

Regional One Health Request for Qualifications DBOOM Central Utility Plant

Regional One Health Campus Modernization Project

Issued By: Covalus|AllWorld
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1. Overview

a. Project Overview

Regional One Health (“ROH” and “Owner”) is a leading regional medical system in Memphis, Tennessee. Led by experts, ROH provides a full spectrum of health services through a network of facilities. Serving the tri-state region of Tennessee, Arkansas, and Mississippi, ROH has embarked on a mission to address the needs of a growing medically vulnerable population and expand equitable access to high quality care. The project consists of constructing a multiphase medical campus, (the “Project”), totaling approximately 621,820 gross square feet (GSF) (Phase 1) and 1,863,300 GSF (at completion of subsequent phases) including:

First phase:

- i. Replacement hospital
- ii. Shared services building

Additional phases:

- iv. Parking structure
- v. Hospital expansion
- vi. Specialty hospital
- vii. Medical office building

As part of this significant project, ROH is seeking a long-term partner to develop, design, build, own, and operate a stand-alone central utility plant (“CUP”), inclusive of delivery of utilities to within five (5) feet of the Project building wall, which will provide heating, cooling, and backup electricity to the Project. The CUP is planned to be located within the planned footprint of the overall campus. Further details to be provided during the RFP process. It is anticipated that the CUP will be designed and implemented to serve the following estimated loads:

	Heating Water		Cooling Water		Electricity (kVA)	
	Low temp hot water (145F)		Chilled water (44F)			
	Peak (Tons)	Annual (Ton-hrs)	Peak (Tons)	Annual (Ton-hrs)	Utility Power (kVA)	Emergency Power (kVA)
First Phase	1,800 tons	6,985,023 Ton-hrs	2,500 tons	11,726,004 Ton-hrs	12,000 kVA	9,500 kVA
Additional Phases (Planned total)	3,350 tons	12,914,234 Ton-hrs	4,500 tons	21,106,807 Ton-hrs	23,500 kVA	15,000 kVA

Thermal utilities delivered by the CUP are expected to be needed to support main hospital facility construction finishes by Q4 2028. Backup electricity supply to be delivered by the Commercial Operation Date of the Project, estimated Q2 2030.

b. Hospital Project Team



A project of this magnitude and complexity requires a team equal to its objective. The team below has been carefully curated and assembled to lead the project through lean, collaborative, innovative, and transparent project experiences.

Program Management: Covalus|Allworld

Project Architect: HDR

- Partner designers
 - Architectural
 - Self + Tucker
 - Brg3s
 - Meticulous
 - Cornerstone
 - Mechanical, Electrical & Plumbing Engineering
 - Salas O'Brien (lead)
 - Innovative Engineering Services
 - Haltom Engineering
 - Structural Engineering
 - Magnusson Klemencic Associate
 - Civil Engineering
 - Kimley-Horn
- Additional Design Consultants
 - Geotechnical Engineering – ENGEO
 - Materials Testing – TBD
 - Equipment Planning - TBD

Construction Management: Memphis Healthcare Builders, a joint venture of Turner Construction Company, Flintco Construction, Nickson General Contractors, and Fifer & Associates

c. Partner Selection Process Schedule

ROH is soliciting Statements of Qualifications from experience and financially capable entities to participate in a Private-Public Partnership (P3) for the design assist, development, financing, construction, operation, and maintenance of the CUP. The Owner intends to use this RFQ to identify a short list of highly qualified firms who will be invited to participate in a forthcoming Request for Proposal (RFP). The following is an estimated schedule of activities for the partner selection process

- i. Issue RFQ: 5/29/2026
- ii. Receive RFQ responses: 6/19/2026
- iii. Issue RFP: 7/3/2026
- iv. Receive RFP responses: 8/28/2026
- v. Interviews: September 2026
- vi. Selection and Letter of Intent [October 2026]
- vii. Finalized Development Agreement November 2026

