outside Pole Lights
Motor Control Centers	Operating Rooms 2'x4' Lights
Garage Tunnel Lighting	Ceiling Mounted Examination Lights
Garage Lighting Switchgear	Garage Elevator Lobby Lighting
Cooling Tower Lighting	Garage Fire Protection Room Lighting
Chapel Lighting	Garage Ejector Pump Room Lighting
Burn Showers Lighting	Locker Room Shower Lighting
Interior Air Handling Unit Lighting	Grill & Kitching Lighting
Can lights: non-dimmable	Nurseries
Can lights: dimmable	

Portable lights (such as procedure lights) and surgical lights are not included within the scope of this project as they are considered capital equipment.

### **Existing Documents**

The County recently completed a project within John H. Stroger Jr. Hospital that included mapping of each of the floors. Electronic “dwg. backgrounds of these plans will be made available to the selected Respondent.

The following information is included in Attachment T Scope of Work And Existing Documents of this RFQ:

	JHS Powerhouse Report (2 pages)		JCI	9/11/2013
	JHS Parking Garage Lighting Retrofit		JCI	12/9/2014

### **5.3 Definitions.**

**Agreement** is the Cook County Professional Services Agreement for Professional Architectural and Engineering Services, with companion CCH General Conditions attached.

**A/E or AOR** is the Architect & Engineer / Architect of Record.

**Bureau** is the Cook County Bureau of Asset Management.

**Campus** is CCH John H. Stroger, Jr. Campus.

**CCH or County** is the Cook County Health. CCH is the safety net for health care in Chicago and suburban Cook County, serving as the primary public provider of comprehensive medical services for the people of metropolitan Chicago.

**CCD** is the Cook County Contract Compliance Director.

**CIP** is the Capital Improvement Plan developed and managed by the Department of Capital Planning & Policy the Campus.

**County** is the County of Cook.

**CON** means Certificate of Need, which is a permit, issued by the Illinois Health Facilities and Services Review Board for construction or modification projects proposed by or on behalf of healthcare facilities, and for the acquisition of major medical equipment.

**Construction Contractors** are Construction Contractors that are procured by the County and awarded agreements to provide construction services related to the Project.

**Contract Documents** are the drawings and specifications setting forth in detail the requirements for the construction of the Project, and all other Contract Documents issued for construction.

**Department** is the Cook County Department of Capital Planning and Policy. The Department develops and provides cost-effective, day to day management of the County’s Capital Improvement Program, which sets forth the plan for the design, construction and renovation of County buildings and building systems. The Department operates within the Cook County Bureau of Asset Management. The department manages the contract on behalf of CCH and all payments will be through Cook County.

**Department Portfolio Project Director** reports directly to the Department Director and Deputy Director and will oversee the A/E.

**Design Team** includes the architect, engineer of Record and specialty consultants who will design the building and interact with CCH, the Department, and the Construction Contractors throughout the process to ensure that the Project meets CCH requirements.

**EC or Evaluation Committee** is the RFQ Review and Evaluation Committee, which may include representatives of CCH, the Bureau, the Department, and other County Departments and which will review and evaluate responsive Submittal(s).

**GMP** is Guaranteed Maximum Price.

**OSCM** is CCH Office of Supply Chain Management.

**Professional Service Firms** are the Professional Service Firms, including architects, engineers, consultants and vendors that are procured by the County and awarded agreements to provide professional services related to the Project.

**Project** is the Lightning Replacement at John H. Stroger Jr. Hospital

**Project Documents** are prepared by the Design team including data, studies, drawings, specifications, CADD files, meeting minutes, schedules, notices, logs, electronic files, videos, supplemental information and reports, and any revisions or additions to any of the foregoing pursuant to this Agreement.

**Project Team** includes the Owner and its Consultants, A/E, Sub consultants and the Contractors associated with the project.

**Respondent** Vendors who have submitted a response for this RFQ.

**RFI** is Requests for Information.

**RFQ** is this Request for Qualifications

**Respondent** or **Respondents** means the individuals or business entities submitting a Submittal in response to this RFQ.

