Ascension

Ascension Saint Vincent Riverside

Jacksonville, FL

Request for Proposals

Construction Manager / Program Manager for Ascension Saint Vincent Riverside

FEMA Hazard Mitigation - Proj: 4337-523-A

10/05/2026

REV2: 11/05/2026

Summary of Request

On behalf of Ascension Saint Vincent Riverside (ASVR) (“Owner”) in Jacksonville, FL; Ascension is seeking responses from qualified Ascension Health national partners for participation in Request for Proposals (RFP) for Construction Management / FEMA Program Services to support the Ascension PDC team in executing the referenced project for Ascension Saint Vincent Riverside Hospital FEMA Hazard Mitigation Project 4337-523-A (“Project”).

The overall strategy will be executed via Ascension’s Limited Scope Agreement (LSA) and/or Professional Service Agreement (PSA).

Ascension St. Vincent Riverside
1 Shircliff Way
Jacksonville, FL 32204

The terms of the RFP process and the steps and processes set forth herein are subject to change at the discretion of Ascension PDC team and other project stakeholders. Nothing herein, including the firm's response to or participation in the RFP process, shall be deemed or construed as a right to, or promise of, any contract award or business from or with Ascension Health and/or its Subsidiaries, Health Systems, and Hospitals. Once we receive the intent to respond to this RFP, firms will be held to all statements of capability, functionality, process, and timelines or through any other correspondence.

Proposals are hereby requested based on the identified expertise and experience necessary to achieve the Owner's strategic objective.

Firms must advise Ascension of their intent to respond to this RFP. Once emailed intent is received, the drawings can be shared. Firms must email responses to Scott Czubkowski PE (Scott.Czubkowski@ascension.org) within 14 days of posting**.**

All correspondence and questions before response deadline shall be directed via e-mail to:

Scott Czubkowski PE Sr. Director, Construction – Ascension St. Vincent Riverside (Scott.Czubkowski@ascension.org).

Formal responses shall be transmitted via e-mail, following the instructions below, no later than 11/12/2026. Submissions received after this time will not be considered.

Submission Instructions

E-Mail To: scott.czubkowski@ascension.org

CC: david.campbell3@ascension.org

Subject: ASVR FEMA Hazard Mitigation - Proj: 4337-523-A

Attachments: ASVR FEMA Hazard Mitigation - Proj: 4337-523-A - RFP Response - *Firm Name* (Per details herewithin)

The Project

The Project shall be delivered in alignment with an Ascension Master Services Agreement (LSA and/or PSA). The agreement for Construction Management (CM) / Program Management (PM) services will be executed with the terms, conditions, and fee schedule as-is, with no negotiation. In addition to the contract documents, the required contract documents will include ATTACHMENT FLOWDOWN TERMS, Required Federal Contract Provisions (2 C.F.R. §§200.318 through 200.327 and required contract provisions in Appendix II to 2 C.F.R. Part 200), Invoice Requirements, and Certification Regarding Debarment**.**

FEMA project resources available at:
https://www.fema.gov/procurement-disaster-assistance-team or
https://www.fema.gov/grants/procurement/resource-library.

Statement of Purpose

This Scope of Work (SOW) aims to “hurricane harden” the facility through wind mitigation retrofits at Ascension Saint Vincent Riverside hospital. This project is funded through FEMA Hazard Mitigation - Proj. 4337-523-A

The SubRecipient, Ascension Saint Vincent Riverside, agrees to support Ascension PDC team in the administration of the project per the scope of work submitted by the SubRecipient and approved by the Florida Division of Emergency Management (FDEM), Mitigation Bureau, Hazard Mitigation Grant Program. The SubRecipient shall complete the work per all applicable Federal, State, and Local Laws, Regulations, and Codes.

General Qualifications

Ascension seeks to engage with a qualified selected Partner and its key individuals to achieve the Project goals through participation in providing CM / PM services in tandem with Ascension PDC team to execute this work.

Ascension intends to onboard one Construction Manager / Program Manager..

