

RFP documents dated: February, 2021

This Addendum is issued to modify, explain or correct the original RFP documents, including previous addenda and is hereby made a part of the Contract Documents. Please attach this addendum to the RFP in your possession.

Question	Response
<p>Do you have a conceptual program that was developed last summer?</p>	<p>For the purposes of the RFP response please review the site plan provided.</p>
<p>Is the 3,000 SF maintenance building to be designed with full documentation structurally, architecturally, mechanically, and electrically? Many times, these types of buildings are designed and built by a “pre-engineered” building company?</p>	<p>Due to current pricing trends, we have found that constructing a fully designed masonry building is more cost effective at this time. Please include an alternate deduct if the building does go to PEMB.</p>
<p>At the end of the 13th bullet, you reference “Exhibit B DD” requirements. Does that exhibit exist or should it be ignored?</p>	<p>Please reference the AIA Schematic Design Development requirements for a list of deliverables for each phase of design.</p>
<p>The 14th paragraph references issuing an “<i>Early release package</i>” at the end of the Design Development phase. It references “<i>final sitework/grading plan, final foundation plan, final underslab and site utility layout, and applicable specifications as required.</i>” On the schedule that was provided (above the date line) the early package is described as “Core and Shell Drawing set Release Aug 17” this is a significantly different Scope for the Design Team to issue at the end of DD. Please clarify. Also, below the gray date line, “<i>Bid Package 1 – Core & Shell</i>” references a four month phase in purple. That implies that the duration for the phase is to issue BP 1 in December. Please clarify. The provided schedule then references the second Bid Package 2 Phase (in purple) titled “Enclosure & Interiors”. The term “Enclosure” implies to us, “Shell” which was already included in BP 1. Also the dates appear to be Dec 7 – Mar 28 which does no match the dates above the gray date line that shows that we are to release the Drawing set on Dec 7, not “Mar 28”. Please clarify.</p>	<p>The intent of the preconstruction schedule is to outline the intent of the hospital to break ground in the spring of 2023. The project team will work collaboratively to development design packages that mitigate cost risks to the owner and achieve schedules goals. For the purposes of the RFP response please assume the core and shell package to be released by in December of 2022 and the enclosure and interior package being released in March of 2023.</p>

<p>In the same 14th bullet/paragraph, it says that the Architect shall work with authorities having jurisdiction in order to obtain all necessary permits and approvals to start early construction. The Design Team will design to meet codes but we assume the CM obtains all necessary Permits. Please clarify.</p>	<p>The design team will be responsible for submitting, managing the approval process, and paying for (reimbursable expense) all state required permitting. CM will pull local permits.</p>
<p>Does Kraus Anderson have an estimated Construction Schedule/Duration that can be shared to better estimate the fee for Construction Administration?</p>	<p>Please assume a 15 month construction duration. Provide a cost per month for added/deducted months.</p>
<p>Requested info about similar experience is repeated in Experience section. Is the intention to summarize that experience in the General Information section and then again in more detail under the II. Experience Section? Or can some of the redundant request be eliminated form one of those sections?</p>	<p>Answer the RFP as directly as possible and eliminate any redundant information.</p>
<p>1.c. Asks the Design Team to provide the cost of insurance and payment and performance bonds. Please clarify, this is a unusual request for the Design Team. It appears to apply more to the construction Subcontractors. BWBR and our consultants carry insurance. These premiums are part of our Overhead costs built into fees but we have not seen this requirement for the Performance Bond requirement before.</p>	<p>P&P bonds not required.</p>
<p>Would you be able to share a copy of the “Modified AIA Document – 133 – 2014” during the proposal stage?</p>	<p>A copy is being distributed with this addendum.</p>
<p>Have the access locations shown on the proposed site plan been reviewed and approved by the regulatory state and county authorities? If so, what is the status of such reviews?</p>	<p>The design team will be responsible for submitting, managing the approval process, and paying for (reimbursable expense) all state required permitting.</p>
<p>There does not appear to be a public water supply or sanitary sewer connection at the site. Is this correct, or are plans underway to bring such utilities to the site?</p>	<p>Assume that bringing in utilities is part of the site design package.</p>
<p>Does the project cost as presented include any offsite infrastructure work such as turn lanes, watermain extensions, sanitary sewer extensions, pumping/lift stations, etc. If not, then should it be assumed that on-site water and wastewater facilities will have to be included in the engineering design?</p>	<p>The site plan is included informational only and is not finalized. Design team to utilize the construction cost provided in the RFP</p>

