FACILITIES
UNIVERSITY of WASHINGTON

REQUEST FOR QUALIFICATIONS (RFQ)
And
Predetermination for Eligibility (POE)
For

CRITICAL PATIENT CARE ROSTER 2027-2029

First submittal date: November 10, 2026

Section 01 - Description

University of Washington (UW) through UW Facilities (UWF) is soliciting Statements of Qualifications (SOQ) from experienced and responsible contractors for its Critical Patient Care Roster ("CPCR"), pursuant to RCW 28B.20.744. For purposes of this selection UWF is represented by the Project Delivery Group (PDG).

The CPCR is being established to ensure that contractors working inside highly-sensitive medical facilities are experienced with infection disease control, privacy and patient confidentiality, specialized equipment, medical treatment and testing protocols, along with high standards for safety, cleanliness, and aesthetic; with a proven track-record of customer service and satisfaction.

This CPCR may be used to solicit and award contracts for construction, building, renovation, remodeling, alteration, repair, or improvements at the University of Washington Medical Center Montlake and Northwest, (UWMC ML and NW) and Harborview Medical Center (HMC) and similar facilities within the UW. Projects delivered through the CPCR are located within existing, in-use, and occupied areas of our medical facilities. Possible examples of projects are: nurse's station remodels; installation of owner-furnished medical equipment, e.g., CT scans, scope washes, biplane, and MRIs; and pharmacy laboratory upgrades. Construction work will occur adjacent to critical patient care facilities and supporting spaces ("adjacent" means immediately adjacent to the work, or on the floor above or below).

CPCR projects are defined by statute as those projects with an estimated construction cost of $5,000,000 or less.

The UW shall establish two roster groups as part of this solicitation. Group "A" roster work shall consist of projects containing life-critical elements, e.g. oncology suites, operating rooms, interventional radiology and cardiac catheterization laboratories etc. Group "B" roster work shall consist of all other work inside critical care and lab areas. For purposes of this process, CPCR shall mean both Group "A" and Group "B". Project specific construction bids will be solicited from all contractors from the applicable group depending on the area and scope of construction**.**

The UW intends to utilize the CPCR to facilitate efficient, cost-effective delivery of capital projects for its medical centers. In order to be eligible for inclusion on the CPCR, a contractor must meet both the selection criteria and the evaluation criteria (collectively, the "Criteria"), as described below.

This CPCR, once established, will expire on December 31, 2029. Any firm interested in membership on the Roster after December 31, 2029, must submit a SOQ for evaluation in response to a future RFQ that is anticipated to be issued before the end of calendar year 2029.

CPCR Utilization

During the last 3 years, the UW has bid 13 projects, totaling an estimated $16M. There were 9 contractors on the Group "A" Roster and 7 contractors on Group "B" Roster.

Section 02 - Statements of Qualifications and Submittal Requirements (SOQ)

Contractors interested in being placed on the CPCR shall submit a Statement of Qualifications (SOQ) demonstrating their eligibility, responsibility, and desire to be placed on the CPCR. Each response shall document each of the minimum qualifications and address each of the eligibility criteria listed.

Submission Format: Contractors are asked to submit one (1) PDF/electronic format of the SOQ. The SOQ shall be done in an A3 format, consisting of three (3) single-sided 11x17 pages; a one-page cover letter with contact information, table of contents, tabs, and sections dividers that do not contain significant content, and an appendix containing the following: resumes from the proposed team; safety documentation; bonding letter; reference letters, and a sample infection control plan; which will not be included in the page limits. The UW appreciates concise and brief responses.

Submission Location: Electronic Submittal Instructions: Contractors shall upload one electronic copy of their Statement of Qualifications and Appendix to **pdgbids@uw.edu**.