The selected entity shall provide key team members a voice in driving the execution and completion of the Project. The individuals shall be the primary, devoted personnel who will communicate and coordinate the services and efforts under the leadership of Ascension and owner's representatives as appropriate. We seek advice, expertise, construction documents and specifications, and construction administration services for the overall task intended to be defined collaboratively with professionals with the capacity and documented experience in assignments of this nature.

Project Overview

The proposed wind retrofit activities shall focus on hardening the entire building envelope, including the roof, exterior walls, and all exterior openings, to enhance resistance to hurricane-force winds and associated impacts. The building's roof system shall be replaced in areas where the existing membrane has failed field pull testing, and structural updates shall be performed in select areas where the roof deck substrate does not meet current wind load and uplift resistance requirements. Exterior walls shall be strengthened through the installation of new insulated metal panel overcladding on cold-formed framing at select historic building façades that do not meet current wind load requirements, while the remaining façades with existing brick shall be weatherproofed by replacing all control and expansion joint sealants and tuck-pointing mortar joints as required, to maintain the structural integrity. Exterior openings, including windows, doors, louvers, vents, and exhaust fans, shall be upgraded with impact-resistant systems that meet or exceed applicable codes. To mitigate flood risk for openings below the 500-year flood elevation, the project includes installation of removable, stackable aluminum flood barriers and a sump pump system to protect against the potential for

floodwater intrusion and minimize damage to wind retrofit components. The project scope also includes equipment tie-downs, lightning protection installation, and replacement of critical ventilation components to meet impact and wind-driven rain standards. Life safety and infection control measures are to be implemented during construction to ensure ongoing patient safety and compliance with state health facility guidelines. Due to its location the critical facility is vulnerable to high-velocity wind damage. The proposed wind retrofit activities intend to protect the integrity of the building's envelope and reduce potential damage from future high wind events.

Wind protections shall be provided on any other opening such as vents, louvers and exhaust fans. The project shall conform with the design criteria found in ASCE 7 standards effective at the time of permitting, and all installations shall be in strict compliance with the Florida Building Code or Miami Dade Specifications. All materials shall be certified to meet wind and impact standards. The local municipal or county building department shall inspect and certify installation according to the manufacturer specifications.

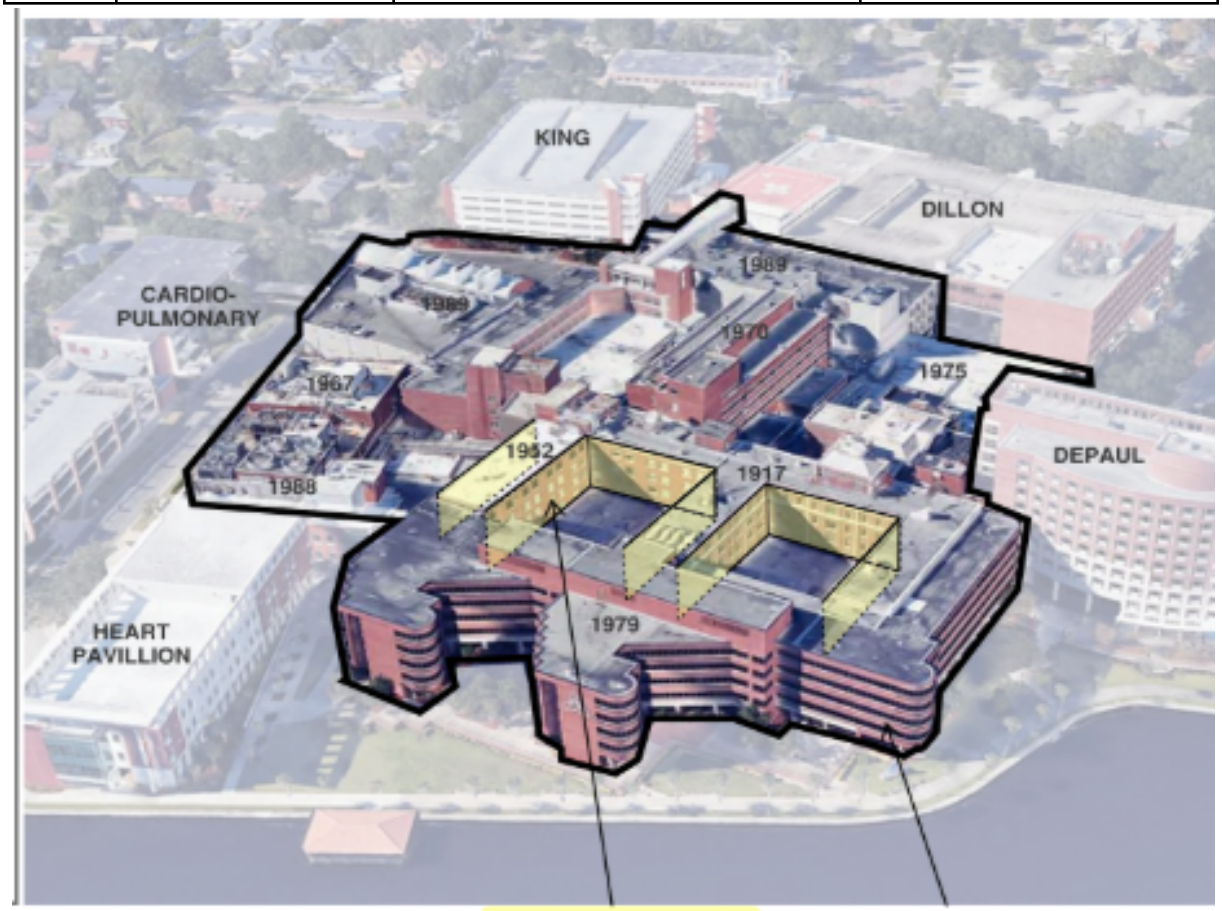
The project shall provide protection against 142 MPH winds for Risk Category IV buildings and structures, or the wind speed protection and impact requirements indicated by the effective Florida Building Code at the time permits are issued. Wind protection activities supporting a critical action shall also be protected to a height at or above the 500-year (0.2% annual chance) flood elevation.

