

## **Axis Health System Facility Renovation Design**

**Request for Design-Build Services  
July 22<sup>nd</sup>, 2022**

Axis Health System (AHS) is requesting a proposal for Design-Build Construction Services to design and renovate a new comprehensive integrated care facility at 150 Mercury Village Drive, Durango, Colorado, “the project”. This project will combine AHS’s four current locations in Durango, CO into a single 3-story, 81,000 SF building that will be retrofitted to serve as a state-of-the-art healthcare facility. The building is an existing building that was previously used by a credit card company and now sits vacant.

The project delivery is anticipated to be Design-Build Construction Services that will include interior design, preconstruction, construction management services and general conditions for the interior renovations to outfit the facility to provide comprehensive primary care, oral health and full continuum behavioral health and substance abuse services.

AHS is a non-profit healthcare organization, established in 1960, that provides integrated health care services at nine locations within five counties in Southwest Colorado. With a recently executed merger, they now serve 11 counties.

AHS provides everyone with access to care, in particular people with economic, social, or environmental disadvantages. AHS offers a sliding fee scale to care for everyone, regardless of their ability to pay. Across their system, AHS’s patient payor mix is 41% Medicaid, 18% self-pay, 13% Medicare, 5% sliding-fee scale, and 22% private insurance. Based on the payor mix, it can be estimated that over 65% of patients in the AHS are likely to have low income. This percentage is closer to 90% for Columbine Behavioral Healthcare Facility, which will be integrated into the new project.

AHS served a total of 12,519 patients in FY 2021, nearly half of which (approximately 5,900) are in La Plata County, where the four Durango services being consolidated. AHS served 328 patients experiencing homelessness in 2021. The project is estimated to serve approximately 7,000 patients annually.

A local Board of Directors governs AHS and the majority of its members are patients/consumers of services at AHS. The Board is responsible for setting the direction of the organization and overseeing management’s implementation of AHS’s strategic plan, goals, objectives and to live out AHS’s core values.

### **Project Description:**

AHS seeks qualifications and proposals from qualified architects to: (i) complete interior design of facility to transform it from a credit card processing company to a state-of-the-art medical facility; (ii) advance design of tenant space (expansion space) to a level sufficient to cohesively plan and lay out the facility and to develop specifications for building systems adequate to serve the entire facility upon full build-out; and (iii) work with CM/GC to ensure cost goals are achieved.

Ultimately, AHS aims to elevate its delivery of care by providing a fully integrated, highly functional, aesthetically pleasing, and cost-effective facility. Through the Design-Build approach, AHS expects to lower Project delivery costs by taking advantage of expedited design, engineering and renovation made possible through an integrated Design-Build approach. AHS prioritized delivery approaches that utilize “Lean Design and Construction” to provide “real-time” pricing and maintain an aggressive Project delivery schedule.

Well-qualified Design-Build teams will demonstrate prior experience in integrated healthcare setting and will be seasoned at designing and delivering projects that reflect current integrated care models and advanced clinical technology. AHS values innovative design and renovation approaches that provide cost efficiencies while optimizing functionality and aesthetics. Proposed Project fit-out is included as Attachment A; pictures of the existing building are reflected in Attachment B; and existing floor plans are reflected in Attachment C (collectively, the “Existing Materials”). The preferred proponent will drive design efficiencies by maximizing use of these Existing Materials, while working with Coleman Associates, consultant, to create a state-of-the-art healthcare delivery system to maximize operational efficiencies that is supported by the building.

**Qualifications:**

Respondents must be authorized to do business in Colorado and have and maintain the requisite registrations, certifications, and licensure to perform as contemplated and must have maintained an office and performed the duties required continuously in Colorado. Respondents must be able to produce evidence that they have an established satisfactory record of performance for a minimum of 5 years and have sufficient financial support, equipment, and organization to ensure that they can satisfactorily perform if awarded a contract. AHS reserves the right, before awarding any contract, to require a bidder to submit such evidence of its qualifications as it may deem necessary and may consider any evidence available to it (including, but not limited to, the financial, technical, and other qualifications and abilities of the bidder, including past performance) in making a decision in the best interest of AHS.

