

**UNIVERSITY HOSPITALS
AUTHORITY & TRUST**



**Request for
Qualifications
OKLAHOMA CHILDREN'S
HOSPITAL (OCH)- PEDIATRIC
HEART CENTER FACILITY**

**CONSTRUCTION MANAGEMENT FIRM
SELECTION**

Due Date – December 12th, 2025 by
3:00pm

The University Hospitals Trust (UHT) is seeking qualifications from experienced and reputable construction management firms for a single contract. This project will be funded using a combination of public and private funds.

Introduction:

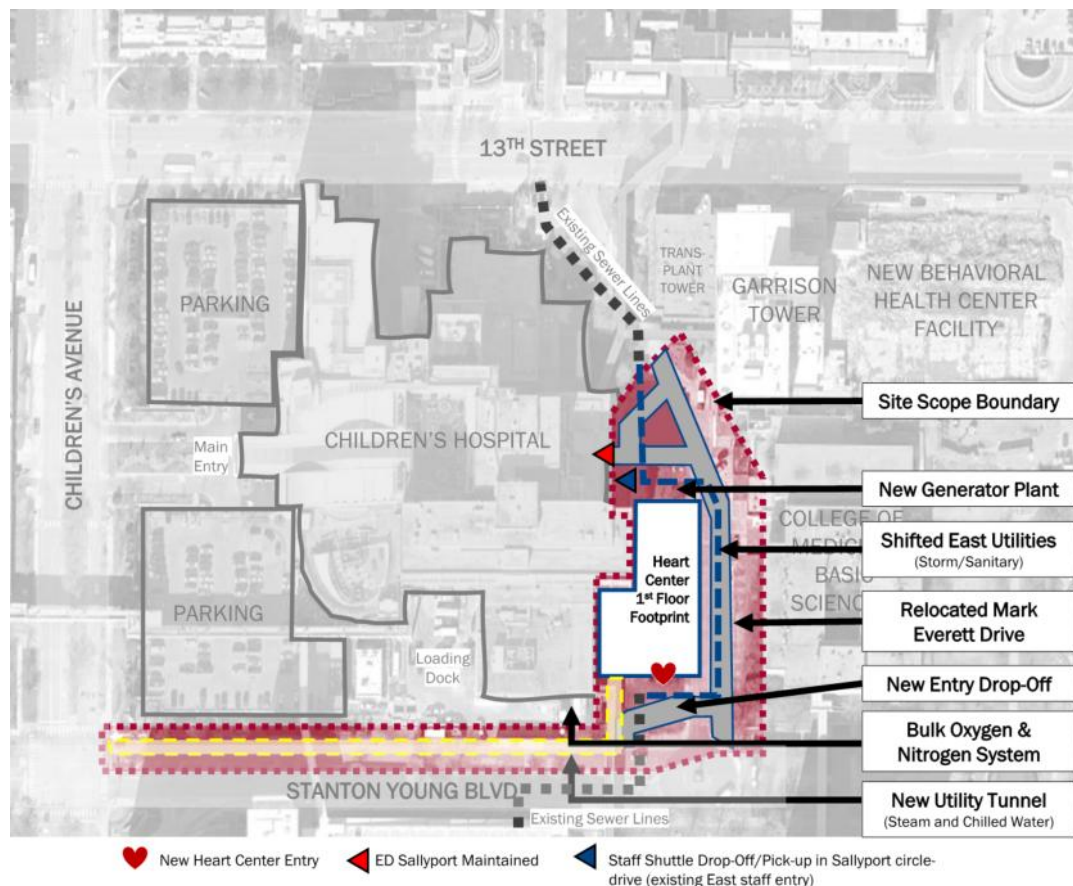
The University Hospitals Trust is seeking qualifications from experienced and reputable construction management firms for the buildout of a Pediatric Heart Center located on the OU Health Science Center Campus, in Oklahoma City, Oklahoma. The envisioned facility will be attached to the existing OU Health (OUH) Children's Hospital, span seven stories plus basement and cover approximately 200,000 gross square feet. The total project budget for this project is \$266.5 to \$316.5 million.

