January 20, 2010

Questions and Responses

1. It was stated at the January 13, 2010 that Construction Documents and Specifications for the 7 areas of construction are in varied levels of completion. What is the status of completion of the Working Documents and Specifications for these projects?

   Eye Center – architectural plans completed
   Medical Library – program plan under discussion
   Amphitheater – architectural plans completed
   Offices for AUC – architect just coming on board
   Bathroom project – program plan to be developed
   Employee Health – program plan to be determined
   South Ocean care building – project cancelled

2. Please identify which of the 7 areas of work have completed Working Drawings and specifications.
   See response to question #1

3. Are the completed Working Drawings and Specifications available for review prior to the RFP submission date of Friday January 25th, 2010?
   No

4. At what date is it anticipated the additional working drawings and specifications will be available?
   They will be developed through the year.

5. It was stated in the walk through that several projects were to be completed for the July 1st, 2010 occupancy for Academic Program. Please clarify what is the order these projects are to occupied and for what dates? Is design completed?

   The first priority projects to be completed are the Amphitheater, the offices for AUC, and the Eye Center. The amphitheater and offices need to be completed by 7/1/10 and the Eye Center needs to be completed by 9/1/10.

   a. The Amphitheater, Library, and Offices for the Caribbean Doctors were listed. Please confirm these areas and any other areas that must be completed by July 1st.
   See above

   b. Of the other areas to be completed before the January 31, 2011, are there intermediate dates needed for occupancy?
   No interim dates identified. Employee Health must be completed by 12/31/10. Schedules for Medical Library and Bathrooms will be developed by 3/31/10.
c. Please specify these projects and in order of importance.
   See answers above.

6. The Freeport South Ocean Care Clinic is at a separate location. Can this facility 2nd floor be visited for review prior to the bid submission? What portions of the 2nd floor is to renovated?
   This project has been cancelled.

7. It was stated at the walk through that the Amphitheater Contract Award was anticipated to in the Neighborhood of $600,000.00.

   a. Do you have other anticipated Dollar amounts for the other six areas of work?

      Projected project costs are as follows:

      Amphitheater - $ 600,000
      Eye Center - 850,000
      Offices for AUC - 500,000
      Medical Library - 1,300,000
      Bathrooms - not determined
      Employee Health - 300,000

   b. What is the estimated cost projections of the additional projects?
      See above
   c. How and by whom were these estimates created?
      Consultation with various architects
   d. What documents, scope of work and assumptions for completion, were associated with the estimates?
      Varied according to the project

Scheduling

8. How many of these projects can be in construction simultaneously?
   It will vary over the year but we expect 3-4 projects at any one time.

9. What is the status of completion of the Working Documents and Specifications for these projects?
   See response to question #1 above.

10. Which projects are / have been done with NHCC in house Professionals and which projects are / have been done by Outside Professionals? - - - --

    All project plans done by architects

    -Please states the percentage of completion of each project and the anticipated completion projection for the unfinished work.
    Completion dates noted above

    - Please identify any professional service entities outside of NHCC.
Successful bidder will meet with our team after selection

Construction Contract Development and Award:

It was presented that the award of the Construction Contracts for work is to be part of NHCC in place State Contract Assignment for work.

11. Is this funding in place for the work to be bid out?
   These projects and the hiring of the Owner’s Rep are part of the NuHealth Capital Plan

12. How are the Construction Entities to perform this work organized?
   12a. Are there in house Facilities Construction Employees?
       No
   12b. On there on call Requirement Contractors in place?
       All contracts are public bids
   12c. For work to be bid out separately, are there approved contractors for bidding work in place?
       All contracts are public bids

Are these contracts to be awarded based on Wicks Law?
   NuHealth will follow Wick’s law requirements
   - How many of the 7 areas are to be bid out at once?
     To be determined working with selected owner’s Rep.
   - Are the contracts to be bid by trade per area?
     To be determined working with selected Owner’s Rep
   - Are the contracts to be bundled by trade for all work?
     To be determined working with selected owner’s Rep

13. Will the full CM manpower be accommodated by existing NHCC facilities at the NC Hospital, or will a separate trailer for CM staff be needed? Who will supply the trailer if necessary and at what date will facilities be available for occupancy on site?
   NuHealth will provide office space for the Owner’s Rep. We do not anticipate adding an additional trailer

14. It was stated that these contracts are to be bought thorough NHCC contracts through State Issued Purchasing power Mobilization and all tracking must digitally be organized by the States Mandates for monitoring and on spot auditing.
   - Will the NHCC standards be applied for quality assurance?
     Yes
   - Will the final accounting of reviewed requisitions for payment be subject to NHCC reviewed accountants?
     Yes
   - What will be the pay-out time frame work for payment to contractors?
     Generally 30 days
15. With in place Construction Requirement Contract Entities what is the mobilization time expected for the contractors from bid request to award and construction start?
   
   To be determined with Owner’s Rep and contractor based on project schedule

16. With work to be newly bid out what to Construction Entities what is the mobilization time expected for the contractors from public announcement to construction start?
   
   Varies. First step after announcement of award is processing a contract with NuHealth

17. Scope definition: On each project, please confirm the following base information:
   
   a. Project square footage
   b. Estimated dollar value for all projects with separate value for the two bathroom modernization projects (NUMC and Patterson)
      
      See above, response to # 7A
   
   Confirm the status of all projects- design phase and bid readiness, etc
      
      See response to # 1
   c. Anticipated construction work hours. Confirm which projects will require after hour and weekend work and any other factors which may impact CM/OR effort required levels.
      
