

**RFP – Design-Builder Services**  
**Question & Answer Document**  
Q’s due by Noon 5/17/2023; A’s by Noon 5/24/2023

1. What is the schedule for completion or order of completion by area for project one?

**Project ONE should be completed as soon as feasible. Order of completion for “sub” areas within Project ONE have not been determined and will be discussed and mutually agreed upon by both the selected DB and GHS. These decisions will be based on area construction evaluation.**

2. Will fire protection be required by the owner in the renovated areas?

**Owner has not determined if there is a requirement for fire protection/suppression. This decision will be driven by the requirements issued by governmental entities charged with making such determinations.**

**Project ONE - As may be required by Flint Township. The existing fire protection will be up and running and kept as existing, if possible. Any necessary modifications should be approved by Flint Township or authority having jurisdiction and A/E reviewed.**

**Project TWO – As may be required by Flint Township, State of MI or other design partners and/or other governing bodies. Project TWO is sprinkled, any modifications will be: as required by Flint Township or authority having jurisdiction, design reviewed by A/E.**

3. Is there a written **program** for either project?

**Selected DB shall incorporate all governing code requirements as per AHJ and modifications discussed during design reviews. Any modifications to this sketch will be approved by GHS and their team prior to commencement of design development/construction documents.**

4. The AE Fee has to include reimbursables. Does that include reimbursables like the building permits which are typically on the construction side?

**Selected DB team shall be responsible for all permitting cost required by the AHJ associated with the implementation of final construction documents.**

5. The design development calls out the inclusion of interior design. Will that be provided to the DB by Becky Dallman?

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**Selected DB shall provide construction documents void of interior finishes for flooring and walls. GHS shall be responsible for specifying wall finishes and floor covering selection and their procurement and installation. DB Team shall include design recommendations and utility coordination for ceilings selection and installation.**

6. What is the project budget for Overall Projects 1 & 2?

**Owner is not providing Budget Projections at this time.**

7. How many beds is desired by GHS in the CSU for Project TWO?

**For the purposes of this RFP, please assume 14 beds. Final number of beds will be based on space limitations/requirements and determined at the time of schematic design completion.**

8. Is there a space program that can be shared for Project TWO or is that part of the scope of the D/B team?

**Development of the space program shall be a component of schematic design and shall follow all CSU and BHUC State of Michigan requirements.**

9. What is the anticipated schedule for client occupancy for each Project?

**GHS requests that Project ONE is completed as soon as it is feasible. It is GHS's intention to occupy parts of the building as construction completion permits. Also, GHS may inhabit spaces within the building, outside of Projects ONE and TWO, as deemed necessary. GHS will coordinate these efforts with the selected DB Team should they become required. Project ONE was bid specifically for this reason.**

10. Has the funding for projects already been acquired? If not, when will be known what the availability funding will be?

**Most of the funding has already been acquired or at least approved. There will be no pause in the work relating to obtaining funding.**

11. If the Client does not receive funding, will the project still move forward? Or will the project pause between each phase of funding?

**A majority of the funding has been secured; the rest will come soon. There will be no pause relating to funding.**

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12. Does GHS have a minimum review duration between project phases before providing direction to move to the next phase?

**No. The intention is for the DB Team to work “hand in hand” with the GHS staff throughout the design process on a daily / weekly basis to maximize productivity and shorten the design time period. GHS will have a project manager on site and approvals should be provided as needed.**

13. Construction management Fee, should this be broken down per the following for each project:
- a. Pre-construction services
  - b. Construction services
  - c. Reimbursables/ General requirement
  - d. CM FEE%

**This level of detail may be provided as additional detail, but the requirement remains that the DB Team shall complete the revised Attachment F. See Addendum dated 2023-05-24.**