

	A	B
1		<b>Answer:</b>
2	Please clarify the quantity of internal design review meetings with decision making team to assume.	> 5, depending on meeting discussion and accomplishments
3	Please clarify the quantity of internal design review meetings Executive Suite to assume.	2-3
4	Please clarify the quantity of stakeholder engagement meetings to assume (for both design input and subsequent review).	2-3
5	At the end of each phase during design, is there a formal review process and approval before starting the next phase? If so, how long will your team need to review.	We'd like a short 24-48-hour window for a tollgate meeting between development phases.
6	Please clarify how design decision conflicts will be resolved if stakeholders and decision makers hold differing opinions.	Decision makers, the Executive Team has final authority.
7	Please confirm proposal should include alternate design option incorporating adjacent property to the south through Schematic Design Phase only.	Not at this time.
8	Please confirm requirements and details expected in the fee proposal. For instance, is a full fee build up needed for all consultants per phase?	Provide Full Fee summary as alternative adds, however, we'll make decisions of what we'll need when appropriate.
9	What existing standards will be provided by ICHS? i.e., finish and furniture standard; room type / layout standards?	Standardized Exam Room, Dental Suite, and Behavioral Health Offices layouts will be provided. Open to Fit and finishes as guided by evidence-based care and existing building standards.
10	Does ICHS practice under the evidence based guidelines of Practice Greenhealth or Health Care Without Harm?	We use Trauma Informed Care Principles (see RFP 4.2) and inclusion strategies. However, we are open to additional evidence-based guidelines based on the Architect's project team's knowledge, skills, and abilities.
11	What percentage of your patients are under the age of 18?	Pediatric patients are part of our 3-year growth plan. Current data doesn't reflect the desired design. This will be provided along with growth plans post-contract execution.
12	Will a survey, title report, or site plan be immediately available to the selected team upon award?	Yes, these will be made available upon contract execution.
13	Will community engagement involve ICHS staff and team only, or will it include specific community organizations? What engagement has already taken place, both internally and/or externally?	We will be providing our Community Needs Assessment as applicable, and there is an opportunity to gather information through our internal Patient Advisory Council (PAC). The International District Review Board will be engaged and involved early in design phases.
14	Has ICHS completed a historic survey of the existing buildings?	We have not completed a historical survey of the existing buildings.
15	<b>Questions regarding Proposal Submission Format</b>	
16	Is a PDF submittal acceptable — I see a mention of six copies being required.	Yes, if submitting electronically, this is fine.
17	Can you confirm how ICHS would like the proposal submitted: via email, or six printed copies? The instructions on page 10 are not clear	Preference is in electronic PDF format, but we are open to printed copies.
18	Please confirm if electronic submission only is allowed. The RFP indicates either electronic OR 6 hard copies.	Electronic or Print copies are allowed.
19	Please confirm that you are okay with just an emailed pdf copy of the final proposal.	Yes, this is preferred method as long as the email can accommodate the file size.
20	Section 9 of the RFP requests proposals to be submitted in PDF format or delivered to the attention of Ian Munar. Section 9 - Item 2 requests 6 copies be submitted. Please confirm that a single electronic submission is acceptable in lieu of 6 printed copies.	A single electronic submission is acceptable in lieu of 6 printed copies.
21	<b>Questions related to consultants and sub-consultants</b>	
22	Please confirm that Geotech will be under the Owner.	Yes, Geotech will be an Owner provided survey.

	A	B
23	Does ICHS have any preferred or pre-qualified sub-consultants the design teams should consider?	We have specific vendors that will be included, however, most trades will be performing a General Contractor bid process.
24	Should the proposers identify preferred sub-consultants per discipline or should the proposers provide a short recommended list of sub-consultants?	We'd appreciate a list of preferred sub-consultants, but we expect the Architect to work with the General Contractor to complete the final list.
25	<p>Section 4.3 - Please confirm that design team proposals and fees should include full design services from the following disciplines: Structural, MEP, Civil, and Low-Voltage/Technology.</p> <p>Should we assume that "Geotechnical coordination" implies design team coordination with an Owner-contracted Geotechnical Engineer and Geotechnical Engineering is NOT a service to be incorporated into the design team's scope?</p> <p>Will the Owner be providing Medical, Dental, and Vision equipment planning and providing the design team with associated equipment lists to which to coordinate? Or, is the design team responsible for Medical, Dental, and Vision equipment planning?</p>	<p>We expect the Structural and Civil under Architecture, MEP, and Low-Voltage Tech will be under GC and subs, as well as our internal IT department.</p> <p>Geotech will remain owner-provided.</p> <p>The owner will be providing the equipment list and planning, as well as coordinating work.</p>
26	Please clarify whether consultant proposals should be included in Architect's proposal or if ICHS would like to solicit/select consultant proposals together once the Concept Design phase has been completed.	Consultants will be included once the concept design phase has been completed.
27	Shall we include the qualifications of proposed engineering subconsultants in our proposal?	Yes
28	<b>Questions related to Timeline</b>	
29	Section 5 - Criterion #4 requests a schedule demonstrating "... completion of schematic design in no less than 45 calendar days after contract startup." Section 4.1 includes significant Pre-Design & Planning scopes that should be completed PRIOR to the start of Schematic Design. Should assume that the "contract startup" referenced in Criterion #4 would take place upon Owner acceptance and approval of the Pre-Design & Planning work - establishing the full scope of work? And per the Pre-Submittal Q&A, please confirm that the 45 day Schematic Design duration represents a goal to expedite the process and not a hard contractual deadline.	Depending on design-phase progress, the 45-day Schematic Design duration is a goal, not a hard contractual deadline.
30	Section 8 - Is the January 2027 "Target Start Date" the anticipated date for demolition permit issuance, demolition commencement, or groundbreaking for new construction?	The January 2027 Target Start Date is for groundbreaking for new construction. This is a goal and not a hard contractual deadline.
31	Please confirm the proposed timeline for hiring a General Contractor under a pre-construction agreement.	Following contract execution for Architectural Services, an RFP will be published for the General Contractor to provide design support.
32	Are there any drivers for the schedule, for example, certain funding sources or important milestones?	No, future details will be provided at a later date.