NOTICE TO ALL POTENTIAL RESPONDENTS
The Request for Qualifications (RFQ) is modified as set forth in this Addendum. The original RFQ Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFQ. Respondent shall take this Addendum into consideration when preparing and submitting its Statement of Qualifications.

PROPOSAL SUBMITTAL DEADLINE
The submittal deadline remains the same and is not changed by this Addendum.

1.0 – QUESTIONS AND ANSWERS
The following questions and answers are provided as a matter of information to clarify issues raised about the RFQ. To the extent that changes to the RFQ are required based on the questions received, the RFQ has been modified as noted above in the RFQ section of this Addendum.

<table>
<thead>
<tr>
<th>Item</th>
<th>Questions and Answers</th>
</tr>
</thead>
</table>
| 1.1  | **Question:** Are subconsultant qualifications to be included in our RFQ response?  
**Answer:** No. Please propose the Builder and the Architect Design Build team. The Owner would like to be involved in the selection of other consultant and trade partners. |

2.0 – INFORMATION
The following item(s) are provided as a matter of information only to all respondents and do not modify or become part of the Contract Documents.

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Attached to this Addendum is a list of attendees at the Informational Meeting.</td>
</tr>
<tr>
<td>2.2</td>
<td>Attached is the pre-submittal presentation.</td>
</tr>
</tbody>
</table>

END OF ADDENDUM
Pre-Submittal Attendee List (via Zoom report and chat function)

Stephanie Rasmusson, GLY
Molly Wolf | NBBJ
Gary Chubb, Swinerton Builders
Peggy Wai, KMD Architects
Aaron Snellgrove, UWMC Ops and Maintenance
Allison Robinson, B+H
Chris Ascani, Venture
Jeff Wunderlich, Andersen Construction
Jill Jago, B+H
Tristan Ogden, Turner Construction
Tami Howard, Lund Opsahl Structural thoward@lundopsahl.com
Paul Parsons, Andersen Construction
Ian Stevens, SABArchitects
Kathleen Schaefers, UWMC Senior Project Manager
Greg Salandi Ankrom Moisan Architects
Megan Bergstrom, PCS Structural Solutions, mbergstrom@pcs-structural.com
Stephen Robeson, GLY Construction, Stephen.Robeson@gly.com
Mark Hilliard (PX) - Andersen Construction
Mariah Kiersey, Ankrom Moisan Architects - mariahk@ankrommoisan.com
Rick Himmel, FSi Consulting Engineers, rickh@fsi-engineers.com
Marjorie Eliason Brown B+H marjorie.brown@bhadvancestrategy.com
Ian Stevens, SABArchitects
ians@sabarch.com
Heidi Maki
Todd.Karr
Josh Sykes
Derek Feldsted
Catherine Duvall
Kim Baker
Noel Whorton
Brett Beushausen
Alisa Parks, Stantec
Nathan Marsh
Jora Lehrman
Darren Schwend, P2S
Leni Thomassen, Buffalo
Phil, SABA Architects
Tom Leptich, Skanska
Jwunerlich, Andersen
Nick Putnam, KMD
Peregrin Jones, P2S
Joseph Hines, TGB
Cassie Withrow, GLY
Melissa Kelii, TGB
Greg Salandi
Jill Lago
Chris Carlson, Buffalo
Haeli Hagen
7 N New Medical Surgical Unit
207610

Design-Builder Pre-submission Meeting
May 25, 2021
Agenda

I. Project Goals
II. Project Scope, Schedule & Budget
III. Project Governance
IV. Project Delivery Method – Progressive Design Build
V. Design Builder Selection Process
VI. Virtual Site Walk
PROJECT GOALS

- Create 12 to 14 Medical/Surgical, single patient hospital rooms with 9,300 SF of a former Psychiatric care unit.
- Create a welcoming and safe environment for patients, staff and visitors.
- Design and construct the renovation with thought toward future flexibility for UWMC hospital needs.
- Look for opportunities to address deferred maintenance needs when synergy with the project scope align.
- Minimize disruption to hospital operations, patients, staff and visitors in the building.
SCOPE

- Renovate approximately 9,300 SF of an existing 1959 Psychiatric Care Unit to a new Medical/Surgical Unit with 12-14 single beds.

- Scope includes extensive mechanical revisions, additional electrical infrastructure, medical gases, new exterior windows, room renovations to meet programmatic and code requirements.
7 N Floor Plan
**SCHEDULE**

**Progressive Design Build**
- Design/Builder Selection
  - May 2021 – July 2021

**Preliminary Design**
- Permit Intake
- Demolition Permit
- Building Permit
  - August 2021 – January 2022
    - October 2021
    - December 2021-April 2022
    - January 2022 – June 2022

**Design/Construction**
- Design
- Demolition
- Construction
  - November 2021 – December 2022
    - January 2022 – June 2022
    - May 2022
    - June 2022-January 2023
BUDGET

$12 M Project Budget / $3M UWMC FF&E

Initial Funding: $3,000,000
Anticipated Funding: $9,000,000 January 2022
Total Funding: $12,000,000
GOVERNANCE

7 N New Medical Surgical Unit

Responsible Party

Project Executive Committee

Senior Project Management Team

Project Management Team

Project Working Team Clinical

Project Working Team Mechanical/Electrical/Plumbing

Project Working Team Design Builder Selection

Focus Groups to Support PWTs
Progressive Design Build
Part I: Preliminary Agreement

- Project Performance Criteria - Narrative Basis of Design meeting Owner’s Project Requirements

- Schematic Design Documents & Permit intake with SDCI
  - Project Issues Log

- Design to a level to establish guaranteed maximum price (GMP) & Schedule
  - Permit level documents
  - Risks defined and contingency allocated

- Guaranteed Maximum Price Proposal for the completion of the design and construction. Savings = 50% Owner / 50% Design Builder. DB savings may not exceed 2% of the GMP.