2. Qualifications Statement

a. Letter of Interest

A letter confirming your organization's interest in providing, if shortlisted, a proposal to act as The Owner's partner in design-assist, development, financing, construction, operation, and maintenance of The Owner's CUP. Include the name, address, phone numbers, email and any other contact information for the person who will act as your primary contact during the selection process.

b. Background Information

An overview of each respondent team member's organizational structure, including type of business (i.e. corporation, partnership, etc.), primary location of business, state of incorporation, number of years in the business, years in business under the current management structure, number of permanent employees, and a brief history.

c. Management Structure

An overview of the management structure of the organization including the names, roles and relationships of the key members of your senior management team. Clearly identify the lead respondent for the organization in cases where multiple entities have been identified.

d. Recent Similar Experience

A detailed list of similar projects your firm has completed in the last 7 years or now has under construction. For each Project include the following information:

- i. Date started
- ii. Dated completed
- iii. Size of Project (including facility capacities, square footage served, etc.).
- iv. Cost of Project
- v. Overview of project financing approach
- vi. Name of counterparty and contact information
- vii. Any other information which would give a broader understanding of the Project

e. Project Descriptions of Most Relevant Projects

Provide detailed descriptions of no more than five projects that you determine to be most similar to this Project. Projects may be selected based on similar programs/Owners, your proposed project team members, project scale, project financing, project location, or other factors you deem important and relevant.

Project descriptions should be framed as case studies, highlighting not only project physical similarities but also providing commentary and analysis of project complexities and challenges that are likely to be encountered on this Project, and how those issues were addressed and overcome.

f. Experience Working in Collaborative Environment

Describe your firm's willingness and experience in working in collaborative design and construction environments. You should highlight collaborative and Lean tools and

approaches successfully implemented, as well as contract structures you have worked under that foster collaboration and overall project success.

g. Project Team

A list of the individuals you would propose for the key management positions on this Project. Include name, role on the project team, resume, years of experience, years of experience with your organization, detailed description of current and ongoing commitments. Please provide two references with contact information for proposed team members.

h. Preferred Project Structuring Approach

Describe the respondent's preferred project structure for delivery of a third-party CUP including ownership, sources and structure of financing, structure of ownership entity, approach to design/construction delivery, and ongoing operations.

i. Design Professional Capabilities

A description of the design elements that your organization will propose performing with its own forces, and elements that will be performed by a contracted partner organization.

j. Litigation/Claims Bankruptcy

A detailed list of projects your firm has managed within the last 10 years that your firm has:

- i. Failed to complete
- ii. Ended with claims or suits

Has your firm been involved in Bankruptcy or Reorganization? Is your firm currently involved with any pending judgments?

3. Submission of Qualifications

a. Deadline and address

Deliver your response to this RFQ as indicated herein on or before 6/12/2026. Submit your response electronically to:

<https://covalus.egnyte.com/fl/TGKFD33Bg7Md>

Please attempt to limit the file size to 10MB.

b. Notification

After submission, notify the following to confirm receipt:

- i. Kurt Fallon at kfallon@covalus.com



- ii. Bill Burross at bburross@allworldmail.com
- iii. Eric Burk at eburk@covalus.com
- iv. Chris Acuff at cacuff@allworldmail.com

4. Contact

Questions concerning the project, this RFQ, or the selection process should be emailed to both Kurt Fallon and Bill Burross only no later than 6/5/2026 (seven days prior to submission). A response will be provided no later than 6/8/2026 (four days prior to submission).

5. Limitation of Responsibility

The Program Manager and Client shall not be under any obligation to any of the respondents as a result of this qualifications process. Upon review of the qualifications, the Program Manager, subject to approval by the Client, shall elect to shortlist any respondent without reason and/or reject any or all responses. The qualifications statements and all material submitted by the respondents shall become the property of the Program Manager and Client and will not be returned.

End of RFQ