**Services** are the Lighting Modernization Services as set forth in this **RFQ**.

**Substantial Completion** means the work or designated portion of the work is sufficiently complete, in accordance with the Contract Documents.

**Work** means the design activities of the Project.

## **6. Instructions to Respondents.**

### **6.1 Adherence to Instructions.**

This RFQ provides potential Respondents with sufficient information to enable them to prepare and submit submittals. This RFQ also contains the instructions governing the submittal of a response and the materials to be included therein, including the County requirements, which must be met to be eligible for consideration. All submittals must be complete as to the information requested in this RFQ in order to be considered responsive and eligible for award. Respondents providing insufficient details will be deemed non-responsive. The County is not obligated, either to purchase the full services or the products proposed by the Respondent, nor to enter into an agreement with any one Respondent.

### **6.2 Availability of Documents.**

The CCH will publish the RFQ, and other procurement notices, as well as award information, at:

<https://cookcountyhealth.org/about/doing-business-with-cook-county-health/bids-RFQs/>

Interested respondents should note that, unless otherwise stated in the RFQ documents, there is no charge or fee to obtain a copy of the documents and respond to documents posted for qualifications. Respondents intending to respond to any posted solicitation are encouraged to visit the web site above to ensure that they have received a complete and current set of documents. Some procurement notices may provide a downloadable version of the pertinent documents and any amendments to them that will be available to suppliers after they have completed a simple registration process. Additionally, some notices may permit a supplier to submit a response to a posted requirement in an electronic format.

Any Respondent receiving a copy of procurement documents from a referral service and/or other third party are solely responsible for ensuring that they have received all necessary procurement documentation, including amendments and schedules. The County is not responsible for ensuring that all or any procurement documentation is received by any Respondent that is not appropriately registered with CCH.

### **6.3 Mandatory Pre-Submittal Conference.**

CCH will hold a Pre-Submittal Conference on the date, time and location indicated above.

Representatives of CCH and the Cook County Department of Capital Planning & Policy will be present to answer questions regarding the services requested or proposal procedures. Prospective Respondents will respond to the email **[purchasing@cookcountyhhs.org](mailto:purchasing@cookcountyhhs.org)** listed on the front cover of the RFQ at least one day prior to the Mandatory Pre-Submittal Conference to confirm participation and the number of representatives attending the meeting. The meeting date, time and location are noted on the front page of this solicitation for services.

Prospective Respondents MUST submit their contact information via email

**[purchasing@cookcountyhhs.org](mailto:purchasing@cookcountyhhs.org)** no later than **June 16, 2020 by 2:00 PM** (Central) to confirm participation and the number of representatives attending the meeting. Prospective Respondents MUST attend the Pre-Submittal Conference at EACH locations to be considered for this RFQ request.

Due to the COVID-19 restrictions and Illinois Department of Public Health (IDPH) Social Distancing recommendations, CCH recommends that firms limit their number of representatives attending the Pre-Submittal Conference. **CCH may assign Prospective Respondent Attendees a time slot in an effort to adhere to Social Distancing guidelines.**

**John H. Stroger, Jr. Hospital and Parking Garage-Main Entrance**

**Location:** 1969 West Ogden Ave., **Room Cafeteria Lower Level 665/666** Chicago, IL, 60612

**Date:** 6/18/20

**Time:** **09:00 AM to 10:00 AM, 10:30 AM to 11:30 AM, and 12:00 PM to 1:00 PM (CT)**

**Note:** *Site Inspections will immediately follow the Pre-Submission Conference Meeting.*

**6.4 Special Access to the Mandatory Pre-Submittal Conference.**

If special accommodations are required for Respondents to attend the Pre-Submittal Conference or the submittal opening, contact the [purchasing@cookcountyhhs.org](mailto:purchasing@cookcountyhhs.org) listed on the cover page of this RFQ via email no later than three (3) days before the event.

**6.5 Clarifications.**

Questions regarding this RFQ must be submitted in writing to [purchasing@cookcountyhhs.org](mailto:purchasing@cookcountyhhs.org), no later than June 19, 2020 by 2:00pm.