- Phased critical path schedule and substantial completion dates for each phase.
Progressive Design Build
Part II: Cost Plus Fee with a Guaranteed Maximum Price

- Construction design documents
  Submittals & Shop Drawings
  Permits

- Phased abatement, demolition and construction of the expansion and renovation project.

- Management of risks and contingency

- Transition to Occupancy
  Commissioning coordination
  Record Drawings, Electronic Operations and Maintenance Manuals
  Safe Access plan
  Facilities Management data
Design Builder Selection Process

- DJC Initial Announcement: May 10
- Post Request for Qualifications: May 18 & 20
- Pre-submission Meeting: May 25
- Last day for request for information: May 28
- Last Addendum issued for RFQ: June 1

**Note:** Please include Builder and Architect name and direct phone number on cover letter.

- Statement of Qualifications Due: June 8
- Review/Score Qualifications: June 9 – June 14
- Shortlist meeting: June 15
- Issue Request for Proposals: June 18
- Last day for request for RFP information: June 25
- Last Addendum issued for RFP: June 28
- Proposals Due: July 9
- Finalists Interviews: July 19 & 20
- Score Proposals: July 9-July 20
- Public Announcement of Selected Team: July 21
Design Builder RFQ / SOQs

RFQ & Addenda:  https://facilities.uw.edu/projects/business-opportunities/solicitations

Please direct all questions or inquiries to

Jeannie Natta
jnatta@uw.edu
206-724-5304.
7 N Floor Virtual Tour

https://drive.google.com/file/d/15o3bX4wZP-NldWO7SoU-ElywXMx2ew-y/view?ts=60ac4dc3
# 7 N Virtual Tour

https://drive.google.com/file/d/15o3bX4wZP-NldWO7SoU-ElywXMx2ew-y/view?ts=60ac4dc3

<table>
<thead>
<tr>
<th></th>
<th>1. AA Loading Dock to Pacific Tower Elevators</th>
<th>16. NN730</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>NN742</td>
<td>17. NN731</td>
</tr>
<tr>
<td>3.</td>
<td>NN744</td>
<td>18. NN729</td>
</tr>
<tr>
<td>4.</td>
<td>NN745</td>
<td>19. NN727</td>
</tr>
<tr>
<td>5.</td>
<td>NN743</td>
<td>20. NN721</td>
</tr>
<tr>
<td>6.</td>
<td>NN741</td>
<td>21. NN717</td>
</tr>
<tr>
<td>7.</td>
<td>NN740</td>
<td>22. NN713</td>
</tr>
<tr>
<td>8.</td>
<td>NN700B</td>
<td>23. NN709</td>
</tr>
<tr>
<td>9.</td>
<td>NN700A</td>
<td>24. NN705</td>
</tr>
<tr>
<td>10.</td>
<td>NN702 (NN700B)</td>
<td>25. NN703</td>
</tr>
<tr>
<td>11.</td>
<td>NN708</td>
<td>26. NN701</td>
</tr>
<tr>
<td>12.</td>
<td>NN712</td>
<td>27. NN707</td>
</tr>
<tr>
<td>13.</td>
<td>NN714</td>
<td>28. NN707</td>
</tr>
<tr>
<td>14.</td>
<td>NN722</td>
<td>29. NN706 (NN707 A)</td>
</tr>
<tr>
<td>15.</td>
<td>NN724</td>
<td>30. NN715</td>
</tr>
<tr>
<td>16.</td>
<td>NN726</td>
<td>31. NN719</td>
</tr>
<tr>
<td>17.</td>
<td>NN716A</td>
<td>32. NN716A</td>
</tr>
<tr>
<td>18.</td>
<td>NN720</td>
<td>33. NN716B</td>
</tr>
<tr>
<td>19.</td>
<td>NN728</td>
<td>34. NN720</td>
</tr>
<tr>
<td>20.</td>
<td>NN734</td>
<td>35. NN728</td>
</tr>
<tr>
<td>21.</td>
<td>NN725</td>
<td>36. NN742 (NN700E)</td>
</tr>
<tr>
<td>22.</td>
<td>NN723</td>
<td>37. NN734</td>
</tr>
<tr>
<td>23.</td>
<td>NN721</td>
<td>38. NN725</td>
</tr>
<tr>
<td>24.</td>
<td>NN723</td>
<td>39. NN723</td>
</tr>
<tr>
<td>25.</td>
<td>NN722</td>
<td>40. nn700D</td>
</tr>
<tr>
<td>26.</td>
<td>NN726</td>
<td>41. nn700C</td>
</tr>
</tbody>
</table>
AA Loading dock path of travel to 7N
7 N – Offices 740-745
(outside patient unit)
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
7 N – Patient Unit
Questions