Conflict of Interest: Please indicate in your cover letter if there are any company principals, officers, or employees that are 1) current or former employees of the University of Washington and/or 2) have business interest or family relationship with a UW employee who would be involved with this Work? If yes, please provide relevant information. The UW will make a determination on how the conflict of interest will be resolved. If any Contractor disagrees with the determination made by the UW, the Contractors must submit the issue as an appeal under Section 3.E.

A. Minimum Qualifications

All respondents must meet the minimum responsibility criteria as required under RCW 39.04.350 when submitting bids on individual projects.

B. Content of SOQ

The proposal must include the following components to be considered responsive:

1. Cover Letter and Letter of Interest (0 points)

Please provide a one-page general introduction to your firm and/or team. Please include State of Washington UBI number(s), the size of your firm, years in business, and contact information.

2. Contractor's Past Performance (30 points)

Provide a list of at least three (3) similar projects completed within the last five (5) years, performed in a critical patient care facility that remained in operation during the construction period. The projects

must have included the following elements:

- Coordination of construction activities with ongoing patient care operations taking place adjacent to the construction area including detailed planning of work that will impact occupants including noise, vibration and odors.

- Coordination with the owner's equipment vendor responsible for providing and installing medical equipment.

- Coordination of construction activities must include at least one of the following: infection control containment planning, utility termination for equipment hook up, temporary utilities, and/or scheduling shutdowns.

A. Management of key subcontractors is a critical skill. Please describe how this management was performed by your team for each project listed above.
B. Include one sample infection control plan developed and implemented by contractor for one of the projects listed above. Provide in appendix.
C. For each project listed above, provide a contact name and contact information. The contact should be familiar with contractor's performance in completing the listed project. Note if any of the individuals named to contractor's anticipated UW project team participated as members of the project team for the listed project.

3. Contractor's professional personnel capabilities (30 points)

A. Present your team organization. Demonstrate your firm's and the proposed team's experience in delivering projects in critical patient care facilities. Clearly illustrate how team members have worked together in the past.
B. Demonstrate your philosophy for building teams, people, partnership, and legacies with clients that has led to Owner goals being met and project issues being mitigated.
C. For each member of your team, please provide a resume with relevant experience, skills and certifications including but not limited to, experience in management of critical patient care facility projects involving infection control, and schedule phasing and coordination of the projects. Resumes should highlight projects that the individual worked on and that were used as examples in the SOQ. Each resume is limited to a one-sided single page and submitted in the appendix.

4. Contractor's ability to meet time and budget requirements and successfully complete the project (10 points)

A. Describe how you monitor and ensure that the cost and project schedule are met during construction. What estimating /cost reporting and scheduling systems and management techniques do you use to maximize productivity and meet the client's schedule and budget constraints?

5. Contractor's ability to provide preconstruction services (5 points)

CPCR projects are "low bid" with prescriptive plans and specifications; and often do not afford a robust preconstruction phase. However, all construction projects benefit from preconstruction planning. Describe your experience, and approach, to providing effective preconstruction services for complex or critical medical facility projects. Discuss what types of tasks during a preconstruction phase are essential to the success of patient protection, operation coordination, minimizing disruptions and impacts to

patient care operations.

6. Contractor's experience in project execution (15 points)

Discuss your specific approach to delivering a construction project in a critical patient care facility. Discuss essential tasks that are keys to ensuring projects stay on-schedule and on-budget, together with the highest levels of customer service and care. (e.g. project initiation (submittal schedule), execution (weekly review meetings, change order management, long lead tracking), contract administration, QA/QC, closeout (e.g. punch list approach, management of redline drawings), transition to operations.

7. Safety (15 points)

A. Describe a strength in your corporate program around accident prevention that specifically impacts projects within critical patient care facilities. Discuss why you believe an explicit corporate culture of safety affords you low accident rates and high-levels of customer service.

B. Describe your approach to managing safety on projects within critical patient care facilities. Please discuss how you approach and ensure the safety of subcontractors and material persons, UW patients, staff and students. What expectations do you have of your subcontractors, and how are those expectations communicated and managed? How do you plan and execute in a fashion that does not impact medical operations.

