



# **REQUEST FOR PROPOSAL**

## **Design Build Renovation Services**

**2<sup>nd</sup> Floor build out of between 3,800-3,900 square feet**

**Service Location:**

**Durango Integrated Healthcare  
150 Mercury Village Drive  
Durango, CO 81301**

**Date of Release:**

**March 8, 2024**

## **Axis Health System Renovation Design Project**

**Request for Design-Build Services  
March 05, 2024**

Axis Health System (Axis) is requesting a proposal for Design-Build Construction Services to design and renovate new classrooms and lab spaces for Pueblo Community College Southwest (PCCSW) to co-locate within a new comprehensive integrated healthcare facility at 150 Mercury Village Drive, Durango, Colorado, “the project”. This project will renovate between 3,800-3,900 sq. ft. of unoccupied space on the second level of Axis’ Durango Integrated Healthcare (DIH) clinic building.

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 designated area to provide course work and hands-on lab training in healthcare support professions in primary care, oral health and behavioral health.

Axis Health System has served Southwest Colorado residents since 1960 and has grown to provide care for the residents of Archuleta, Delta, Dolores, Gunnison, Hinsdale, La Plata, Montezuma, Montrose, Ouray, San Juan, and San Miguel counties. Axis provides comprehensive healthcare services including primary care, oral health and behavioral health and recently has consolidated three Durango clinic locations to the Durango Integrated Healthcare (DIH) Clinic at 150 Mercury Village Drive. This clinic is the site of the renovation.

Axis provides everyone with access to care, in particular people with economic, social, or environmental disadvantages. Axis offers a sliding fee scale to care for everyone, regardless of their ability to pay. Across their system, Axis’ patient payor mix is 47.7% Medicaid, 12.2% self-pay, 28.4% Medicare, and 11.7% private insurance. Based on the payor mix, it can be estimated that over 65% of patients at Axis are likely to have low income. Axis served a total of 12,519 patients in FY 2023, nearly half of which are in La Plata County. Axis served 328 patients experiencing homelessness in 2021.

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

PCCSW is partnering with Axis to develop an education/ industry learning hub at DIH. The mission of Pueblo Community College is to transform the lives of students, enrich communities, and strengthen regional economies. They empower individual achievement by providing inclusive, personalized support and innovative educational opportunities. PCC offers real-world know-how and skills in the area’s top career growth areas including cyber security, health information technology, advanced manufacturing, health professions, business and more.

PCCSW serves the counties of San Juan, Archuleta, La Plata, Montezuma and Dolores and enrolls more than 1000 students on average each year. Through the Axis partnership, PCCSW will make high-quality education and clinical training accessible to all. Co-locating classrooms and labs at an Axis facility will give students the advantage of learning in a primary care environment, where services are integrated, and Axis staff can serve as preceptors to help students learn the clinical skills required to serve the safety net population. PCCSW believes that encouraging equal access to opportunities for all individuals, irrespective of their race, ethnicity, gender, sexual orientation, disability, or socioeconomic status, will propel innovation and initiate change in healthcare delivery.

**Project Description:**

Axis seeks qualifications and proposals from qualified architect/construction company teams to: (i) complete interior design of the designated space to become a learning hub for PCCSW and (ii) work together as a team to ensure timely completion of the project and renovation cost goals are achieved.

Through the Design-Build approach, Axis expects to lower project delivery costs by taking advantage of expedited design, engineering and renovation made possible through an integrated Design-Build approach. Axis prioritizes 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 effectively completing renovation projects. Axis values innovative design and renovation approaches that provide cost efficiencies while optimizing functionality and aesthetics. Proposed Project Programming is included as Attachment A; pictures of the existing building are reflected in Attachment B; existing floor plans are reflected in Attachment C (collectively, the “Existing Materials”). The preferred proponent will drive design efficiency by maximizing use of these Existing Materials.

**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. Axis 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 deciding in the best interest of Axis.