All respondents must provide:

- Company description including history and a statement of qualifications
- Organization chart with individual’s names and titles
- Volume of design projects in number and \$’s for the last 5 years, present, and projected
- Volume of construction/renovation projects in number and \$’s for the last 5 years, present, and projected
- Volume of health care clinics designed in number and \$’s for the last 5 years
- Volume of health care clinics built/renovated in number and \$’s for the last 5 years
- Record of projects of similar scope and complexity and other relevant experience
- Complete history of arbitration/litigation/conflict resolution
- A description of attributes, processes, experience that differentiates you from the firms also responding to this RFP
- A certificate of insurance outlining your applicable insurance policies

**References:**

Provide:

- Project descriptions of similar healthcare projects (minimum 3) completed in the last 3 years indicating:
  - Building name and location
  - Building use and size
  - Owner – with current contact information (e-mail and phone number)
  - Scope of services provided
  - Preliminary renovation budget/estimate
  - Final renovation cost
  - Delivery method/contract format
- Three client references identifying organization, project size and cost, and current contact information.

**Project Team/Organization:**

Provide:

- Resumes of staff to be assigned to this project if selected. Core project team should include at a minimum: Lead Architect, support Architect, Lead Project Engineer, Structural Engineer, Civil Engineer, Mechanical Engineer, Superintendent.
- Organization of project team. Include list of current commitments and availability for this project.
- Describe your concept for the functioning and interaction of the project team (owner, architect, construction manager, consultants)

**Processes/Systems:**

Describe systems/methods used for:

- Conceptual, Design Development and final GMP cost estimating process
- Schedule and schedule control
- Quality control
- Project management
- Project communication
- Include the past 5 years of safety record and MOD rating for each year
- How has your firm worked with the State to ensure compliance with all licensure requirements?

**Design/Pre-Renovation Services**

- Assist in the development and confirmation of the building program and produce a final space and functional program;
- Produce rendered renovation plans and designs that reflect the facility upon final build-out;
  - The Architect will create design documentation for the general contractor and subcontractors (hereinafter referred to as “Contractors”) to provide accurate cost estimates during each of the following design phases:
    - Pricing Package 1 – Schematic Design
    - Pricing Package 2 – 100% Design Development
    - Pricing Package 3 – 50% Renovation Documents
    - Pricing Package 4 – 100% Renovation Documents (including specification narrative) to obtain GMP
- Architect to work with Contractors to evaluate alternatives from functional, performance,

work sequencing, time, and cost perspectives, utilizing Lean Design and Construction methodologies;

- Provide interior finishes selection and coordinate with AHS to maintain continuity with other AHS clinic sites;
- Maintain organized project records of all cost analyses and alternatives investigated;
- Participate in 100% of design development and 100% of renovation document review with AHS;
- Create renovation documents for submittal to local building departments and the state for required approvals and for bidding purposes;
- Work with Contractors to provide update detailed renovation cost estimates from schematic design through renovation documents to keep the Project within budget, including value engineering analysis; use Lean Design and Construction methodologies to provide real-time pricing as the scope becomes further refined;
- Work with Coleman Associates, consultant providing building design and planning to maximize operational efficiencies and performance improvement
- Review all design and specification documents for completeness, proper details, value engineering, and constructability;
- Assist in governmental review, approval and permitting processes;
- Coordinate with AHS regarding tax-exempt purchase rights and/or other opportunities to reduce Project costs;
- Prepare and update a detailed Gantt chart and milestone schedule identifying all phases of the design work;
- Provide documentation for and review building mock-ups, required field testing, commissioning, etc.; and
- Assist AHS with the preparation of all required agency and governmental close-out documentation.