Project relevant documents include the following and will be available upon confirmation of intent to respond:

> PDF FEMA-SVR Files: Architectural, Structural, Mechanical, Electrical, and Specifications

Project Location:

ID#	Name/Station	Location	Coordinates
1)	Ascension St. Vincent Riverside	1 Shircliff Way, Jacksonville, FL 32204	30° 18' 27.63" N, 81° 41' 25.70" W



Key Team Member Attributes and Qualifications

Ascension is committed to ensuring the following qualifications exist within the Project Delivery Team. The partnership we intend to create must be strengthened by the Construction Manager and key individuals who have exemplified these attributes through their previous and current work accomplishments.

Attributes for this Request for Qualifications

Similar Project Scope Experience	Safety Program and Culture
Sustainability Principles	Building Information Modelling (BIM)
Virtual Reality Technology	Lean Construction Practices
Modularization & Pre-Fabrication	
Innovation & Creativity	Positive Team Chemistry
Collaborative Project Management System	Engagement of Local Partners

Team Composition and Roles

The Project's primary objective is that the team members work collaboratively, creatively, and authentically to challenge and support ideas, means, methods, and concepts to achieve a timely, budget-respected project.

The following teams will be driving this project's implementation:

Executive Management Team

Construction Management Team

Executive Management Team

The Executive Management Team will comprise C-Level Executive(s), with binding signatory authority, from each party participating in the CM agreement. These individuals shall not be decision-makers of any other project's teams. The function of this team is to manage dispute resolution and support the Construction Management Team. A senior leader from Ascension Saint Vincent Riverside will participate on this team.

Construction Management Team

The core of the Construction Management Team shall be composed of one representative each from the Owner, architect, engineer, and CM. The core team may elect other key parties to participate in this decision-making team. Each shall be given one voice in the decision-making process as related to the management of the delivery and execution of the project. Members of this core team shall not serve as members of the Executive Management Team. The Owner's role shall be to have one voice in the team even though the Owner may have many members in consultation for the execution of the project. The Owner's voice will come from the Construction Project Manager assigned to the Project by Ascension Planning, Design & Construction.

Qualifications Submission

Ascension requests that responses be composed in the following formats and speak to the following qualifications. Refer to Page 2 for file naming conventions. Please combine all PDFs into one file.