C. Safety History

Please complete the University of Washington's *Safety and Health Qualification Statement*. (See Attachment)

8. Contractor's record of performance, integrity, judgment, and skills (5 points)

Submit letters of recommendation from two (2) owners/past clients providing confirmation of the contractor's record of performance, integrity, judgment and skills. Letters of recommendation should come from Owners other than UW Facilities, UW Medicine or Harborview. Work with our teams is known and may already be used in evaluating criteria.

9. Workforce Development and Business Equity Inclusion (10 points)

A. Using the demonstration projects from Criteria 1, Contractor's Past Performance, provide your diverse business inclusion performance on each. In addition to the project information provided in Criteria 1, include any owner, or agreed, diverse business inclusion goals, the final percentage of diverse business inclusion, the final dollar value paid to diverse businesses and the scopes of work performed by diverse businesses on those projects.

B. Since projects delivered through the CPCR are "low-bid," discuss your approach to bidding this type of work and the strategies your firm uses to include diverse businesses in all scopes of work at every tier. Talk through your business strategies that may include a diverse list of subcontractors, service providers, materialmen you frequently partner with. Discuss any program approaches to providing technical assistance, support, or other types of services to ensure that your diverse partners are successful in bidding and continuing to work with your firm. The UW is interested in your capacity building, mentoring, or training programs that provide any subcontractor growth opportunities to work in critical patient care areas. UW is also interested in knowing specific strategies aimed at outreach for state (OMWBE) certified firms.

C. Public works projects over $1M are required to attain 15% of all labor hours on the project in apprentice labor. Please discuss your approach to workforce development not only in the

space that it may be required, but in your corporate approach to developing skilled trades.

10. **Bonding (pass/fail)**
    Provide a letter from your surety or bonding agent indicating that your firm has the requisite capacity to provide payment and performance bonds for projects in the $5M range. Provide the letter in the appendix.

EVALUATION CRITERIA AND SCORING
The following weighting and points will be assigned to the SOQ for evaluation purposes:

Criteria	Maximum Available Points
Past Performance	30
Staffing and Personnel	30
Ability to meet time and budget	10
Preconstruction Value	5
Project Execution	15
Safety	15
Record of Performance and References	5
Workforce Development and Business Equity Inclusion	10
Bonding Capacity	Pass/Fail
Total Points Available	**120**

Section 03 - Approval & Review Process

A. Evaluation Committee: The UW shall establish a committee to review and evaluate responses in accordance with the published evaluation criteria. Placement on the CPCR shall be on the basis of scores received.

In addition to the criteria listed, the UW may conduct reference checks to validate information submitted by the contractor in their submission. In the event that information obtained from reference checks reveals that the contractor does not meet the Criteria, or indicates concerns about the contractor's performance the UW may determine the contractor ineligible for placement on the CPCR.

B. Scoring and placement on the roster: Contractors receiving a score of 90 points, or more, shall be considered eligible and placed on the Group B CPCR. Contractors receiving a score of 105 points, or more, shall be considered highly-experienced and eligible and placed on the Group A CPCR.

C. Roster Management

The UW will keep this request open continuously, those that would like to submit a response are encouraged to at any time. In order to maintain an effective and efficient CPCR, the UW will advertise once a year; review applications to the CPCR; ensure that work bid through the CPCR is appropriate and meet the intent of establishing the CPCR; continuously have work to bid in both the A and B CPCR, and provide a fair and competitive environment that protects the critical nature of the work in our care

facilities.

The UW reserves the right to use the *Contractor Performance Program* to continuously evaluate CPCR firm's responsibility and eligibility on the CPCR. Should there be a performance or conduct issue the UW may rescore and review a contractor's eligibility for the CPCR.

