

ICHS 7th & Lane Construction Preproposal Meeting and Site Walk Q&A

Preproposal Meeting:

1. The RFP states that the proposed schedule must show “completion of schematic design in no less than 45 calendar days after contract startup.” Please clarify the intended meaning of this requirement. Should proposers assume Schematic Design must be completed within 45 calendar days, or that Schematic Design must take a minimum of 45 calendar days and may extend beyond that duration if supported by the proposed work plan? If the intent is completion of a Schematic Design within 45 calendar days, what is the specific driver for this milestone? Is it tied to funding, grant requirements, board approval, land use/MUP timing, ISRD review, lender requirements, a development agreement, or another agency/submission deadline?
 - a. No - the 45-day timeline is not a firm requirement. While the goal is to move quickly, completing full schematic design within that timeframe is unlikely and not expected.
2. Is there a stated page limit for the RFP? If so, what is included or not included in that page limit (i.e. Resumes, Cover Letter, Table of Contents)
 - a. No - there is no page limit specified for submissions.
3. Has the parking program and stall count been established for the below-grade garage component, and is ICCHS open to evaluating parking ratio flexibility or shared parking strategies as the project advances?
 - a. No - the exact number of stalls has not been finalized. There is a general idea, but the design team will determine specifics. The goal is to maximize parking due to local constraints.
4. What pre-design, programming, operational planning, has already been completed by ICCHS or its partners for this project?
 - a. Only preliminary, high-level concepts exist. Detailed planning will occur during the design phase with input from department leaders and staff. The vision includes multi-level development (below grade and above), mixed-use first floor, clinical spaces, and administrative headquarters.
5. Are the project timelines fixed requirements?

- a. No - the timelines in the RFP reflect desired goals rather than firm commitments.
Some expectations may not be realistic, and flexibility is anticipated.
6. Related to existing tenant scheduling, are there any ICHS timeline requirements with your existing / adjacent facilities - in relation to this new project and moving in? I.e. does ICHS absolutely need to move in by August 2029? Any other temporary measures needed or should be included in this project during planning / design?
 - a. The only firm timeline is that existing tenants will vacate by December 31. Other milestones, including construction timing, are not fixed.
7. The RFP includes cost modeling and asks for a review methodology for the construction cost estimate. For fee purposes, should proposers include an independent third-party cost estimator in the base fee, or will cost estimating be provided by a contractor/preconstruction partner?
 - a. Yes - teams should include a third-party cost estimator as part of their proposal.
ICHS does not provide this internally.
8. Has ICHS established a target construction budget or total project budget for this facility?
 - a. There are rough ideas in mind, but no strict budget at this time.
9. Are there any requirements from funding sources to meet LEED requirements?
 - a. Yes - the project is expected to target at least LEED Silver, as funding sources will likely require it.
10. Is the intent to max out allowable square footage under zoning for this site?
 - a. Yes - the goal is to maximize square footage to support anticipated organizational growth, even if not all space is built out immediately.
11. Is the build-out of the administration spaces part of this proposal?
 - a. Yes, this will be the ICHS headquarters, so administrative spaces will be included within the build.
12. Understanding funding is in flux, are you exploring any grants that would require Build America, Buy America Act compliance?
 - a. Yes, all grants are being explored, including those listed.
13. What is the anticipated patient volume growth and staffing projection that informed the proposed building size? Are there any specialty clinical services or future expansion programs anticipated beyond those listed in the RFP?
 - a. Yes – a new system data (Stat IO) will provide insights into staff and patient flow, though it is not yet available.
14. How long should the design consider the potential acquisition of the adjacent property?
(700 S Dearborn St, Seattle, WA 98134)

- a. There is no defined timeline. The team should plan for both scenarios (with and without the property) initially, and a decision point will be determined later with leadership.
15. Does ICHS anticipate phased occupancy or phased construction considerations
- a. Yes - the move will be phased, with clinical services transitioning first, followed by administrative functions.
16. Would you describe the decision-making team/governance structure for the project.
- a. Design input will come from program leaders and frontline staff, coordinated by a project manager. Final decisions, especially high-cost items, will be made by the executive team (CEO, COO, CMO, CDO, CIO, CFO).

7th & Lane Site Walk:

1. Is the adjacent property that ICHS is interested in purchasing currently unoccupied? (700 S Dearborn St, Seattle, WA 98134)
 - a. Yes – the property has been unoccupied for multiple years.
2. Is this warehouse space? (referring to the City Produce facility)
 - a. It was clarified that the space is currently used by City Produce and contains large refrigerators, concrete floors, and nothing below the facility.
3. Do you have any idea what kind of contracting services you would like to do, as far as options like bidding, doing a negotiated contract, design-> fit -> build, etc?
 - a. A modified version of design-> fit -> build is currently in mind.
4. Do you know the square feet of space that will be coming to the new site from the existing facility?
 - a. Please refer to the floor plan documents located within the same folder as this document.
5. Is there any administrative space not included in the current building that you are interested in adding to the new building?
 - a. Yes – we are currently tight on administrative space at the current location and more space will be required for administrative staff.
6. Has there been a survey conducted on the property where the construction will take place?
 - a. It's possible that there has been, but ICHS does not currently have this information.
7. Is the type 2A construction a strict requirement, or is it more just maximizing the footprint?
 - a. It is more maximizing the footprint. There is a board that regulates all the buildings in the area, who is aware of the planned construction, and they will need to approve of the

construction. One of the adjacent streets is a pedestrian street, while another is a green street – each having their own requirements.

8. Has the land use process started?
 - a. Not yet.
9. Are there any record drawings for the current property (where the construction will take place)?
 - a. ICHS currently does not have record drawings for the property, but it's possible that the city may have them.