1. **Required:** PDF expressing and **identifying the firm's interest, services, and fees**.
    1. Firms interest in participating.
    2. Firms proposal for provided services and fees.
    3. Firms proposed set rates (hourly rates for CM / PM services and reimbursement costs)
    4. Define any scope of services excluded.
2. **Required:** PDF addressing the **firm's qualifications** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):
    1. Firm's determinants to project success
    2. Firms ability to manage a FEMA / Federally fun
    3. Firm's approach to project cost control methodology
    4. Firm's responsiveness to owner's concerns
    5. Showcase of Firm's similar project achievements
    6. Showcase efforts, practices, processes, or innovations the firm developed to aid a project team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome.
3. **Optional:** Supplemental PDF document(s) may be submitted to supplement and support the firm's accomplishments and attributes.
4. **Required:** PDF addressing the individual identified for the **Construction Management / Program Management Team's** core membership qualifications regarding the following topics and addressing the key attributes and qualifications as identified earlier in this

document (enumerate answers in alignment with the following):

1. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
2. Previous or Current Leadership roles under an CM / PM structure (of any type)
3. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
4. Related projects, specifically with federal or state funding.

5. **Optional:** Supplemental PDF document(s) may be submitted to supplement and support the individual's accomplishments and attributes.
6. **N/A**
7. **Required:** PDF for the individual(s) identified as the Subject Matter Experts on the **Construction Management Team** regarding the following topics and addressing the key attributes and qualifications as identified earlier in this document (enumerate answers in alignment with the following):

    1. How have these individuals supported the firm's determinants of project success?
    2. Examples of the individual's creativity, efforts, or innovations the firm deployed to aid a team in delivering a project that successfully brought cost, time, and quality to a desired or unexpected beneficial outcome
    3. Professional credentials, experiences, and career accomplishments (beyond experiences with the firm)
    4. Resumes should specifically address significant experience with healthcare and/or projects similar in size and scope to this project.
    5. Related Projects

9. **Optional:** A supplemental PDF document may be submitted to supplement and support the collective individuals' accomplishments and attributes.
10. **Required:** Provide cost for 26 months of services inclusive of anticipated reimbursables.

NOTE: The PDF submittals shall be the primary documents to be referenced by the selection committee. All information responding to the key attributes and qualifications of the firm and individuals must be identified in the PDF submittals.

Selection Process

Ascension Planning, Design & Construction will review the submitted proposals. Ascension reserves the right to request additional information from those submitting responses.

1. The proposed qualifications and attributes of the personnel providing direct oversight and contact with Ascension as members of the Design Team.

2. Understanding of project goals, general approach, and process to the project.

After Ascension completes reviewing the submittals, the final firms may be chosen to present and interview with Ascension Saint Vincent Riverside.

Should an interview take place, no more than five key personnel shall be present at the interview. Business Development roles are restricted from participating in the interview process. An interview format will be issued with a notice of advancement. At its sole discretion, the Owner may ask written questions of Offerors, seek written clarifications, and conduct discussions with Offerors on the Proposal.

Terms and conditions, fees, prices, etc., shall follow the Ascension LSA / PSA Agreement and the Attachment Flowdown Terms. If a mutually acceptable agreement cannot be executed with the top-ranked firm, the owner may terminate discussions and initiate discussions with the next-ranked firm.

RFP Bid Scoring

Cover Sheet and Firm Information	y/n
Assigned Personnel and Experience	5
Previous Grant Funded Work Completed	20
Projected Schedule and Current Workload	15
Project Approach and Contract Revisions	10
Cost Proposal	25
Knowledge & Experience with Local Regulations, ICRA & Health Care Facilities	25

RFP Timeline for Selection Process

Milestone	Anticipated Date
RFP Posted	10/07/2026
Responses Due to Ascension	11/12/2026
Notification to Short-Listed Partners	11/13/2026
Short Listed Firm's Present to Ascension/Ascension	11/16/2026 - 11/20/2026
Notice to Proceed with Preconstruction Services	12/01/2026
Required Project Completion	10/31/2028

End of RFP