

Axis Health System Facility Renovation Design

Frequently Asked Questions (FAQ) August 10th, 2022

Q: Does the underlined requested value of “Volume of design projects in number and \$’s for the last 5 years, present, and projected” refer to fees or construction costs?

A: Yes, this is in reference to construction costs.

Q: Has a target budget for the construction work been determined?

A: Yes, a target budget has been established, but we do not plan to share that during the RFP process.

Q: Will maintaining the LEED Gold certification be a requirement of the design and construction?

A: The Mercury Building currently has the LEED Gold certificate and it is our desire to maintain that certificate during the renovation process.

Q: Scope included “Provide interior finishes selection and coordinate with AHS to maintain continuity with other AHS clinic sites”, please also confirm how furniture will be addressed.

A: We intend to utilize existing furniture and equipment as much as possible, whether existing in the Mercury Building or from one of our other locations (operatory equipment / exam room equipment). Continuity of new furniture and equipment will need to be similar to any new furniture and equipment.

Q: Request the following drawings for the Mercury Building if available:

- Architectural drawings
- Structural drawings
- MEP drawings
- Fire suppression drawings – either design or shop drawings
- Fire alarm drawings – either design or shop drawings

A: We have requested the above items from the seller. As those are received, we will post them to the website.

Q: Does your billing percentages or project funding require the proposed clinic to follow unique state or federal regulatory requirements as it relates to the building design?

A: AHS CHC and CMHC designations do not require any specific or unique building requirements. There are a few requirements based on specific services, but very minor and will disclose those as needed.

Q: Are any state or federal funding being used to pay for this project?

A: No, there is no state or federal funding currently planned for this project.

Q: How many patients do anticipate seeing in a day at this clinic?

A: Our estimate is between 110 – 130 patients daily.

Q: How many total staff are expected to work at this clinic?

A: Between 160 - 180 staff.

Q: Are the tenant / lease spaces in a future phase?

A: Yes, build-out of any tenant space are outside of this RFP.

Q: Does the owner have an interior finish standard?

A: It should be consistent to the existing finishes of the Mercury Building.

Q: What role will Coleman Associates have in the design process?

A: Coleman Associates will work with the selected Architect/GC team and AHS to ensure the building is designed to maximize operational efficiencies and utilize integration best practices.

Q: What role will the architect have in obtaining tax-exempt purchasing rights?

A: To clarify, this would be the Architect and GC to ensure that any materials purchased using AHS tax exempts status.

Q: What other opportunities to reduce project costs as it relates to tax-exempt status does the owner expect?

A: Utilize AHS tax exempt status as much as possible.

Q: What level of behavioral health care is being provided at this site?

A: Outpatient.

Q: For the requested probable anticipated construction/renovation costs for the project as described in the RFP and existing materials, our understanding that this will be a square footage cost estimate. Please confirm.

A: That would be acceptable based on the identified renovation square footage, but GC fees, etc. should be a line-item in the proposal.

Q: Please confirm that our fees should be based on the project schedule as laid out in the RFP (February 27, 2023 – August 11, 2023), not on the requested anticipated schedule duration.

A: Correct.

Q: Does AHS own the building?

A: AHS has the building under contract with a closing date in early January.

Q: Is the D/B team to provide an initial estimate of renovation costs or does the Owner have a budgeted amount for renovation costs that are indicative of the current construction market pricing and materials availability?

A: Initial estimate of renovation costs.

Q: Are General Contractor fees to be broken down into insurance, recommended contingencies, overhead and profit as well as a breakdown of General Conditions for all teams?

A: Yes, we would like to see estimated renovation costs (in total or by square footage) with GC fees, etc. as individual line items.

9. Please clarify if the D/B team is just confirming the Attachment A – Fit Out program or are we

developing a new program which would entail additional meetings with Axis Health?

A: Programming has been established; however, the exact location of the exam rooms, operatories, etc. will require meetings with D/B team and Coleman Associates.

Q: Are the areas on the program listed as “existing” like restrooms, stairs, some offices and similar spaces to receive any work as part of the D/B scope or will those areas remain as is?

A: As-is.

Q: Is the design and specification of furniture, fixtures, and equipment to be included in the design/build scope of work?

A: No, AHS will handle FF&E.

Q: Is the planned 6-month construction duration completion date for renovation inclusive of Owner supplied equipment being installed by the D/B team?

A: Yes, excluding dental and major medical equipment.

Q: Will the dental equipment be designed by a third-party vendor and installed by the D/B team or is the design of that equipment to be a part of the D/B design effort?

A: Dental equipment will be designed and installed by the third-party vendor.

Q: What is required for design in regard to IT, low voltage, and audio-visual?

A: Match existing functionality of the Mercury Building, but partner with AHS IT department as needed.

Q: Please confirm there will be no work to the exterior of the building or to the site in the program.

A: That is correct for this RFP response.

END OF FAQ