**6.6 Delivery of Submittal Package.**

The Submittal will be either delivered by hand or sent to the Cook County Health, Office of Supply Chain Management through U.S. Mail or other available courier services to the address shown on the cover page of this RFQ. Include the RFQ number on any package delivered or sent to the County Office of the Director of the Office of Supply Chain Management and on any correspondence related to this RFQ or the Submittal. The Respondent remains responsible for ensuring that its Submittal is received at the time, date, place, and office specified. CCH assumes no responsibility for any Submittal not so received, regardless of whether the delay is caused by the U.S. Postal Service, any other carrier, or some other act or circumstance. Submittals received after the time specified will not be considered. If using an express delivery service, the package must be delivered to the designated building and office and not to the County Central Receiving facilities. ***Note: Now withstanding Covid 19 precautions, one hard copy must be delivered to CCH OSCM by the time stated on cover letter.***

**6.7 Uniformity.**

To provide uniformity and to facilitate comparison of Submittals, all information submitted must clearly refer to the page number, section or other identifying reference in this RFQ. **All information submitted must be noted in the same sequence as its appearance in this RFQ.** The County reserves the right to waive minor variances or irregularities.

**6.8 Submittal Material.**

The Submittal material submitted in response to the RFQ becomes the property of the County upon delivery to the Office of Supply Chain Management and will be part of any contract formal document for the goods or services which are the subject of this RFQ.

**6.9 Addenda.**

Should any respondent have questions concerning conditions and specifications, or find discrepancies in or omissions in the specifications, or be in doubt as to their meaning, they should submit the questions to [purchasing@cookcountyhhs.org](mailto:purchasing@cookcountyhhs.org) email no later than June 19, 2020 by 2:00 PM to obtain clarification prior to submitting a Submittal. Such inquires must reference the submittal due date and the County RFQ number.

Any clarification addenda issued to Respondent prior to the Submittal due date shall be made available to all Respondents. Since all addenda become a part of the Submittal, **all addenda must be signed by an**

**authorized Respondent representative and returned with the Submittal on or before the Submittal opening date. Failure to sign and return any addenda acknowledgements shall be grounds for rejection of the Submittal.**

Interpretations that change the terms, conditions, or specifications will be made in the form of an addendum to the solicitation by the County. If issued, the County will post the addenda on the County website: <https://cookcountyhealth.org/about/doing-business-with-cook-county-health/bids-RFQs/> In the event there are any conflicts between the general terms and conditions and any special terms and conditions, the special terms and conditions shall take precedence.

**6.10 Respondent is Responsibility for Services Proposed.**

The Respondent must thoroughly examine and will be held to have thoroughly examined and read the entire RFQ document. Failure of Respondents to fully acquaint themselves with existing conditions or the amount of work involved will not be a basis for requesting extra compensation after the award of a Contract.

**6.11 Errors and Omissions.**

The Respondent is expected to comply with the true intent of this RFQ taken as a whole and shall not avail itself of any error or omission to the detriment of the services or the County. Should the Respondent suspect any error, omission, or discrepancy in the specifications or instructions, the Respondent shall immediately notify the County in writing, and the County will issue written corrections or clarifications. The Respondent is responsible for the contents of its Submittals and for satisfying the requirements set forth in the RFQ. Respondent will not be allowed to benefit from errors in the document that could have been reasonably discovered by the Respondent in the process of putting the Submittal together.

**6.12 Cancellation of RFQ; Request for New or Updated Materials.**

The County, in its sole discretion, may cancel this RFQ at any time and may elect to reissue the RFQ at a later date. The County may also issue an Addendum modifying the RFQ and may request supplemental information or updated or new or Submittals.

**6.13 County's Right to Revise RFQ.**

At any time during the RFQ process, the County may modify the terms of the RFQ, including narrowing or modifying the Requirements, and modifying the properties which are the subject of this RFQ. The County may issue an Addendum to this RFQ, which describes such modifications and may, in its discretion, permit Respondents to submit supplemental or new Submittals, as the case may be, in response to these modified Requirements. The County shall evaluate any requested supplemental or new Submissions.