Does the construction budget include ALL of the access drives, parking, and roadways on the concept site plan?	The site plan is included informational only and is not finalized. Design team to utilize the construction cost provided in the RFP
Does the Manor site need to be prepared for development under this contract or left in an undeveloped state upon completion of the hospital?	The manor project is not within the scope of this RFP.
In the proposal format in the General information section item 2 and 3 these questions are repeated in section II Experience. Do you want us to repeat our answers or just provide in section I or II?	Answer the RFP as directly as possible and eliminate any redundant information.
In section V. Fees it indicates fees shall include payment and performance bonds. Design professionals (Architects and Engineers) do not normally have payment or performance bonds. How do you want us to treat this?	P&P bonds not required.
Is the design fully funded and is the design schedule preliminary?	The design schedule is preliminary, and the USDA funding is in process.
How much of the preliminary site shown is part of the scope of this project? Only the hospital? Roads to the manor?	The site plan included is informational only and is not finalized. Design team to utilize the construction cost provided in the RFP. The manor project is not a part of the hospital project scope.
Is this the site to include design fees for or may there be other sites evaluated or considered?	The proposed site is the selected site for the project.
What's the duration of construction schedule anticipated?	Please assume a 15 month construction duration. Provide a cost per month for added/deducted months.
On page 3, the SD design stage bullet ends with a reference to an exhibit A SD requirement. I did not see Exhibit A attached in the RFP. Can you send me the exhibit?	Please reference the AIA Schematic Design Development requirements for a list of deliverables for each phase of design.
On page 3, the DD design stage bullet ends with a reference to an exhibit B DD requirement. I did not see Exhibit A attached in the RFP. Can you send me the exhibit?	Please reference the AIA Schematic Design Development requirements for a list of deliverables for each phase of design.
Can you confirm you are requesting the medical equipment planner to be under the architects contract? Under item III-1, it indicates that the medical equipment planning is under the architects contract. This is usually a separate consultant to the owner and the architect coordinates the medical equipment with the building design and shows it on their	Medical equipment planning is to be under the architect's contract.

<p>drawings for coordination purposes. I want to make sure that I am interpreting correctly that the intent is that the medical equipment planner is to be our sub-consultant.</p>	
<p>Could you please provide any information about the expedited schedule? The RFP states that an early site and foundation package is likely and that multiple design packages may be required and our fee should take this into account. I would like to gain an understanding of what the schedule drivers are for the fast-tracked timeline. For example, is there a financing deadline you are trying to hit which requires the design and construction to be fast tracked?</p>	<p>The intent of the preconstruction schedule is to outline the intent of the hospital to break ground in the spring of 2023. The project team will work collaboratively to development design packages that mitigate cost risks to the owner and achieve schedules goals. For the purposes of the RFP response please assume the core and shell package to be released by in December of 2022 and the enclosure and interior package being released in March of 2023.</p>
<p>Item V, 1, c indicates a payment and performance bond is required. I assume this was an inadvertent carryover from a contractor RFP since this is not something a design firm is set up to provide. Please confirm.</p>	<p>P&P bonds not required.</p>
<p>Item VI indicates that the contract will be a modified AIA Document B133-2014 Please send us a copy so we can review the proposed modifications.</p>	<p>A copy is being distributed with this addendum.</p>
<p>The statement below outlined in red is shown under the proposal format in two locations. My assumption is that it was inadvertently listed twice and should be included under II-Experience. Please confirm. [General information question 2 and Experience question 1 are duplicative.]</p>	<p>Answer the RFP as directly as possible and eliminate any redundant information.</p>
<p>Because of the known topographical situation of your proposed site, will you expect that there will be some programmatic elements found on the lower level to take advantage of the change in grade?</p>	<p>Programmatic elements and their proposed locations will be identified with the design team in the programming phase.</p>
<p>When do you expect to publish the answers to the questions that were due today?</p>	<p>Addendum 1 will be released 2/15/2022.</p>
<p>Are offsite utility extensions included as part of the development or will they be completed by the municipality under a separate contract?</p>	<p>Assume utility extensions to be part of the site development.</p>
<p>Will the site need to plan/accommodate other future developments such as the Lafayette Manor?</p>	<p>The site plan is included informational only and is not finalized. Design team to utilize the</p>

