



## Answers to Questions asked by prospective bidders on the A/E RFP #02-22

**Question #1:** Regarding support services to help solicit and bring a contractor on board to the project, have you decided on a method of procurement, i.e. Design-Bid-Build, Construction Manager at Risk(CMaR), other?

**Answer:** **No set procurement method has been established. The RFP states that the winning firm will be required to obtain (3) competitive bids from construction companies. It will be the winning firm's responsibility not only to obtain the bids but, also manage the construction contractor and portion of the project. LifePath Systems role will be that of oversight and approvals.**

**Question #2:** The RFP states "Experience in the design of hospitals, mental health facilities and government facilities is highly desirable." Additionally, on page 5 of the RFP one of the required qualifications lists the "Firm must be familiar with conditions listed in HHSC Information Item V section relating to facilities and familiar with the design practices outlined in the Behavioral Health Design Guide." Can you confirm that this requirement is related to project experience and expertise? I ask this because similar projects to this would typically ask that the team show at least 5 relevant projects of similar scope to verify that the right experienced and expertise is supporting your project.

**Answer:** **The requirement is for firms interested in submitting a proposal for this RFP to familiarize themselves with the guide stated if they have not done so previously. It is not a requirement to have experience and/or expertise but, if a firm does and has previous projects relating to what we are requesting, those firms will be deemed "highly desirable."**

**Question #3:** The scope of the project lists "LEED certified design." Of the four levels of LEED certification, does this refer to Green Level?

**Answer:** **Green Level.**

**Question #4:** In the scope of the project, several criteria are listed for life safety including protection against active shooter and severe weather and effective evacuations for active shooter, fire, bomb threat...Shall teams also include security consulting to include threat assessment services?

**Answer:** **LPS currently has a security vendor that installs and maintains our access and surveillance. We expect to our current security vendor to be incorporated at the design stage but, firms are more than welcome to include any sub**



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**contractors or consultants in the proposals submitted if your firm will be working with them.**

**Question #5:** Regarding the RFP distribution: Is the RFP open to all potential qualified teams or was this RFP sent out to a select group of invited bidders and is it the intent to procure professional services from a firm based in McKinney, Texas? Additionally, Selection Criteria #9 states "Proximity to and familiarity with McKinney, Collin County, TX area."

**Answer:** **This RFP is open to all and any qualified potential firms. The RFP was posted publicly to our website as well as sent to numerous firms within the Collin County and surrounding areas.**

**Question #6:** Regarding submission of fees: Will the selection of this team be based on the fee or will there be a most qualified bidder determined after grading the 18 listed items in the RFP Instructions and Format?

**Answer:** **A contract will be awarded to the firm that can provide the "best value" based on the qualifications listed in the RFP, experience and expertise, commitment to the outline Project Milestone Schedule deadlines.**

**Question #7:** Regarding Selection Criteria item #3 Proposed design approach and innovative design solutions for projects of this type: Is this criteria asking for design of this facility in the RFP or is this criteria going to be graded looking at prior experience innovative design solutions?

**Answer:** **We are not asking for a design prior to the award of the contract. This criteria is going to be graded looking at prior experience, innovative design solutions and best overall value.**

**Question #8:** On page 5 of the RFP, the first item listed in Required Qualifications is experience as the primary design architect...with a construction cost of greater than \$15,000,000.00. How will this be evaluated, i.e. will you ask teams to show a minimum number of projects that they have been the lead designer for that are over \$15 million?



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Answer:

On the RFP under Proposal Instructions and Format, Number 8, it states that the firm submitting a proposal will include projects constructed in the last 5 years or currently under construction and Project description listing dates of design, project gross square footage, construction cost and total design fee (including sub-consultants). The number \$15 million is a preliminary averaged number based on what our company is seeking.