**6.14 RFQ Interpretation.**

Interpretation of the wording of this document shall be the responsibility of the County and that interpretation shall be final.

**6.15 Ownership of Submittal Material.**

All material submitted by Respondents shall become the sole property of the County upon delivery to the Office of Supply Chain Management and will be part of any contract document entered into pursuant to this RFQ. The County shall be under no obligation to return any Submittals, submissions or materials submitted by Respondents in response to this RFQ. If a Respondent deems specific materials or information to be proprietary and confidential trade secrets, the Respondent shall so identify such as

outlined in **Section 6.17**. By delivering a Submittal, Respondents will be deemed to have agreed to the provisions of this paragraph.

#### **6.16 Cost of Respondent Response.**

All costs and expenses in responding to this RFQ shall be borne solely by the Respondent regardless of whether the Respondent's Submittal is eliminated or whether County selects to cancel the RFQ or declines to pursue a contract for any reason.

#### **6.17 Confidentiality and Freedom of Information Act.**

From the date of issuance of the RFQ until the due date, the Respondent must not make available or discuss its Submittal, or any part thereof, with any employee or agent of the County except in accordance with the procedures set forth in this RFQ. All information submitted in response to this RFQ shall be treated as confidential by all parties until the selected Respondent has executed a contract pursuant to this RFQ, which the EC will recommend to the Cook County Board of Commissioners or until the County has terminated the RFQ process and determined that it will not reissue the RFQ in the near future. Following such actions, the contents of Submittals submitted in response to this RFQ may be utilized by the County in any manner and may be disclosed in response to requests made pursuant to the provisions of the Illinois Freedom of Information Act (FOIA), except for such specific information as is established to be proprietary or trade secrets as follows.

If a Respondent wishes to preserve the confidentiality of specific proprietary information set forth in its Submittal, it must request that the information be withheld by specifically identifying such information as trade secrets or commercial or financial information that are proprietary, privileged or confidential, and that disclosure would cause competitive harm, in its Submittal, respectively. The Respondent is hereby warned that any part of its Submittal or any other material marked as confidential, proprietary, or trade secret, can only be protected to the extent permitted by Illinois law. The County shall have the right to determine whether it shall withhold information upon receipt of a FOIA request, and if it does so pursuant to a Respondent request, the Respondent requesting confidential treatment of the information shall bear the costs of asserting that there is a proper exemption justifying the withholding of such information as proprietary in any court proceeding which may result. This notwithstanding, Respondent is on notice that the County is subject to the FOIA and that any documents submitted to the County by the Respondent may be released pursuant to a request under the FOIA.

#### **6.18 Use of Sub consultants.**

The Respondent's response must include a description of which portion(s) of the work will be subcontracted out, the names and addresses of potential Sub consultants and the expected amount of money each will receive under the contract. The County reserves the right to accept or reject any sub consultant if in the County's sole opinion, it is in the best interest of the County.

#### **6.19 MBE/WBE Participation.**

Cook County Health has a strong commitment to the economic benefit of minority- and women-owned businesses (M/WBE firms), as well as to minority and female construction workers and/or material suppliers. CCH has established contracting goals for certified M/WBE participation. **The office of Contract compliance is recommending that the MBE/WBE goal for the above-referenced project be set at 35% overall MWBE Participation.** Contractors apply these goals to all subcontracting tiers, suppliers, and consultants hired or retained in performance of work for CCH. Contractors are directed to achieve the levels of participation throughout the life of, and for the full value of, every contract, including any additional services, allowances, or change orders. During the performance of this Project, the M/WBE and Employment utilization goals relating to contracting and workforce are as follows.

The above EEO utilization goals are based on hours generated by workers in the labor classifications provided above.

Respondents are to include with their Proposals a fully completed **Attachment A** identifying their proposed M/WBE sub consultants and/or material suppliers. **Attachment A** can be found as part of the full proposal Package. Please, provide current letters of certification for your proposed M/WBE sub consultant and/or material supplier

#### **6.20 Respondent's Disclosure and Conflict of Interest.**

The Respondent will be bound to the County's best interests during the term of the Agreement. The Respondent will notify the County of any possible or potential conflict of interest, which may result from the Respondent's other activities and shall commence such other activities only after written approval of the County, which may not be unreasonably withheld.

