



**CITY OF SAINT PETER, MINNESOTA
AGENDA AND NOTICE OF MEETING**

City Council Committee of the Whole – Wednesday, January 11, 2017
River's Edge Hospital and Clinic Helen White Conference Room– 12:30 p.m.
1900 North Sunrise Drive

- I. CALL TO ORDER – Hospital Commission Chair
- II. WORKSHOP PROCESS AND PROCEDURES
- III. ARCHITECT RFP PRESENTATION
 - A. JJCA
 - B. Perkins & Will
 - C. EAPC
- IV. NEXT STEPS AND COMMENTS
- V. ADJOURNMENT - Mayor

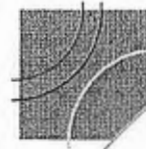
***Please note...the City Council will join the Hospital Commission for a meal from 12:00 noon – 12:30 p.m.

Office of the City Administrator
Todd Prafke

JJCA

December 14, 2016

Mr. George Rohrich, CEO
River's Edge Hospital & Clinic
1900 North Sunrise Drive
St. Peter, MN 56082



Re: Request for Proposal for Architectural & Engineering Services
River's Edge Hospital & Clinic
St. Peter, Minnesota

Dear Mr. Rohrich,

JJCA is extremely pleased to have the opportunity to present a proposal to provide architectural and engineering services for major additions and renovations to River's Edge Hospital and Clinic. We believe we are uniquely qualified for this project for the following reasons:

- For more than 25 years, our firm has specialized in rural health care design, designing over \$1 billion in facilities in 47 states. We understand that your needs are different than those faced by urban hospitals. We have developed best practices that provide an excellent foundation that can be customized according to Owner and staff input to meet the unique needs of River's Edge.
- Our significant community healthcare master planning experience, including the development of a new master plan for River's Edge, gives us a long-range perspective on every project.
- Our work with Preston Memorial (referenced on page 3.1) provides an excellent demonstration of our ability to work through local, state and federal permitting and approval processes to deliver a USDA-funded project on time, on budget, and to the specifications of the Owner.
- In conjunction with our work on your master plan, we've already established a working relationship with your local regulatory agencies.
- We pride ourselves on consistently delivering on-time, on-budget rural healthcare projects and are able to do so because of an extensive clinical and technical knowledge combined with unique internal processes developed to ensure we get things right the first time.

Should you ultimately choose JJCA for this project, I will be serving as the officer in charge of the project. At JJCA, we believe that principal involvement throughout a project is critical and that assigning a highly experienced design team that you'll work with from start-to-finish ensures a successful outcome. We have assembled a team of experts to support the overall effort and are confident in our collective abilities to deliver an outstanding result.

December 14, 2016
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We would welcome the opportunity to be included in your short list of interviews so we can further discuss our capabilities.

Sincerely,

JOHNSON JOHNSON CRABTREE ARCHITECTS, PC

Handwritten signature of David E. Johnson.

David E. Johnson AIA NCARB EDAC
Principal

cc: Mr. John Albert, President & CEO
American Health Facilities Development, Inc.

15 DECEMBER 2016

George Rohrich, CEO
River's Edge Hospital & Clinic
1900 North Sunrise Drive
Saint Peter, Minnesota 56082

John Albert, President, CEO
American Health Facilities Development, Inc.
4118 New Hwy. 96 W.
Franklin, Tennessee 37064

Re: Response to Request for Proposal for Architectural & Engineering Services for River's Edge Hospital & Clinic at Saint Peter

Dear Mr. Rohrich and Mr. Albert:

Perkins+Will is excited to partner with River's Edge Hospital & Clinic at Saint Peter to help fulfill your mission of providing quality health services. We look forward to getting to know you, your staff, patients, community, and facility. This first phase of your master plan will be thoughtful, innovative, and beautiful - but most importantly it will meet your unique needs and goals. Perkins+Will is uniquely qualified to partner with you and your team. Working with us, you will benefit from key differentiators:

Innovative research and data-driven design / We've assembled a local delivery team of architects, designers, and engineers who know critical medical spaces and offer exemplary design and technical solutions for your project. Our firm is dedicated to research, innovation, and data-driven design, and it shows in our work. Just last year, Fast Company named Perkins+Will one of the Top 10 Most Innovative Architecture Firms in the country for innovation in Healthcare, and we're thrilled to bring that creative thinking to River's Edge Hospital & Clinic.