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
- 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 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 Axis to maintain continuity with the rest of the building.
  - Maintain organized project records of all cost analyses and alternatives investigated.
  - Participate in 100% of design development and 100% of renovation document review with Axis.
  - 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.
  - Review all design and specification documents for completeness, proper details, value engineering, and constructability.
  - Assist in governmental review, approval and permitting processes.
  - Coordinate with Axis 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.
  - Assist Axis 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 Axis procedures, including coordinating review and approval by Axis and other project team members.
- Ensure that all bid packages, including those for early procurement, are within budget, coordinate approvals of all bids with Axis 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, signoffs, 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 Axis, 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 Axis.

- Provide monthly progress reports in accordance with Axis requirements as to form and content.
- Provide quality assurance and inspection specifications and applicable code.
- Attend weekly renovation meetings with Axis 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 Axis 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 Jason Schaeffer at: [jschaeffer@axishealthsystem.org](mailto:jschaeffer@axishealthsystem.org)

**Process:**

Response to the RFP is due by April 22<sup>th</sup>, 2024. The dates listed beginning with the RFP Process below is for information only and are subject to change per Axis' needs.

RFP Updated Release:	April 1st, 2024
Tour of Project site Day 1	April 9th, 2024
Tour of Project Site Day 2	April 10th, 2024
Deadline for RFP Questions	April 15th, 2024
RFP Responses Due	April 22nd, 2024
Interviews, if necessary	Week of April 29th, 2024
Contract Negotiations and Contractor Selection	By End of Day May 3rd, 2024
Anticipated Renovation Start	May 22nd, 2024
Anticipated Renovation Finish	November 1st, 2024

Electronic submission is due on April 22<sup>nd</sup>, 2024. Hard copies are due April 25<sup>th</sup>. All deadlines above are due by 5:00 PM on the date indicated above.

Please provide 2 hard copies and one electronic copy:

Jason Schaeffer  
Axis Health System  
107 W 11th St  
Delta, CO 81416  
jschaeffer@axishealthsystem.org

**Scoring Matrix:**

The Building and Steering Committee will check responses against the mandatory criteria. Responses that do meet all established mandatory criteria will be assessed and scored against the desirable criteria. Axis 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

Axis reserves the right to waive informalities or irregularities and to reject any and all submittals. This request does not commit Axis 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 be 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**

**Axis Health System**  
**Mercury Design**  
 150 Mercury Village Drive  
 Durango, CO



## Request for Design Services Renovation Programming

SPACE CATEGORY Room Name	# Rooms	Avg Area Each Rm	Total Area (Sq Ft)	Remarks
<b>Second Floor</b>			<b>3,800-3,900</b>	
<b>Nursing and Dental Program</b>				
• Nursing Lab	1	1,000	1,000	Near the classroom with a small storage room 5 open bays with cubicle curtains (exam rooms) and 1 closed for phlebotomy In nursing lab
• Storage	1	80	80	
• Classroom	1	625	625	Access to Nursing Lab. Tables, chairs instructors station, shelving, cabinets for science lab equipment and technology-25 students
• Dental Operations	2	160	320	
• Lecture Classroom	1	500	500	Adjacent to Classroom, dental, tables, chairs, instructors station, shelving, cabinets for science lab equipment and technology-25 students. 2 to 3 workspaces shared
• Faculty Office	1	144	144	
• Admin Office	1	100	100	
• Advising/Testing Office	1	144	144	Adjacent to reception area, 4 computer stations for testing with privacy screen Desk is fine, built-in not needed, will have copy machine
• Reception	1	150	150	2 to 4 chairs
• Waiting	1	80	80	
<b>Nursing and Dental Program Subtotals:</b>			<b>3,143</b>	
<b>Grossing Factor up to 3900 Total</b>			<b>3,900</b>	