#### **6.21 Awards.**

The County may, at its discretion evaluate all responsive proposals. The County reserves the right to make the award on an all or partial basis or split the award to multiple proposers based on the highest rated Respondent meeting the specifications, terms and conditions in accordance with the evaluation criteria set for in this RFQ. If a split award impacts the outcome of the project, it must be so stated in the proposal.

#### **6.22 Cook County Rights.**

The County reserves the right to reject any and all Submittals, to waive any informality in the process and, unless otherwise specified by the Respondent, to accept any item in the Submittal. The County also reserves the right to accept or reject all or part of a Submittal, in any combination that is economically advantageous to the County.

#### **6.23 Alteration/Modification of Original Documents.**

The Respondent certifies that no alterations or modifications have been made to the original content of this RFQ or other procurement documents (either text or graphics and whether transmitted electronically or hard copy in preparing this Submittal). Any alternates or exceptions (whether to products, services, terms, conditions, or other procurement document subject matter) are apparent and clearly noted in the offered Submittal. Respondent understands that failure to comply with this requirement may result in the Submittal being disqualified and, if determined to be a deliberate attempt to misrepresent the Submittal, may be considered as sufficient basis to suspend or debar the submitting Respondent from future County Bid and RFQ procurement opportunities.

#### **6.24 Recycling.**

Packaging, which is readily recyclable, made with recyclable materials, and designed to minimize potential adverse effects on the environment when disposed of by incineration or in a landfill is desired to the extent possible. Product(s) offered which contain recycled materials may be acceptable provided they meet all pertinent specifications and performance criteria outlined in this RFQ. If the product(s) offered are manufactured utilizing recycled materials, identify the percentage composition and nature of the recycled content within.

### **7. Evaluation and Selection Process.**

An Evaluation Committee comprised of the CCH and County personnel will evaluate all responsive submittals in accordance with the selection process detailed below.



## **7.1 Submittal Assessment.**

The Evaluation Committee will review all Submittals to ascertain that they are responsive to all submission requirements.

### **7.1.1 Phase 1 – Submittal Evaluation.**

The RFQ provides requirements and data, which will be used as a basis for a written presentation of qualifications of the firm(s) and proposed staff, project approach, systems and methodologies for delivery of the Project. CCH will evaluate the qualifications to establish a list of qualified participants for Shortlist.

### **7.1.2 Phase 2 – Shortlist Respondent Presentation.**

The Evaluation Committee (EC), at its option, may request that all or short-listed Respondents make a presentation, provide other customer testimonials, submit clarifications, schedule a site visit of their premises (as appropriate), provide additional references, respond to questions, or consider alternative approaches.

## **7.2 Selection Process.**

Upon review of all information provided by shortlisted Respondents, the evaluation committee will make a recommendation for selection to the Office Supply Chain Management for concurrence and submission to the Cook County Health Board and County elected officials. The County reserves the right to check references on any projects performed by the Respondent whether provided by the Respondent or known by the County. CCH intends to select one or more Submittal that best meets the needs of the County and provides the best overall value in the interest of the County.

The County reserves the rights to enter into concurrent negotiation with one or more qualified Respondents. The County requirement that a selected Respondent negotiate is not a commitment by the County to award a contract. Upon approval of the selected Respondent, a contract will be prepared by the County and presented to the Selected Respondent for signature.

### **7.2.1. Selected Respondent's Presentation to County Leadership.**

The County reserves the right to require the Selected Respondent to present its Submittal to County employees that are non-EC members. In such event, if requested by either the Selected Respondent or the County's Representative, the parties involved in such presentation will sign the Confidentiality Agreement to prevent disclosure of information prior to approval by the County Board.

### **7.2.2. Respondent Presentations.**

The EC may, but is not required to, conduct one or more formal presentations, team interviews, or clarification sessions with any or all Respondents, in order to fully understand and evaluate the Submittals.