	construction cost provided in the RFP. The manor project is not a part of the hospital project scope.
Are street/geometric improvements to STH 23 and/or CTH K anticipated as part of this project?	Assume no improvements to the existing highways.
Is landscaping above and beyond code anticipated on the site, such as walking paths or healing gardens?	Plan to incorporate more than just the code required minimum. Final scope to be defined with the selected design team.
How many dirt packages are anticipated to be released during the design development?	Assume all sitework and landscaping to be included in BP-1 along with the footings/foundations and structural plans.
Will a topographic and existing site survey be provided by the owner or included in the A/E proposal? (This is typically an owner provided service/document and we typically see this under a separate contract between surveyor and owner, not under the architects team)	Topographic information will be provided upon selection.
Should medical equipment planning and dietary planning be provided by the architect?	Medical equipment planning is to be under the architect's contract.
Can you elaborate on performance bonds as it relates to architectural and engineering fees?	P&P bonds not required.
Sections (I). General information and (II). Experience seem to have some duplicate information. Can you confirm that this information should only be listed under section (II)?	Answer the RFP as directly as possible and eliminate any redundant information.
How much work has been done at this point to create programs for each of the areas included in the new hospital?	Programming will be part of the design process.
If programs are available, is the architect expected to do a review with the intent to help modify specific programs as needed?	Programming will be part of the design process.
Does the owner have the medical equipment selected for the specific areas of the hospital at this point and have agreement/PO's in place in order to receive appropriate equipment details in order for the architect to commence effectively with design?	There are currently no equipment PO's in place.
Will there be existing medical equipment that is planned to be reused and relocated to the new hospital?	Existing medical equipment will be used. This will be further clarified upon selection.
If medical equipment is being reused, who is responsible for inventory of the equipment and	Inventory and physical relocation will not be the responsibility of the design team. MHLC will work

collection of appropriate design detail for equipment relocation?	with the design team regarding equipment requirements.
Who will be responsible for FF&E, artwork, etc.? Will this be a separate contract?	Please include FF&E within your design proposal.
If any existing FF&E is to be reused, who will be responsible for inventory and relocation into the new hospital?	There will possibly be some artwork reused, all furniture to be new. Inventory and relocation will not be the responsibility of the design team.
Given that the project schedule is of concern and expediting the process effectively is paramount, would there be a consideration to also provide a footing and foundation package?	Footings and foundations would be part of BP-1, including the sitework/landscaping and structural plan documents.
While preparing the financial proposal we are unable to predict the project duration as it has not been mentioned in the tender document. Kindly confirm the time period of the project.	Please assume a 15 month construction duration. Provide a cost per month for added/deducted months.
Will MHLC contract any other consultants other than the listed Geotechnical Engineer?	No.
Is a copy of the modified AIA available for review?	A copy is being distributed with this addendum.
Does MHLC have any preferred or required consultants?	MHLC does not have any required consultants. MHLC has a working relationship with Fehr Graham.
When will the review committee determine short list for interview?	The review committee will determine the interview shortlist Friday Feb 18th.
Has USDA funding been fully approved?	The USDA funding application is currently in progress.

END OF ADDENDUM 1