      Generally M-F; 7:00-3:00 with work at other times on a scheduled basis

18. Fee Structure Expectations: Confirm if hours required are to be provided by project or a total for all projects. The categories indicated in the RFP are for bid documents, construction monitoring, contractor payment coordination, project completion & close-out only. Confirm if fees are to be provided by category only, then should design be added as a separate category. Please confirm if project mobilization, typically a more intensive timeframe and a separate category phase, should be listed separately.
   
   Provide hours for all projects in each category specified in the RFP.
   
   Please add the category of “Project Mobilization”. Design should not be a separate category.

19. Pre-purchase of Long-lead items and FFE Coordination: Given the compressed schedule, can it be anticipated that the Owner's Representative/Construction Manager (CM/OR) will be responsible for purchases such as, FFE, theater seating and A/V and HVAC equipment, etc? If so, confirm if it should be indicated in the Fee Structure as a separate category.
   
   All purchasing will be done through the hospital using our established processes
20. **Move Coordination/Swing Space:** Confirm if the CM/OR is anticipated to conduct move services including swing space coordination and phasing as part of their contract.
   
   *Coordination of all moves will be done by NuHealth Planning Office in consultation with Owner's Rep and personnel involved*

21. **Onsite CM/OR Offices:** Confirm if office space and equipment will be provided by NUMC or should the proposers indicate costs in the fee proposal as a reimbursable expense.
   
   *Office space for Owner's Rep will be provided at the hospital*

22. **Bathroom Modernization:**
   
   *Scope for bathroom project is to be determined over next few months*
   
   a. Please confirm the number of patient bathrooms per floor, separating the Nassau University Medical Center from the A. Holly Patterson Nursing Home.
   
   b. Please provide description and extent of modernization, indicate if plumbing roughing replacement or relocation of plumbing risers and ADA upgrades, etc is included in the scope of work.
   
   c. We understand the restrooms are to be designed. Confirm if the Architect is under contract, extent of design duration and subsequent construction start/end date.
   
   d. Confirm the number, location on how many services floors for shower rooms are being considered.

23. **Amphitheater and American University of the Caribbean Offices:**
   
   *Please confirm the expected completion dates for these time sensitive projects.*

   **July 1, 2010**

24. **South Ocean Care:**
   
   *Project cancelled*
   
   Confirm level of renovation anticipated- cosmetic or gut rehab.

   Given the unknown duration of the toilet retrofit, what should the Owner's Rep assume as the timeframe for this work so there is consistency in the proposals??
   
   *Probably will extend beyond 1.31.2011. Owner's Rep will be involved in developing the timeframe.*

   2) Does the toilet work involve ADA compliance work or just cosmetic upgrades?
   
   *Scope to be determined*

   3) On the scheduling role, will the Owner Rep obtain schedules from the Contractors for each of their
projects and coordinate these with NU Planning Dept on to a Master Schedule?

Yes

4) What is the Owner Rep's responsibility in preparing the I.C.R.A. for the individual projects?

Work with staff at NuHealth to prepare ICRA's

5) Section D 1 of the Qualifications of the Proposer requests us to provide adequate information demonstrating experience on projects of similar scope of magnitude. D3 asks for 5 projects and the same information. Please indicate the difference between the two.

Section D1 is for a general description of similar experience. Section D3 requests additional specific information on 5 projects.

25. What estimating services, if any, will be required? Please provide a breakdown by project the extent of the estimating services and deliverables required.

At this point we do not anticipate requiring estimating services from the Owner's Rep

26. What is the construction budget for each project?

See response to #7A

27. Is there an overall schedule for the capital projects? Can you please provide start and finish dates and/or durations for each project?

See response to #5 above

28. What scheduling services and deliverables will be required?

Owner's Rep will work with Planning Office to develop schedules

29. What is the extent of any constructability reviews that will be required by project?

No separate reviews required.

30. Will you require any value engineering services? If so for which project?

No separate Value engineering required. Will be included in team review of projects and coordinated by Planning Office.
31. Will the CM be expected to estimate change order proposals and negotiate same or just review the change orders and make recommendations?

Provide general estimates, some negotiation with contractors, review, and make recommendations

32. What is the CM role and responsibility for safety and quality?

Will be a part of a team with NuHealth with responsibility for safety and quality issues

33. Will the CM team be required to maintain a fulltime presence on the site?

Office will be provided and Owner's Rep should have a regular schedule of time at NuHealth but may not be full-time, depending on work load

34. Please describe the meeting structure requirements for the projects.

Owner's Rep and Planning Office will develop a regular meeting schedule

Companies participating in the Site Visit 1/13/10:

The names and addresses on the sign in sheets were not all discernable so we are including a list of the companies who attended the site visit.

Dack Consulting

RAVCO

Coppala Development

URS Corp.

AVANTI

Triton Construction

VJ Associates

HAKS

Bovis Lend Lease
Aurora Contractors
Home Depot
TU Nickle and Associates
Gilbane Building Co.
Colonial Crafts
Cameron and Associates LLP
A.Vournon CM Group
RC Dolner LLC
Works-in-Progress
Hirani Group
SCC CM Group
Nentides

ALL PROPOSALS SHOULD BE DELIVERED BY 3:00PM ON MONDAY JANUARY 25 TO

Legal Affairs Office

1st floor

Nassau University Medical Center