## **7.3 Acceptance of Submittals.**

The OSCM reserves the right to reject any or all Submittals or any part thereof, to waive informalities, and to accept the Submittal deemed most favorable to the County.

## **7.4 Right to Inspect.**

The County reserves the right to inspect and investigate thoroughly the establishment, facilities, equipment, business reputation, and other qualification of the Respondent and any proposed sub consultants and to reject any Submittal regardless of price if it shall be administratively determined that in the County's sole discretion the Respondent is deficient in any of the essentials necessary to assure

acceptable standards of performance. The County reserves the right to continue this inspection procedure throughout the life of the contract that may arise from this RFQ.

## **8. Evaluation Criteria.**

### **8.1 Responsiveness of Submittal/ Evaluation Criteria.**

The evaluation committee will evaluate all responsive submittals in accordance with the evaluation criteria detailed below.

Respondent must be compliant with all the submission requirements of the RFQ. Submittals will be reviewed based on the completeness of the submittal and selected based on qualifications of the Respondent to successfully perform A/E Services for the County throughout the course of the project as evidenced by the following selection criteria that will include but not be limited to the following weighted evaluation:

- Relevant Experience – 20%
- Project staffing plan and qualifications –20%
- Project Approach – 30%
- Assessment, Implementation and Solution – 30%

In addition, the Evaluation Committee may review and consider the information and evidence Respondent's responsiveness to the following categories:

- Financial Status
- Conflict of Interest
- Insurance Requirements
- Contract Terms and Conditions (objections and/or suggested alternate language);
- Legal Actions

## **9. Submittal Content and Format.**

### **9.1 Format.**

All Respondents will use this Submittal format described in this Section for submitting their Submittal. Submittals must be prepared in an 8.5 X 11 format, with any drawings or graphics not exceeding 11 X 17 format. Submittals should be left-bound and not exceed 20 pages in length.

Variations or exceptions from the requirements of this RFQ shall be attached and entitled Exceptions to RFQ. Such variations or exceptions may be considered in evaluating Submittals. Failure to comply with this requirement may cause a Submittal to be considered nonresponsive. Expensive paper and bindings are discouraged since no materials will be returned.

#### **9.1.1 Uniformity.**

To provide uniformity and to facilitate comparison of Submittals, all information submitted must clearly refer to the page number, section or other identifying reference in this RFQ. All information submitted must be noted in the same sequence as it appears in this RFQ. The County reserves the right to waive minor variances or irregularities.

#### **9.1.2 Number of Copies.**

Respondents are required to submit one (1) bound original and one (1) electronic copy (emailed to the email addressed on the cover page) and no later than the time and date indicated on the Cover Page of the RFQ.

### **9.1.3 Complete Submission.**

Respondents are advised to carefully review all the requirements and submit all documents and information as indicated in this RFQ. Incomplete Submittals may lead to a Submittal being deemed nonresponsive. Nonresponsive Submittals will not be considered.

### **9.1.4 Packaging and Labeling.**

The outside wrapping/envelope shall clearly indicate the RFQ Title, date, and time for submission. It shall also indicate the name of the Respondent.

## **9.2 Content.**

The Respondent should be organized in the following order and numbered sections separated by tabs. All responses should include, but are not limited to the following:

### **9.2.1 Table of Contents.**

The Table of Contents will identify, at a minimum, all sections below and page numbers. The Table of Contents should help in navigating the Submittal by providing associated page numbers and direct links to various headings available on those pages.

### **9.2.2. Executive Summary.**

The Executive Summary should be limited to two pages and include a brief overview of the Respondent's qualifications, team, experience and proposed project approach that demonstrates the responder's understanding of the requirements of the RFQ. Please not copy and paste the scope of work that has been noted within this RFQ.

### **9.2.3 Qualifications of the Respondent.**

Provide an overview of the company detailing the organization's ownership structure, skills and qualifications, the total number of professional staff, the history of the company, percentage of work completed as Architect and Engineer, and the office responsible for this Project. Submit any information the Respondent deems pertinent to demonstrate its qualifications to perform the Services being requested such as memberships in any professional associations.

