10FOLD ARCHITECTURE + ENGINEERING

DATE: May 19, 2025

ADDENDUM NO. 1

REQUEST FOR QUALIFICATIONS (RFQ)
SELECTION OF A CONSTRUCTION MANAGER AT-RISK (CMaR)
GUARANTEED MAXIMUM PRICE CONTRACT

Mary Greeley Medical Center - Medical Training, Simulation Lab & Residency

RESPONSE FORMATTING

1. **QUESTION:** Section I.2.a requests the responses not to exceed 20 single-sided pages. Would it be acceptable for the hard copy response to be 10 double sided pages in booklet format?
    a. **ANSWER:** 10 double sided pages is acceptable

2. **QUESTION:** Does a "Table of Contents" page count towards the 20-page count? It is clearly defined that divider pages and cover pages do not count, but I wanted to confirm.
    a. **ANSWER:** The "Table of Contents" does not count towards the overall page count.

SCHEDULE & PHASING

3. **QUESTION:** The schedule shows the RFQ due on 5/27 however section I.1.a shows 5/13. Based on the timing of the NOI, I am assuming the 5/27 is the accurate date.
    a. **ANSWER:** The due date is **May 27, 2025** – 5/13 is a typing error.

4. **QUESTION:** Will there be any phasing requirements for the project? Example; Will the Row House structure need to be constructed first to replace existing housing needs?
    a. **ANSWER:** There are no dictated phasing requirements. However, looking for input from CM as the Simulation Lab must be operational by July 2027.

5. **QUESTION:** Given design is anticipated to be done in January of 2026, do you anticipate starting demolition in Q1/Q2 of 2026 or potentially sooner with a separate early design package?
    a. **ANSWER:** An early demolition package is an option.

CONSTRUCTION / DEMO

6. **QUESTION:** Are there areas preferred for staging or off limits for staging?
    a. **ANSWER:** All staging will need to be limited to the confines of the construction zone as shown in the RFQ.

7. **QUESTION:** Is there any abatement needed prior to demolition?
    a. **ANSWER:** Abatement will be part of the CM's responsibilities.

8. **QUESTION:** What type of Simulation spaces are contemplated?
    a. **ANSWER:** Definitions of Simulation Rooms have been included below.

Skills Lab / Basic Simulation Room

Purpose: This room is typically used for practicing fundamental nursing skills, such as taking vital signs, performing bed baths, inserting IVs, catheterization, wound care, and other basic procedures.

Simulation Type:

- **Task Trainers / Low-Fidelity** (manikins or models that provide a basic, realistic representation of the human body for skill practice)
- **Interactive Virtual Simulations** (sometimes used for procedural practice)

Room Features:

- Equipped with basic tools and equipment for skill practice
- Multiple stations for individual practice (e.g., bed, mannequin, medical tools)
- Often set up in a "clinic" style or as multiple beds in a hospital setting.

Obstetrics (OB) Simulation Suite

Purpose: This specialized room simulates labor, delivery, and postpartum scenarios. Students practice managing childbirth complications, such as breech births, postpartum hemorrhage, or emergency cesarean sections.

Simulation Type:

- **High-Fidelity (e.g., Noelle Manikin)** (a high-tech mannequin used for realistic labor and delivery simulations)

Room Features:

- Full delivery room setup with a birthing bed, fetal monitors, neonatal resuscitation equipment, and tools for childbirth.
- May include additional equipment for maternal care, such as IV pumps, fetal heart rate monitors, and emergency kits.

Community Simulation Room / Mock Home

Purpose: This room mimics a home or community setting and is used for practicing community health nursing, home visits, and disaster preparedness. It may also be used for simulations that involve family care or education.

Simulation Type:

- **Tabletop Simulations** (virtual or physical models used for group planning and discussions)
- **Low- or Medium-Fidelity** (basic environments or props to simulate real-world, non-clinical settings)

Room Features:

- A home-like setup with furniture, medical supplies, and educational materials
- Includes spaces for demonstrating home health care (e.g., patient education, wound care at home, or managing chronic conditions).

Progressive Care Simulation Unit

Purpose: Designed to simulate patient care in intermediate settings, such as step-down units (where patients who no longer need intensive care but are not yet stable for general medical floors are treated).

Simulation Type:

- **High-Fidelity Simulations** (full-body mannequins, real-time vital sign tracking)
- **Interprofessional Simulations** (working with other healthcare team members, including social workers, dietitians, or respiratory therapists)

Room Features:

- Equipped like a hospital unit with monitoring devices, IV poles, and the necessary tools for caring for patients transitioning from critical care.