D. Subconsultant Participation Monitoring and Reporting

Once a contract is awarded through the CPCR, the awarded Contractor is obligated to complete the vendor registration in Access Equity. Access Equity is a secure online vendor management system (B2GNow). Confidential information (Tax ID, etc.) will not be published. Prime Contractors that have previously registered with B2Gnow for any public entity, must verify the system has updated information. Contractors can access the system at https://omwbe.diversitycompliance.com/ or through a direct link on the Office of Minority and Women's Business Enterprises (OMWBE) website at: https://omwbe.wa.gov/. Each month during the contract, the Prime Contractor will report payments to ALL Subcontractors through the Access Equity system. This monthly reporting information includes total payment in dollars made to the Subcontractor, payment dates, and any additional information required to verify payment to Subcontractors. The Prime Contractor will enter this payment information into the Access Equity system, and the Subcontractors will verify this payment information in the system. Online training is available through the Access Equity/B2Gnow system. This requirement applies to both Prime Contractors and Subcontractors.

E. Appeal Process

The UW reserves the right to not include any firm on the CPCR that, in its sole judgment, has not adequately demonstrated their capabilities and responsibility for providing work within critical patient care areas. The UW shall provide to contractors, notification in writing, either a) which CPCR group the contractor has been assigned to, or b) if the contractor is not included on the CPCR and the reasons for not including the contractor.

The contractor may appeal the UW's determination within three (3) business days of receipt of the UW's decision. The UW will forward the submission, the committee's determination, and the appeal to the *Executive Director of the Project Delivery Group* to evaluate any such appeal received and review any additional information or explanations provided by the contractor. The Executive Director shall then issue a determination to the contractor with its final decision on whether the contractor met all the responsibility criteria for inclusion on the CPCR, or that the contractor has been placed in the appropriate CPCR group. The determination by the Executive Director will exhaust any and all contractor administrative remedies in this matter.

Section 04 - General Information

Form of Contract: The form of contract to be used shall be the Washington State Facilities Specifications with UW specific modifications. A form of the contract can be found here under Boilerplate specifications/2026 Critical Patient Care Roster Projects.

Background Checks and Controlled Access: The UW may conduct background checks on all employees

of the contractor and all subcontractors proposed to perform work prior to award of any contract. Also, most of the medical facilities have controlled access protocol; it is recommended that contractors become familiar with these protocols.

Business Equity Enterprise (BEE) Inclusion: The UW is committed to providing the maximum practicable opportunity for participation by all diverse BEEs in all contracts. The UW counts all diverse firms, certified, registered or similar. The UW counts all diverse firms counted by other programs. The list of diverse firms includes, but is not limited to, minority business enterprises (mbe), women business enterprises (wbe), veteran business enterprise (vbe), lesbian-gay-bisexual-transgender-queer or questioning-intersex-asexual-and additional sexual orientations and gender identities represented by the plus sign (LGBTQIAP) business enterprise, and small businesses enterprise (sbe). The UW encourages participation by these firms at any tier, service providers, or suppliers. Voluntary goals for each project under the CPCR will be established prior to Award. Upon request of the UW, Contractors will be required to provide a report of any outreach efforts undertaken to utilize BEEs in preparing bids.

Solicitation Coordinator: The Solicitation Coordinator is the sole point of contact in the University for this Procurement. All communication between the Contractor and the University shall be with the Solicitation Coordinator. Questions about the CPCR or this application process should be directed to the Solicitation Coordinator, Shelly Marriott, at smarriot@uw.edu. Unauthorized contact regarding this Solicitation with other University employees may result in disqualification. Any oral communications will be considered unofficial and non-binding on the University of Washington.

Addenda: The University reserves the right to change this RFQ or cancel this Solicitation at any time. The University reserves the right to make corrections and amendments due to errors identified in the solicitation by the University or a contractor. Any changes will be dated and attached to, and made a part of, this solicitation. All Solicitation corrections and amendments will be posted to https://facilities.uw.edu/projects/business-opportunities/solicitations.

-END OF REQUEST-