Integrated planning and design / Our design process optimizes first cost as well as long-term operational savings through design for staff efficiency, and material selection for durability and ease of maintenance. Whether master-planning, landscape design, architecture, planning or interior design, Perkins+Will leverages the expertise of a diverse professional staff on every project, bringing insight and new ways of thinking (and saving!). Perkins+Will also benefits from Genesis Planning, an in-house innovative medical equipment planning and procurement company. This resource provides insight to our process and can allow us to streamline the design process, saving cost and time. We have a proven approach that we'll tailor to meet River's Edge Hospital & Clinic's specific needs for staff and stakeholder input and review, and ensure success.

Trusted relationships with the Minnesota Department of Health and the City of Saint Peter / We know the city of Saint Peter through multiple projects and years of work including our landscape and campus planning work with Gustavus Adolphus College as well as work several years ago with Saint Peter Community Hospital.

At River's Edge Hospital & Clinic at Saint Peter, we are excited to create a new visible and welcoming entry, ensure clear traffic patterns and wayfinding for pedestrians, cars, and ambulances, and we are eager to share ideas for the café, a wonderful amenity addition to your facility.

December 15, 2016

Re: Response to Request for Proposal for Architectural & Engineering Services for River's Edge Hospital & Clinic at Saint Peter

The projects highlighted on the following pages are innovative and forward looking design solutions that position our clients to be competitive in the 21st century market. Our project at Iverson Memorial Hospital in Laramie, Wyoming had similar challenges and opportunities to your project and we would love to discuss its lessons and process with you further.

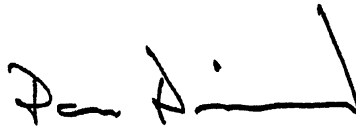
We are committed to the success of River's Edge Hospital & Clinic at Saint Peter. In our team, you will find the commitment and dedication of a local partner and the knowledge and expertise of a global leader. Together, we look forward to creating a highly functional, welcoming, and patient-centered facility. We are ready to put our resources to work for you!

Thank you for the opportunity to present this proposal. Please do not hesitate to contact Sandy Christie directly should you have any questions.

Highest Regards,



SANDY CHRISTIE, AIA, LEED AP BD+C
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Project Manager, Primary Contact
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December 15, 2016

River's Edge Hospital & Clinic
Attn: George Rohrich, CEO
1900 North Sunrise Drive
St. Peter, MN 56082

Subj: Statement of Qualifications

Re: Request for Proposal for
Architectural and Engineering
Services

Dear Mr. Rohrich and Selection Committee Members,

EAPC appreciates the opportunity to present our qualifications for your project. We believe that the combination of our deep portfolio of medical design experience and responsiveness of our project leadership provide an unmatched level of service for River's Edge Hospital.

EAPC was founded in Grand Forks in 1967 on the premise that outstanding client service is paramount. While we have grown into a 140-employee firm across 9 offices in the Upper-Midwest, we remain dedicated to the original principles of project delivery and client service. Our leaders approach each project based on this premise and we commit to you our full attention, knowledge, and partnership.

We are a proven team, having collectively completed thousands of healthcare projects in Minnesota over the past several decades. In fact, staff from our firm even had involvement in your existing facility during previous phases of their career. Our architects, engineers, and project managers understand the unique challenges to designing in existing, occupied, and sensitive environments like yours, and will give the utmost priority to communication and attention to detail. EAPC's design process engages project stakeholders in meaningful ways that help generate both ideas and excitement, while creating a sense of ownership and investment.

Our Minneapolis-St. Paul office is available to serve you as soon as a notice to proceed can be given. We will dedicate a significant portion of each team member's time to this project to ensure that at any time during the process we are just a quick phone call and short drive away. We pride ourselves on this type of exceptional service and our medical expertise.

Thank you again for the opportunity to submit our qualifications. We want to be part of this special project and look forward to seeing you at the interview!

Sincerely,

Andrew Jordan
Senior Architect Healthcare Design
763.225.5052
andrew.jordan@eapc.net

Richard Failing
Director of Healthcare Support Services
701.461.7474
richard.failing@eapc.net