**Construction/Renovation Services:**

- Prepare all bid packages according to the contractual requirements and AHS procedures, including coordinating review and approval by AHS and other project team members;
- Ensure that all bid packages, including those for early procurement, are within budget; coordinate approvals of all bids with AHS prior to the award of any work;
- Prepare weekly progress reports against approved Project schedule and Project budget;
- Develop a site logistics plan and coordinate all site logistics,
- Coordinate with governmental authorities for permitting, inspections, sign-offs, street closures, utility connections, etc. throughout renovation and Project close-out;
- Coordinate all subcontractor's and vendors' work;
- Provide renovation administration services and site inspections during all phases of renovation;
- Review and process, in coordination with AHS, all changes to the work in accordance with contractual requirements;
- Maintain current Project records including permits, renovation documents, as-built records, meeting records, submittals, inspection reports, schedules, invoices, delivery receipts, daily activity logs, RFIs, etc. at the Project site or in another location, as approved by AHS;
- Provide monthly progress reports in accordance with AHS requirements as to form and content;

- Provide quality assurance and inspection specifications and applicable code;
- Attend weekly renovation meetings with AHS and other Project team members to provide renovation inspection reports, renovation progress updates, safety updates, etc., including maintaining and distributing minutes of all such meetings; and
- Assist AHS staff with briefings and presentations to key stakeholders.

**Post Construction/Renovation Services:**

- Address all warranty issues and repairs;
- Coordinate Project close-out and provide necessary record documents with electronic files (Revit, CAD and PDF file formats).

**Probable Construction/Renovation Costs:**

- Provide anticipated construction/renovation costs for the project as described herein and Existing Materials;
- Provide strategic ideas for value engineering;
- Provide anticipated construction schedule based on dates below.

**Fees:**

- Fee for Design/Pre-renovation Services as a % of renovation costs
- Fee for Construction/Renovation Services as a % of renovation costs
- Provide a line item proposal including the titles of personnel charged as cost of work and their duration of working on the project.

**Questions:**

Direct all questions via email to Jeremy Carroll at: [jeremy.carroll@freedomadvising.com](mailto:jeremy.carroll@freedomadvising.com).

**Process:**

Response to the RFP is due by August 5<sup>th</sup>, 2022. The dates listed beginning with the RFP Process below is for information only and are subject to change per AHS's needs.

RFP Release	July 22 <sup>nd</sup> , 2022
Tour of Project Site Day 1	August 1 <sup>st</sup> from 9:00am – 4:00pm
Tour of Project Site Day 2	August 2 <sup>nd</sup> from 9:00am – 1:00pm
Deadline for RFP Questions	August 5 <sup>th</sup> , 2022
RFP Responses Due	August 19 <sup>th</sup> , 2022
Interviews, if necessary	Week of August 22 <sup>nd</sup> , 2022
Contract Negotiations and Contractor Selection	Week of August 29 <sup>th</sup> , 2022
Anticipated Renovation Start	February 27 <sup>th</sup> , 2023
Anticipated Renovation Finish	August 11 <sup>th</sup> , 2023

Electronic submission is due on August 19<sup>th</sup>, 2022. Hard copies are due August 22<sup>nd</sup>. All deadlines above are due by 5:00 PM on the date indicated above.

Provide 2 hard copies and one electronic copy:

Mr. Jeremy Carroll  
Axis Health System  
185 Suttle St.  
Durango, CO 81301

jeremy.carroll@freedomadvising.com

**Scoring Matrix:**

The Building and Steering Committee will check responses against the mandatory criteria. Responses that do meet all established mandatory criteria will be assess and scored against the desirable criteria. AHS will base its selection on the most qualified applicant and proposal on the following criteria:

1. Project Team – 25
2. Relevant Experience – 30
3. Project Approach – 20
4. Pricing: Proposal Pricing and Design Schedule – 25

AHS reserves the right to waive informalities or irregularities and to reject any and all submittals. This request does not commit AHS to award any contract nor to pay any costs incurred in the submission of a proposal.

**Agreement:**

It is anticipated that the project delivery method will be construction manager where the basis of payment is the cost of work plus fee with a Guaranteed Maximum Price. The base form of agreement will eb a modified AIA document AIA-A133. All cost work is anticipated to be “open book” and a payment performance bond will be required.

**END OF REQUEST FOR PROPOSAL**