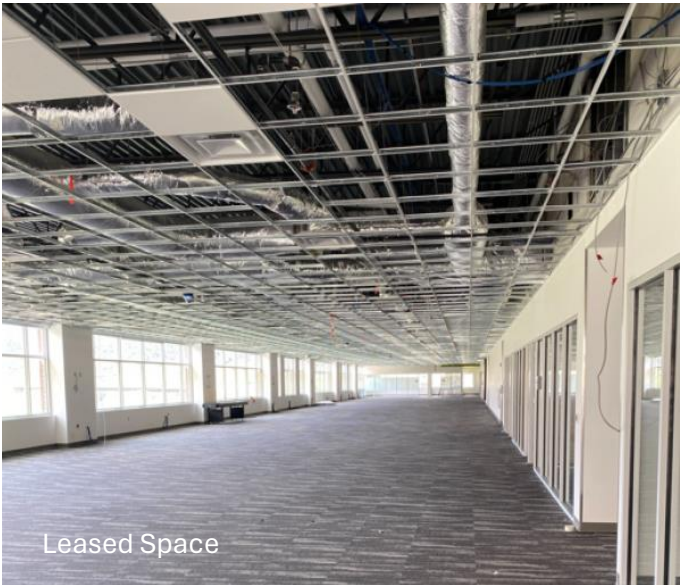




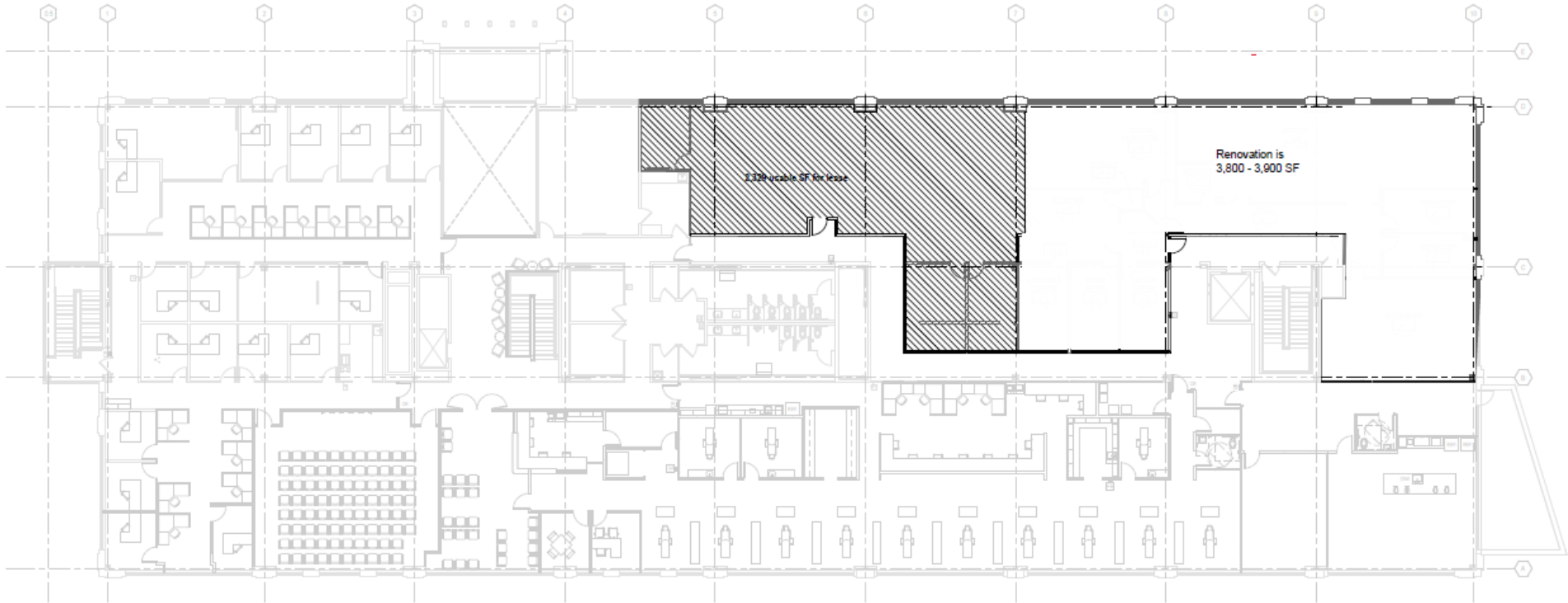
Front of Building



River Side of Building



Leased Space

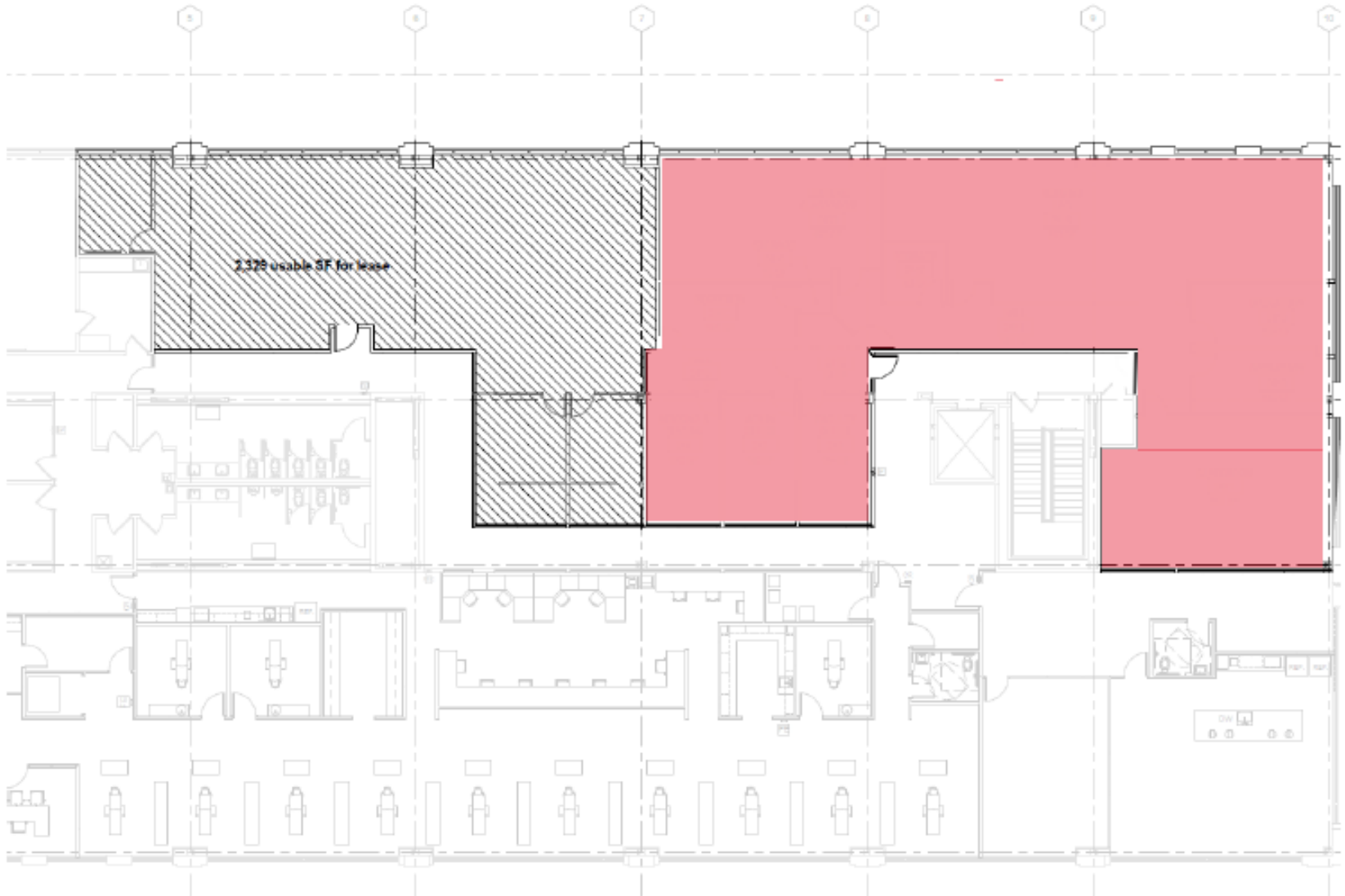


2nd Floor Plan - PCC Tenant Layout  
DATE: 07/17/23

# 2nd Floor Plan PCC Tenant Layout

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\*Approximate renovation area is in pink (3,800-3,900 square feet).