### **9.2.4 Respondent's Team.**

The Respondent may be comprised of one (1) or more firms as to assure the overall success of the Project and delivery of the Services. In alphabetical order by firm, please provide a list of firms that will provide Services and key individuals from each firm that will provide the Services set forth in the Submittal.

The Chief Procurement Officer, Office of Supply Chain Management reserves the right to accept or reject any of the team members; if in the OSCM's sole opinion replacement of the team member, based on skills and knowledge, is in the best interest of the County.

### **9.2.5 Previous Experience.**

Provide a minimum of **five (5) examples** of similar project types completed or in progress over the last **three (3) years**, which you feel best, represent your firm's abilities relative to the Project Scope. Provide representative examples from the Chicago Metropolitan, and Cook County Areas, if possible. A maximum of **ten (10) project examples will be allowed**. For each project, list the project size and a brief description, type of construction delivery method, design phase involvement and all other pertinent project facts. Provide each listed project with the original construction budget and final/actual cost, and original completion date and actual completion

date. Also, include the client's name and contact number associated with each of these projects as a reference. CCH will be particularly interested in projects exhibiting the following:

- a) Experience relating to lighting assessments and modernizations in an active hospital. Describe major site challenges and logistics to ensure safety and minimize operational activities.
- b) Experience relating to lighting designs and activities at existing hospitals. Describe methods used to adequately determine the Basis of Design / meeting Owners Project requirements and developing / finalizing the design in a timely manner accounting for the multiple stakeholder requirements usually associated with healthcare construction.
- c) Healthcare projects completed requiring coordination with multiple systems.
- d) Additional project challenges and lessons learned on previous projects similar in scope and size.
- e) Summary of meeting schedule targets for the projects listed above.
- f) Provide the company's philosophy and experience utilizing Minority and Woman owned firms as part of the assessment & design team.

#### **9.2.6 Specific Project Experience.**

Please provide a listing and description of at least **Three** projects completed in the previous 5 years that demonstrate the Respondent's experience with renovations of large, complex, public sector healthcare projects and their relevance to this RFQ. Please note any experience in areas including: planning, design and construction of capital projects; city, county, state, or other government public works projects; and health care and hospital systems.

List the projects in order of priority with the most relevant project listed first indicating: (1) project name, location, year completed and description, (2) project period, size (gross SF) and final total cost, (3) names of all affiliate firms that comprised the Respondent's project team, (4) references and current contact information for the owner's representatives for each of the projects listed.

#### **9.2.7 References.**

Provide a list of at least three (3) references where relevant projects were implemented. Include the name of the contact person, name of the organization, project period and dollar value, address, telephone number and email address. References in the following are preferred though not required: planning, design and construction of capital projects; facility needs assessments; city, county, state, or other government public works projects; space planning and programming; and health care and hospital systems. In addition, for each firm included in the Submittal provide at least three (3) references with relevancy to the Project Scope of Services.

#### **9.2.8 Key Personnel.**

Provide an organization chart, description of roles and responsibilities, resumes including a list of projects and the assigned roles on those projects, and two references (include contact information) for all project staff that you are proposing to be assigned to this Project. Projects should include representative examples from the Chicago Metropolitan Area.

The Director of the Office of Supply Chain Management reserves the right to reject any key personnel proposed if it is determined in the County's best interest. All key personnel must be committed to the project without competing priorities. The evaluation of Submittals includes

the qualifications of the personnel proposed; therefore, Respondents will name key personnel as part of their Submittal. Key Personnel must not be replaced during the term of the Agreement without the written approval of the OSCM.

In alphabetical order by last name, provide a list of the key individuals who will deliver the Services. As an attachment, include their bios and current resumes, their pertinent skills and qualifications to provide the Services, their years of experience, and experience on managing projects of similar scale to the Provident Project.

With respect to each item listed under Scope of Services and identify the key individual (and firm) who will be assigned to perform that service. Please note that an individual may be assigned to more than one specific item.

Each key personnel shall have three (3) references. Please indicate experience in the following: References in the following are preferred though not required: assessment, design, and construction of healthcare and hospital projects.