Project Overview:

The Pediatric Heart Center at Oklahoma Children's Hospital (OCH) will be designed to create the state's only comprehensive pediatric heart center, consolidating all major pediatric cardiac services into a single, dedicated facility. This facility will serve as a comprehensive center for advanced pediatric cardiovascular care, bringing together inpatient units, operating rooms, diagnostics, imaging, and ambulatory services. The project reflects a long-term vision to make OCH the destination of choice for families in Oklahoma and beyond, offering state-of-the-art clinical care in a healing, inclusive, and patient-and-family-centered environment.

The Heart Center will support programmatic growth in areas such as pediatric heart transplantation, adult congenital heart disease, and cardiac rehab. It is envisioned as a resilient, scalable facility capable of adapting to evolving healthcare demands, while elevating the hospital's reputation in academic medicine, recruitment, and research.

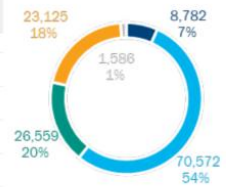
Proposed Site (E):



Space Program:

DEPARTMENT	KPUs	TARGET DGSF PHASE I	TOTAL DGSF PHASE 2	DELTA
1 Public Areas				
2 Public & Amenities	-	9,280	8,782	498
3 Sub-Total		9,280	8,782	
4				
5 Inpatient				
6 Step-Down	16	11,520	14,009	(2,489)
7 CICU (Surgical)	32	27,200	28,431	(1,231)
8 CICU (Medical)	16	13,600	14,861	(1,261)
9 NICU	12	5,760	7,590	(1,830)
10 Adult Congenital	6	5,200	4,838	362
11 Inpatient Therapy	-	1,440	844	596
12 Sub-Total		64,720	70,572	
13				
14 Outpatient				
15 Cardio Diagnostics	12	8,000	-	8,000
16 Heart Clinic	30	18,720	23,125	(4,405)
17 Sub-Total		26,720	23,125	
18				
19 Surgery & Imaging				
20 Cardiac Surgical & Interventional Platform	4	19,200	20,666	(1,466)
21 Cardiac Imaging	2	7,200	5,893	1,307
22 Sub-Total		26,400	26,559	
23				
24 Building Support				
25 Building Support	-	5,600	1,586	4,014
26 Sub-Total		5,600	1,586	

SUMMARY OF DEPARTMENT GROSS AREA BY FUNCTIONAL CATEGORY			
	TARGET DGSF PHASE I	TOTAL DGSF PHASE 2	
Public Areas		8,782	
Inpatient		70,572	
Outpatient		23,125	
Surgery & Imaging		26,559	
Building Support		1,586	
Total Departmental Gross Area (DGSF)	132,720	130,623	
Exterior Enclosure, Building Structure & Interdepartment Corridors	1.25	1.10	
Total Program Building Gross Area (BGSF)	165,900	143,686	
Mechanical, Electrical, Plumbing, Fire Protection, Technology	37,000	37,344	
Vertical Circulation (Stairs & Elevators)	incl. above	12,125	
PATH Relocation	NOT INCLUDED	5,400	
Total Building Gross Area (BGSF) New Construction	202,900	198,555	4,345
Renovation	8,600 DGSF	8,600	-



	PHASE 1	PHASE 2	DELTA
NEW CONSTRUCTION	202,900 BGSF	198,555 BGSF	4,345 BGSF
RENOVATION	8,600 DGSF	8,600 DGSF	---

Scope of Work:

The Construction Manager will be expected to provide the following services:

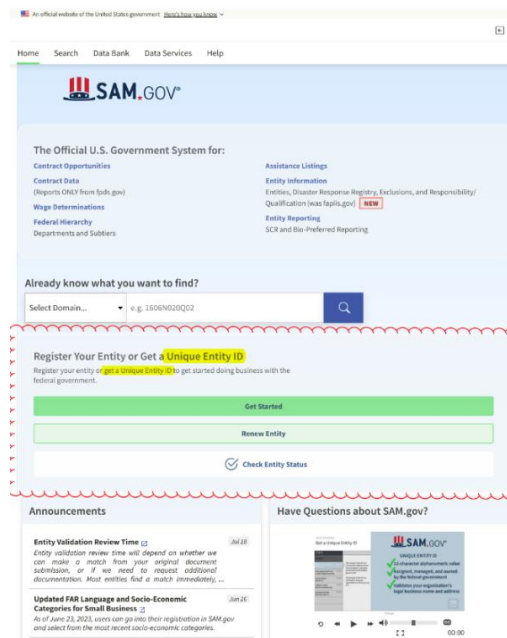
1. Pre-Construction Services:
 - o Assist with project planning and scheduling.
 - o Provide cost estimating and budget control.
 - o Review and suggest improvements to design documents.
 - o Bidding Construction Documents according to Oklahoma Title 61.
2. Construction Services:
 - o Manage and supervise all construction activities.
 - o Coordinate with architects, engineers, and subcontractors.
 - o Coordination with medical equipment vendors & suppliers
 - o Ensure compliance with all safety regulations and quality standards.
 - o Project administration.
 - o Project cost management (including value analysis) and project budget
 - o Construction management and control program.
 - o Work with architects to prepare and dispatch bid packages.
 - o CM firm will work with UHT and OUH in evaluating and awarding bids.
 - o Coordination with the Oklahoma State Department of Health and State Fire Marshal for inspections and corrections.
 - o Project schedule management, monitor project progress, and make adjustments as necessary, including procurement logs to achieve overall schedule.
 - o Provide regular updates to UHT and OUH on project status.
 - o Utilize project management software and provide access to UHT and OUH
3. Post-Construction Services:
 - o Oversee the final inspection and commissioning.
 - o Manage the project closeout process and punch list, including documentation and warranty management
4. Successful Firms Must Fulfill the Following Requirements:
 - o Specialize in construction in healthcare facilities, especially in-patient.
 - o Must have experience managing construction work for the State of Oklahoma

- Must have the ability to obtain bonds, builders risk insurance and payment for insurance for projects.
- Previous work experience on American Rescue Plan Act (ARPA) or other federally funded project(s) is preferred.
- Must have knowledge of AIA and FGI guidelines for construction of healthcare facilities.
- Must be knowledgeable of NFPA codes.
- Must be knowledgeable of interim life safety measures, infectious control, asbestos and mold testing, clean air quality and abatement.
- Must be a company with minimum 10 years of experience in healthcare construction.

Qualification Requirements:

Interested firms must demonstrate the following qualifications:

- **Experience:**
 - Proven track record in managing large-scale healthcare construction projects, preferably pediatric, Heart Centers, or similar facilities.
 - Relevant experience with tie-ins and expansions of large healthcare buildings.
 - Experience in the Oklahoma market is highly desirable.
- **Staffing:**
 - Qualified project management team with relevant certifications (e.g., PMP, CCM, ASHE) preferred.
 - Relevant experience with tie-ins and expansion of large healthcare facilities
 - Adequate staffing levels to manage all phases of the project.
- **Financial Stability:**
 - Evidence of financial stability and capacity to handle the scale of the project
 - Please provide the last 2 fiscal years financial statements.
 - Verify you will have capacity to manage this project.
- **References:**
 - At least three (3) references from recent, similar projects, including contact information.
- **Firm must have an account and UEI with Sam.gov.**
 - Full registration with Sam.gov is not required. Successful Bidder will only need to create an account to get a UEI number prior to being awarded a contract for any scope of work.
 - UEI Number application can be found at the following link: <https://sam.gov/content/home>



Submission Requirements & Evaluation Criteria:

Qualifications for RFQ Submission will be graded on a 100-point scale over 5 sections. Possible points per section are indicated below:

- **1) Relevant Experience and Qualifications – 30 Points:** Firm's history, structure, and areas of expertise:
 - Details of relevant experience, including project descriptions, sizes, and outcomes
 - Please provide a project statement that describes your firm's understanding and ability of ground up builds of clinical and medical facilities with emphasis on in-patient.
 - Must be registered or willing to register with OMES as an in-state vendor.
 - Your team's relevant experience on similar projects as follows:
 - Experience: Please focus on 3-5 similar projects in healthcare facilities (under construction or completed within the past four years). For each one:
 - Provide a brief written description
 - The size of the project
 - The final construction and project cost of the project and per square foot build out cost
 - Original timeline with actual completed timeline
 - Project budget verses final budget
- **2) Team Composition and Expertise – 25 Points:**
 - Provide an organizational chart and resumes for each key team member, including two references for the project manager and superintendent.
 - Provide detailed description of key team-member roles and responsibilities.
- **3) Financial Stability, Litigation, and Safety – 20 Points:**
 - Recent financial statements and evidence of insurance coverage
 - Please describe whether a contracting party found the firm to be in breach of any of its contracts within the past five (5) years, and which breach became the subject of administrative proceeding or litigation. Please indicate the result of the proceeding/litigation if so.
 - Please describe whether the firm has had a contract terminated or not renewed for any reason within the past ten (10) years. Include a description of the issues and the parties involved and provide the name, title, email address, and direct telephone number of the primary contact for the party with whom the contract was held.
 - Please list and describe any safety related incidents that have happened on the previous projects listed in proposal. Include EMR (Experience Modification Rate) for your firms past 5 calendar years.
 - Bonding Rate & Bond Capacity total company and singular project.
- **4) Overall Approach and Methodology – 15 Points:**
 - Any other relevant information that demonstrates the firm's ability to manage and deliver the project effectively.
 - Project will require direct tie-ins to the existing Children's Hospital. Please indicate your firms understanding and approach to working with Interim Life Safety Measures and Infections Control Measures in active in-patient facilities; steps your firm will take to minimize interruptions to hospital operations and manage noise and vibration adjacent to patient care areas.
 - Provide your approach and methodology to managing the project site including traffic control and construction material.
 - Provide your approach and methodology to tie-in existing utilities and hospital floors, including the surgery department, and keep existing patient care areas dry.
- **5) Quality of References – 10 Points:**
 - Contact information for references from similar projects
 - Provide a minimum of one reference for those projects your team has listed for "Relevant Experience and Qualifications".

Please limit your response to 50 pages.

Timeline:

- RFQ Issuance: November 17th, 2025
- Questions due by: December 5th, 2025 by 5pm
 - Submit questions to: sean-ohara@uhat.org
- Questions and answers posted to UHAT website , 2025
 - <https://uhat.org/rfp-rfq/>
- Qualification Submission Deadline: **December 12th, 2025 by 3:00PM**
- OUH / UHAT Evaluation Period: December 15th, 2025 through December 19th, 2025 (Dates subject to change depending on OUH / UHAT Staff availability)
- Notification of Shortlisted Firms: December 22nd, 2025 (Dates subject to change depending on OUH / UHAT Staff availability)
- Interviews/Presentations: January 5th, 2026 through January 14th, 2026 (Dates subject to change depending on OUH / UHAT Staff availability)
- Final Selection: January 16th, 2026 (Dates subject to change depending on OUH / UHAT Staff availability)

Submission Instructions:

Qualifications may be submitted electronically (preferred) or in hard copy as indicated below:

- Electronically to sean-ohara@uhat.org
 - *If submitted electronically, no hard copies are required.*

OR

- Hard copy (3) with flash drive included to
 - 1000 NE 13th Street, Nicholson Tower suite 6900, Oklahoma City, OK 73104.
- **Submission deadline: Qualifications must be received on or before December 12th, 2025 by 3:00PM.** Please use "RFQ for Construction Management Services on the OCH HEART CENTER" as the subject line of your email or on hard copy envelope.
 - *In the case of electronic submission, please ensure appropriate time when sending to ensure receipt of the qualifications prior to 3:00 pm on the submission deadline.*

We appreciate your interest in this project and look forward to receiving your qualifications.

Sincerely,

Sean O'Hara
Director of Construction
sean-ohara@uhat.org
405-271-4962
University Hospitals Trust