



Request for Proposal (RFP)

Construction Management Services for Health Center and Bond Projects

Schedule

- RFP Issuance: October 4, 2024
- Optional Project Overview/Site Visit: October 18, 2024 1:00 pm, Stockbridge Jr/Sr High Student Success Center 416 Clinton, Stockbridge MI 49285
- Deadline for Questions: October 20, 2024 5:00 pm
- Answers will be posted by 12:00 pm on October 21, 2024
- Proposal Submission Deadline: October 23, 2024 12:00 pm
- Bid Opening: October 23, 2024 1:00 pm, 100 Price Ave. Suite A, Stockbridge MI 49285
- Short list Notification: TBD
- Interviews: TBD
- Construction Manager Selection Announcement: TBD

Questions

Q & A list from the Architect pre-bid walk through on October 14, 2024.

1. As a result of the Pre-Bid Meeting needing to be rescheduled for October 14, 2024, is the deadline for questions being extended as well the Proposal Submission date?
 - a. [Yes, questions need to be submitted by October 16, 2024 at 12:00pm](#)
2. Will there be an extension to the required date of submission?
 - a. [Yes, the new deadline is October 23, 2024.](#)
3. In what form would you like the health center proposal submitted: electronic and/or hard copy? If electronic, is there a specific way we should send it (email or upload)? If hard copies are requested, how many copies you would like submitted, and should a flash drive accompany any hard copies?
 - a. [Please submit one hard copy, including a jump drive with the information saved on it and submit your proposal via email to \(friddleb@panthernet.net\)](#)
4. From the RFP packet, it looks like Stockbridge Community School District received a grant from HRSA. Is this a correct assumption? [Yes](#)

- a. Is the grant for the design and construction of the health center or is it only for one of those two? **The grant is for design, construction and equipping this facility.**
 - b. If you don't mind us asking, did the school district have any assistance writing the grant? **The grant was written in district with assistance from Dr. Virginia Rezmierski who has been leading our four local projects.**
 - c. What will the scope of the A/E firm be in regards to assisting the district with the grant? If any? **We will need assistance from the architect and the general contractor to provide information and meet timelines for the HRSA grant.**
5. Does the district have a program of spaces for the health clinic?
 - a. **We have a couple of concept drawings that include most of the components for the health center. We will need to add more storage to our concept and a few other additions, but I believe we can provide a pretty good list of the spaces needed. (See the attached documents for the Program of Spaces)**
6. Who will ultimately be in charge of running the clinic? Will they be involved in the design process?
 - a. **The facility will be run by a service provider, yet to be determined. We are nearing a decision, but it may be a few weeks before this is confirmed. We have had a lot of input on the facility, but our service provider will supply details needed for the design development. We have done a lot of research to know what is needed in this facility. We have conducted a lot of site visits around the state.**
7. What services will the health center be providing?
 - a. **This facility will be very similar to a doctors office with mental health services offered as well. We anticipate a practitioner, a nurse, a medical assistant, 1-2 mental health workers, and other part time staff members layer in as needed.**
8. How should we submit our cost proposal? Is it a fixed cost or percentage of construction costs?
 - a. **We are looking for a percentage cost of construction, so that we are able to make comparisons.**
9. Utilities: How are utilities to be accessed, though the school or elsewhere?
 - a. **We expect that the Health Center's utilities will be separate from the schools with separate metering.**
10. Utilities: What kind of HVAC? Do we have a natural gas connection?
 - a. **Yes. We would expect forced air and utilizing natural gas.**
11. Utilities: Do you anticipate sewage having to be pumped?
 - a. **We anticipate hooking into the Village of Stockbridge's sewer system.**
12. Utilities: Would we be able to utilize the school's backup generator?
 - a. **This is unknown and may be cost prohibitive. It would be beneficial to provide the center with its own backup power generator.**
13. Utilities: Are there any expectations for green or LEED certification for environmental considerations?
 - a. **No. This is not mandatory. However, we would be interested in hearing ideas about potential LEED opportunities such as solar or other opportunities that may help support the center's sustainability.**

14. How many patients do we anticipate the center serving?
- We anticipate 100 patients being serviced before the doors open and 250 in the first year. We expect in excess of 500 patients by the three year mark and continued growth.
15. Site: What is your thinking around needs for water runoff and drainage?
- This may require additional research on the part of our architecture firm.
 - We should pursue a hook up to the county drain system.
 - We should consider storage needs and look for ways to manage drainage on site.
16. Site: Parking: How many parking spaces do we intend to utilize?
- We intend on utilizing building code to determine parking lot size and number of spaces.
17. Site: Is the soil native on the site for which the health center is planned on being built?
- To the best of our knowledge, the site has not been used for anything except soccer fields since it was first purchased and the original high school was built upon pre-existing farmland.
18. Do you have or know of a civil engineer that is familiar with the site?
- We do not currently have a civil engineer under contract. We are thinking that the architecture firm would have one on staff or have one that they will contract or work with on the project.
19. Do you have access to an existing site survey?
- We do.
20. Do you have access to asphalt drawings?
- We do.
21. Design: Who will be involved in the design process?
- Medical provider partner to be named
 - Construction Management Company
 - School District committee
 - Students
22. Pre Bid Meeting Document Request: Can you please provide a copy of the grant's Notice of Award with the specifications?
- Yes, See link: [Stockbridge NOA.pdf](#)
23. Pre Bid Meeting Document Request: Can you please provide a copy of the sign in sheet for everyone who attended?
- Yes, See Attachment [Architect walk through Sign In Sheet.pdf](#)