



**MARICOPA COUNTY SPECIAL HEALTH CARE DISTRICT**

**DBA VALLEYWISE HEALTH**

**ADDENDUM #1 TO THE  
REQUEST FOR QUALIFICATIONS  
FOR**

**DESIGN BUILD SERVICES FOR**

**THE VALLEYWISE HEALTH ROOSEVELT CAMPUS PARKING GARAGE 1**

**90-26-309-RFQ**

**JULY 16, 2026**

**COVER SHEET**

THE ADDENDUM ACKNOWLEDGEMENT FORM MUST BE SIGNED AND RETURNED WITH YOUR SOQ SUBMITTAL CONFIRMING RECEIPT OF ADDENDUM #1 TO THE VALLEYWISE HEALTH ROOSEVELT CAMPUS PARKING GARAGE 1 90-26-309-RFQ. FAILURE TO INDICATE RECEIPT OF THE ADDENDUM MAY RESULT IN THE SOQ BEING REJECTED AS NON-RESPONSIVE.

THE VALLEYWISE HEALTH ROOSEVELT CAMPUS PARKING GARAGE 1  
90-26-309-RFQ  
ADDENDUM #1

The Maricopa County Special Health Care District (“District”) d.b.a. Valleywise Health is hereby issuing Addendum #1 to the Request for Qualifications which requested statements of qualifications from qualified, licensed Design-Build firms (“Design-Build Firms”) interested in providing professional design-build construction services for The Valleywise Health Roosevelt Campus Parking Garage 1 Project (the “Project”) and other items as deemed necessary by the District.

Pursuant to the Procurement Code Clause HS-305, Addenda to Solicitations, Paragraph A (3), this Addendum One will furnish to other Respondents information given to one Respondent to assist the other Respondents in submitting their responses. The official responses are provided below as follows:

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| <b>1.</b>                                      | <b>Question.</b> Can you provide us with the list of all the General Contractors that are proposing on the Parking Garage? |
| <b>Answer.</b> This is not public information. |                                                                                                                            |

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| <b>2.</b>                                                                                                                                                                          | <b>Question.</b> Are you able to share the presub sign in sheet for the parking garage site visit that occurred last week and a Planholder’s list? |
| <b>Answer.</b> A sign-in sheet is not available. The parking garage site visit was not required, therefore attendance was not recorded. No Planholder’s list has been established. |                                                                                                                                                    |

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| <b>3.</b>                                                                                                                                                                    | <b>Question.</b> RFQ Exhibit A, page A-1, Intent – Is the new Parking Garage 1 intended to operate as paid parking or free parking? |
| <b>Answer.</b> Parking Garage 1 is intended to operate as free parking for authorized user and that access will be restricted through the use of an access control solution. |                                                                                                                                     |

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| <b>4.</b>                                                                                                                                                                              | <b>Question.</b> Page 3, Section 1.3 – Section 1.3 notes the District may either enter into negotiations with the highest qualified Design-Build Firm or issue an RFP to the firms on the final list. Does the District currently anticipate moving directly into negotiations with the top-ranked firm, or does it expect to issue an RFP to the shortlisted firms? If this decision has not yet been made, what criteria will the District use to determine the next step? |
| <b>Answer.</b> The District currently anticipates moving directly into negotiations with the top ranked firm after the interview phase but reserves all rights as outlined in the RFQ. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| 5.                                       | <b>Question.</b> Page 3, Section 1.3 – If the District issues an RFP, will shortlisted firms be required to submit a design proposal, a fee and/or GMP proposal, or both? |
| <b>Answer.</b> See response to #4 above. |                                                                                                                                                                           |

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| 6.                                                                                                                                                                                                     | <b>Question.</b> Page 3, Sections 1.3 and 1.4; Cover Page – If an RFP is issued, what is the anticipated timeline for RFP release, proposal due date, evaluation, and contract award? The current schedule identifies an anticipated award date of November 2, 2026, and a Construction Certificate of Occupancy date of December 2028. Please confirm whether a two-step process would change the anticipated award/completion dates. |
| <b>Answer.</b> If the District moves forward with an RFP, the timeline is yet to be determined. Yes, if the District elects to move forward with a two step process the timeline will be re-evaluated. |                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| 7.                                                                                                                               | <b>Question.</b> Page 3, Section 1.4 – If a bid bond is required with the RFP submission per A.R.S. § 34-608, will the bond amount be based on the total project budget of \$48 million, or on the construction-only budget excluding design, preconstruction, and other non-construction services? |
| <b>Answer.</b> Refer to page A-1 of the RFQ for construction budget and page 3, Section 1.4 for requirement for bid bond amount. |                                                                                                                                                                                                                                                                                                     |

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| 8.                                                                      | <b>Question.</b> Page 3, Section 1.3, Stipulated Fee – Regarding the 0.4% stipulated fee, does a firm need to accept or waive the fee at the RFQ stage, or is that decision made during the RFP proposal phase? If a firm elects to waive the stipulated fee, does the District’s restriction on use of proposal content apply only to the RFP proposal, or would it also apply to information already submitted in the RFQ? |
| <b>Answer.</b> Section 1.3 (page 3) specifies the stipulated fee rules. |                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| 9.                                                                                             | <b>Question.</b> Please provide the Valleywise Standards that will be used for this project. |
| <b>Answer.</b> Valleywise Health operates under the latest revision of the MAG Specifications. |                                                                                              |

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| 10.                                                                                                                   | <b>Question.</b> Please confirm whether City of Phoenix Fire Department will be the AHJ for fire code compliance. |
| <b>Answer.</b> No. AHJ for Valleywise Health is the State Fire Marshall who has delegated authority to a third party. |                                                                                                                   |

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| <b>11.</b>                                      | <b>Question.</b> Is there expected to be an entitlements package as part of this project? |
| <b>Answer.</b> No entitlements are anticipated. |                                                                                           |

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| <b>12.</b>                                                                                                                                                                                                                                                                                                             | <b>Question.</b> Question #7 on the Organizational Information Form states that: “Detail corporate experience within the last five years relevant to the proposed RFQ, including specific details regarding the respondent’s experience.” Please provide clarity on what Valleywise is requesting with this question. |
| <b>Answer.</b> Valleywise Health is requesting information that demonstrates the respondents’ relevant corporate experience as it relates to the scope of this RFQ. The intent is to evaluate the firm's qualifications and experience in successfully delivering projects comparable to the requirements of this RFQ. |                                                                                                                                                                                                                                                                                                                       |

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| <b>13.</b>                                                               | <b>Question.</b> Page count including clarification – Please confirm whether the following forms count towards the 60-page count limit. <ul style="list-style-type: none"><li>a. Organizational Information Form</li><li>b. Addendum Acknowledgement</li><li>c. Non-Collusion Affidavit Form</li><li>d. Exceptions to RFQ Requirements and Contract Documents Form</li></ul> |
| <b>Answer.</b> These documents listed are excluded in the 60-page count. |                                                                                                                                                                                                                                                                                                                                                                              |

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| <b>14.</b>                                                                                              | <b>Question.</b> 2.2.D – Project Approach: Are sub items (a) through (l) required to be addressed in the order in which they are presented or may these items be addressed in a sequential format that would follow the progression of the Design-Build delivery model/process? |
| <b>Answer.</b> Sub items may be addressed in the order that demonstrates the Design Builder’s approach. |                                                                                                                                                                                                                                                                                 |