#### **9.2.9 Organization Chart.**

Include an organization chart outlining the Service(s) that each of the Respondent's team members will be responsible for and, to the extent feasible, individuals constituting key personnel. Indicate the organizational relationship of the team members.

#### **9.2.10 Key Contact Person.**

Indicate the key contact person for communications, including communicating with County, stakeholders and the public.

#### **9.2.11 Proposed Project Approach, Management Plan, Implementation and Solution.**

Describe your management approach for each of the components listed below. Examples of systems used successfully on other projects are welcomed. CCH is interested in proposed plans and delivery methodologies that promote an environment of intense teamwork and partnering across all disciplines; assessment, design, building and activation.

- a) **Schedule** - Schedule and speed to market is paramount-describe how your proposed methods lead to increased speed of execution. Describe how your proposed methodology will incorporate the necessary design features and elements needed that will lead to a comprehensive design and specification package, in a timely manner for the County. Describe methodology, systems and software platforms.
- b) **Communications Management, Document Management, and Reporting** – Include any systems and protocols used. Describe approaches that would increase speed of communication, reduce non-value-added waste, and lead to improved speed and reliability in decision making. Provide information on methods and systems, your firm uses to organize and track project documentation.
- c) **Cost Estimating/Value Engineering** – Describe your approach to cost estimating, cost control and early ideas for value-based design that limit the act of late scope removal for cost reduction. Describe how your participation will lead to the best answer early.
- d) **Quality Control** – Describe your structure / Quality Management Plan for assisting with the control of the design, providing concrete examples of successful achievement.

- e) **Close-Out/Warranty Approach-** Describe your approach to project completion. Describe your participation and approach to commissioning/start-up, verifying the work has met substantial completion and final completion and your integration with the County's activities.

**9.2.12 MBE / WBE Participation and Diversity.**

Describe your firm's philosophy and approach to the utilization of diverse firms.

**9.2.13 Legal Actions.**

Provide information related to any currently pending or completed legal actions against your firm that have occurred within the last three (3) years.

**9.2.14 Conflict of Interest.**

Provide information regarding any real or potential conflict of interest. Failure to address any potential conflict of interest upon submission of the Submittal may be cause for rejection of the Submittal.

**9.2.15 Economic Disclosure Statement.**

Execute and submit the Economic Disclosure Statement (EDS) attached as **Attachment A**. In the event any further clarification is required on any of the information provided, the County reserves the right to make any necessary communication with the Respondent for such purpose. Such communication, if made, may include a deadline by which time any necessary clarifying information must be submitted.

**9.2.16 Design Services Agreement.**

A sample of the Cook County Professional Services Agreement **Attachment F**, with companion CCH General Conditions by CCH has been attached. This has been provided for information only and execution of the Agreement is not required at the time the Response is submitted. In the event you disagree with the Agreement provisions, in this section, submit any exceptions to the contract and include the rationale for taking the exception. If you are proposing alternate language, please include the language for consideration.

**9.2.17 RFQ Addenda Acknowledgement (if any).**

Respondents should acknowledge any Addenda issued by the CCH by signing and including them as part of their Submittal.

## 10. Appendix A – RFQ Receipt Acknowledgement Form.

### RFQ Receipt Acknowledgement Form

This acknowledgement of receipt should be signed by a representative of Supply Chain Management located at Stroger Hospital, 1969 W. Ogden Avenue, lower level (LL) Room 250A, Chicago IL, 60612. The outside wrapping shall clearly indicate the RFQ Number and Title, Proposer's Name, Proposers Address, and Point of Contact RFQ. **Prefill the first two lines prior to submission.**

Solicitation Number and

Title:

Vendor Name:

Accepted By:

Date:

Time (if time machine is not  
available, hand write the  
time):

A.M

P.M

RFQ shall be submitted no later than the date and time indicated on the cover page of the RFQ. **Late submittals will not be considered.** Proposers must cut this sheet in two. SCM will time-stamp top and bottom sections. SCM will keep one section and the proposer will keep the other section.

Time Stamp Here



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Time Stamp Here