

Marillac Health Facility Design

FAQs March 31st, 2022

1. Can you provide an estimated cost budget for the Marillac Clinic?
A: \$13 million
2. Will there be Federal or USDA funding involved in the project?
A: Marillac does not anticipate using federal or USDA funds on this project, so Davis-Bacon Act does not apply.
3. The RFP notes that two hard copies and one electronic copy are due on Monday, April 4 at 5pm. Would it be acceptable to issue the electronic copy by the RFP deadline, and follow the next day with the hard copies to address time for shipping/delivery?
A: RFP deadline is being extended to April 8th at 5:00pm for electronic proposals with hard copies due no later than April 11th.
3. Please confirm how much time should be allowed in the schedule for Client review and approval in each phase, prior to proceeding to the next phase of design.
A: Pricing Package 1 – Schematic Design: 2 days
A: Pricing Package 2 – 100% Design Development: 5 days
A: Pricing Package 3 – 50% Construction Documents: 5 days
A: Pricing Package 4 – 100% Construction Documents (including specification narrative) to obtain GMP: 5 days
4. Please confirm that Attachment A program for fit out is considered only Phase 1 space requirements.
A: Confirmed. Phase 1 space is planned to include the program fit out in Attachment A.
5. Given the request to consider expansion (phase 2), is there a desire during the programming confirmation for growth needs to be assessed as well as an overall masterplan for the future of Marillac?
A: At this time, no, it is not planned to design the phase 2 expansion, other than external footprint to ensure we limit future re-work.
6. Is there currently a separate General Contractor RFP in process to align the Architect/Design Team and Contractor selection to both be completed in April? If not, will the selected architect be able to participate in Contractor selection discussions?
A: The General Contractor RFP will happen once the Construction Documents are completed. Marillac does desire to include the selected architect in the Contractor selection process.
7. What will the Marillac AE team be responsible for related to any required town of Clifton land use reviews, neighborhood meetings, site development plan and use approvals vs what will be completed through the RDG master plan?

A: Marillac would request that selected architect be involved in any community meetings, including preparing design boards for the public to view.

8. Is this a non-24/7 facility?

A: No. Typically clinic will be open from 8:00 – 6:00 M-F and could possibly have weekend hours.

9. Is site survey or Geotech information available?

A: Not at this time.

10. Are the dollar numbers to be represented as design fees or construction cost?

A: Design Fees.

11. Is there a time period associated with a “Complete history of arbitration/litigation/conflict resolution”?

A: A minimum of 10 years is acceptable.

12. “Integrated healthcare” has several definitions, so can you delineate what it means for Marillac Health?

A: Describes efforts to provide healthcare services that bring together all the components that make humans healthy. These components include primary care, mental and behavioral health care, dental care, pharmaceutical, and care coordination which are impacted by a variety of factors (psychological, biological, social, communal, and economic).

13. Please clarify what the acronym “GCMP”.

A: Apologize for the type. It was meant to be CMGC – Construction Manager / General Contractor.

14. What is the certified sustainability level (LEED, Green Globes, etc) to be achieved with the project since experience with certified projects is requested?

A: At this time, a certified sustainability level has not been identified. However, we are interested in potentially including LEED design elements. We are looking for an architect who has experience with elements of LEED design to assist Marillac in evaluating these possibilities.

15. Will this facility need a standby generator?

A: No.

16. Can you define “advanced clinical technology”?

A: Very simply, integrated EMRs (medical/dental/pharmacy), telehealth connectivity, remote monitoring systems.

17. Will the design team be responsible for FF&E or will that be by Owner?

A: FF&E are the responsibility of the Owner.

18. Will Marillac be bringing on a GC early for preconstruction and cost estimating or will they be providing 3rd party cost estimating until a GC is onboard, or is this a scope that needs to be provided but the design team?

A: Marillac will bring on a CMGC to assist with cost estimating within 6 weeks of selecting an architect.

19. RFP states, "work with Mesa County's Civil Engineer, RDG, as the architectural and landscape architecture design lead for the Clifton Community Campus. RDG will provide the master plan concept for the Clifton Community Campus." What is the scope of work as RDG as civil engineer for the site, and where does their scope end and our scope begin? You also state we should provide Civil as part of our scope, Please clarify extent of site that will be under the responsibility of the design team.

A: RDG will be the primary civil engineer for the project as they are responsible for master planning and the civil engineering design for up to 5 feet of the building. Please provide examples of how you have worked with another architect team on a single project.

20. What type of behavioral health facility is this? Is there a need for anti-ligature design?

A: See previous answer relating to integrated health and no, no need to anti-ligature design.

21. Will Marillac be engaging an Owner's Representative? If so, what is their expected scope of services?

A: Currently, Marillac is not planning on hiring an Owner's Representative.

22. How are you anticipating current inflation in your project budgeting?

A: Marillac utilized local costs from 2019 healthcare project actual costs as the baseline and increased those costs by over 60%.

23. How involved will the board of directors be, and are their additional meetings outside the course of a traditional design schedule that will need to include Board interaction?

A: Plan on at least 2 meeting with Marillac's BOD at the end of the Schematic Design and Design Development.

24. Are fees to be provided as a part of the RFP response or are they to be provided at another time?

A: All propels should include the architect and engineer fees.

25. Please clarify the basis of the fee. Are we to provide lump sum/fixed fee based on the project scope provided, a detailed work plan with staff and hours, or some combination of the two?

A: Combination of the two. In other words, Marillac wants to see the fixed fee broken down by a detailed work plan (estimated hours do not have to be included).

26. Scoring Matrix: Item #4 appears to be a GC format since it indicates "General Conditions Proposal" which is not identified in the fee proposal request above.

A: The Scoring Matrix item #4 will be adjusted to read "Proposal Pricing and Design Schedule".

END OF FAQs