



Agenda for IFHS RFQ For A&E Services Pre-proposal Conference

June 12, 2024

11:00 ADT (2:00 PM CDT)

11:00 AM ADT	Introduction – Jim Harbison
11:05 AM ADT	Roll call for Agenda Minutes
11:15 AM ADT	IFHS Project Overview
11:25 AM ADT	Review of previous questions and answers
11:30 AM ADT	New Questions
TBD based on questions	Adjourn

Agenda minutes will be provided to those registering.

Previous Q&A appended to this agenda.

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Response to Questions on Iliuliuk Family and Health Services (IFHS) Request
for Qualification (RFQ) for Architectural and Engineering (A&E) Services

June 11, 2024

1. Q: Please clarify your definition of clinic design versus healthcare design.
A: The design of the new clinic is intended to meet hospital facility code. Subject to review with the selected A&E firm, the IFHS clinic will be designed to hospital facility code with the best initial reference being Critical Access Hospital standards. For the response to the RFQ and for design, “clinic” and “healthcare” are meant to convey the same design requirement for hospital facility code.
2. Q: Is this an RFQ or RFP?
A: This solicitation is a Request for Qualifications as described by the Alaska Professional Design Council for a Qualification Based Selection (QBS). It is not a Request for Proposal (RFP), a Request for Quotation (RFQ) or a Request for Quote (RFQ). Selection will be based on the qualifications provided in response to the solicitation. A&E firms will then be ranked in order of most highly qualified and suitable. Post evaluation, IFHS will negotiate with the most highly qualified and suitable firm for the A&E fee. Should negotiation with the most highly ranked firm not prove successful, IFHS will move to the next most highly qualified and suitable firm in order of ranking.
3. Q: How was the preliminary budget developed? Does it include site prep, shipping, etc.?
A: IFHS developed the preliminary budget based on a rough order of magnitude assessment of hospital construction costs for the proposed Space Allocation Plan. It does include site preparation, shipping and soft costs.
4. Q: If the 11,682 SF additional program is designed, will the budget for design fees be increased to accommodate this added scope?
A: Yes.
5. Q: The RFQ mentioned that the AOR will thoroughly review the constructability, but we believe this needs to be done as a team with the modular construction company, since they are more the experts on this aspect of the work. Can this approach be modified?
A: No. The project delivery method and approach must meet the requirements of the grant, which is sourced from Federal funds and governed by the Code of Federal Regulations (CFR). This requires a Design-Bid-Build process with an open competition bid for a full design package. After consultation with the Alaska Grant Administrator, IFHS was advised that any component or modular firm, who consults with the A&E on

design, would receive a competitive advantage in responding in open competition to a bid package. As a result, any consulting component and modular firm would then be precluded from bidding. The approach described in the RFQ works to accommodate both the component design and construction requirements, as well as the CFR requirements of the grant. This approach will be reviewed after A&E selection.

6. Q: Does IFHS have any preferred local engineers where important and vital relationships need to be maintained?

A: IFHS maintains relationships with many vendors and firms. Due to open competition requirements, IFHS has no recommendations on engineer selection beyond the qualification requirements of the RFQ.

7. Q: Are there zoning and land use challenges with the replacement site?

A: None that are known now.

8. Q: Are utilities available at the site, and are they correctly sized for the anticipated new use?

A: Yes.

9. Q: What is the approximate planned timeframe for the actual sitework/construction?

A: Late spring to early summer 2025 depending on the timing of fabrication and delivery of the modular facility.

10. Q: Does IFHS have or intend to have a list of “preferred General Contractors” with previous experience working in the Unalaska/Dutch Harbor area?

A: Due to the open competition requirement of the grant, IFHS has no recommendations beyond the qualifications in the RFQ.

11. Q: Will/can USACE provide historic site records for review for civil analysis?

A: IFHS recommends contacting the USACE office. There is an excellent local museum that documents a great deal of Unalaska’s World War II (WW2) history, including facility information. From local accounts and previous construction at the site, the site is not one that experienced any occupation or activity in WW2.

12. Q: Are there knowledge/records of local Native artifacts in the project area?

A: The site has a clean Environmental Review with no archeological artifacts located or mitigation required. It is the site of the existing clinic and Unalaska City Hall. No delay is anticipated.