

Architectural & Engineering Services for Cath Lab

RFP 2016-004

Questions to be submitted by March 14.

Proposals due March 28, 2016.

The following questions were submitted with regards to RFP 2016-004.

1. We are in receipt of the above referenced RFP and wondered if the project walk through which was dated 2/29/16 was mandatory for submission of a proposal. We missed the date and are wondering if that disqualifies us. If it does not, we are most interested in submitting a proposal and with that, wonder if there is another opportunity to visit the site.

Answer: The 2/29/16 walk through was not mandatory for submission of a proposal. If you missed the walk through, you may still submit a proposal. There is no other opportunity for a walk through.

2. Is there a cost estimate or budget range available for the project?

Answer: The current working budget is \$1,000,000 for construction costs. This is for all work anticipated in both phase 1 and phase 2.

3. When is construction expected to start and be completed?

Answer: NHCC wishes to begin construction and bring the Cath Lab services on line as soon as possible. It is estimated that the architectural award and internal approval process may take two to three months from the proposal submission date of March 28, followed by a full review of all project details by the new architect, programming, and design. NHCC will look to expedite all of the above and enter the construction bidding phase in the fall of 2016 or earlier.

4. Regarding the above mentioned RFP, is it possible to get a copy of the RFP request list?

Answer: No. NHCC does not release the attendance list from the RFP walk through.

5. Regarding the RFP of reference I'm wondering if a list of interested consultants will be published. We are a mechanical, electrical and plumbing MBE Consulting firm interested in procuring our services as a MBE sub-consultant.

Answer: No. NHCC does not release the attendance list from the RFP walk through.

6. May I please have a copy of the attendee list from the walk through for RFP #2016-004?

Answer: No. NHCC does not release the attendance list from the RFP walk through.

7. Will DI Group or Nassau Health Care Corporation provide CAD files for the existing space?

Answer: At this time NHCC does not have CAD drawings for the existing space. If they become available, they will be provided to the awarded design firm.

8. Does Nassau Health Care Corporation request medical equipment planning as a part of the RFP submission? If so, does the Nassau Health Care Corporation have a preferred list of medical equipment planners?

Answer: NHCC is not requesting medical equipment planning as part of this RFP.

9. Does the Nassau Health Care Corporation have a list of preferred engineers and other consultants?

Answer: NHCC does not have a preferred list of engineers and consultants to offer.

10. At the walkthrough, it was discussed the budget may be between \$1M and \$1.5M, but the breakdown was not clear. Please clarify: What is the construction budget? What is the all in budget, including soft costs like A&E fees?

Answer: The high level budget is \$1,400,000 for all project costs in both phase 1 and phase 2. The construction cost budget is \$875,000, abatement is \$125,000. Soft costs and contingency make up the balance of the budget.

11. What is Nassau Health Care Corporation's schedule for the Cath Lab project with milestone dates?

Answer: See response to question 3.

12. Will a list of attendees from the walkthrough be distributed?

Answer: No.

13. . We understand NHCC will be conducting all Haz Mat surveys and executing remediation prior to construction. Please confirm.

Answer: Confirmed.

14. We understand the First Phase will include completion of the Cath Lab Procedure Room already in progress and estimated to be 90% complete. The A/E team will review and comment on work completed to date including evaluation of existing construction code compliance and make recommendations indicating compliance or identifying non compliant work and necessary changes. Such changes will be determined at the time of the inspection. The necessary Scope of Work (SOW) identified will be added to the A/E fee proposal. Please confirm or advise if the above is in error.

Answer: The A/E fee proposal shall include a review of the existing work and providing A/E services to complete the Cath Lab procedure room and required support spaces as outlined in the RFP Phase 1 section. Phase 2 includes additional spaces that have not undergone any construction work at this time and will be renovated to expand the Cath Lab program as outlined in the RFP. If there are significant changes or code compliance issues identified, additional service requests may be considered.

15. We understand the NYS DOH Notification already submitted for the new Cath Lab equipment replacement is still active. We are to assist NHCC with completion of related construction and closeout of the Notification so NHCC can place this equipment in service ASAP. I anticipate the existing Notification Certification letter filed by the original architect will remain active and that we will file an amendment should any work need to be revised following our inspection. I anticipate we will assist with the NYS DOH pre occupancy inspection. Who will prepare and submit construction completion certification documents as may be required? They may need editing since we did not prepare the original CDs. Please confirm.

Answer: The original NYSDOH notification will not be amended, it will be superseded. The awarded firm will become the architect of record on the new submission and provide all services associated with this responsibility including construction documents. NHCC will hire a filing consulting to communicate with NYSDOH and to prepare and submit CON documents as required.

16. We understand a DOH C.O.N. expediting consultant will be retained by NHCC and we will assist with preparation of required submission A/E documentation. Please confirm.

Answer: Confirmed.

17. We are not to include estimating in our fees. This will be provided by a CM retained by NHCC during pre construction services. Hence, any necessary value engineering will be evaluated and incorporated during Schematic Design and Design Development phases. Please confirm.

Answer: Confirmed.

18. There are no requirements for M/WBE during the design phase. There is a 20% M/WBE project construction requirement. We understand M/WBE participation will not be a A/E selection criteria. Please confirm.

Answer: The MWBE Participation Goals as noted on the NYS Contract Reporter are for the Nassau Health Care Corporation as a whole and not specifically for this contract. MWBEs are encouraged to respond to this RFP.

19. Please provide the NHCC budget for the construction of the project and what the budget is to include (FEE, soft cost, etc.).

Answer: See response to question 10.

20. We understand existing Haz Mat fire proofing will be removed and replaced in the area of work as part of the SOW.

Answer: Yes.

21. We understand the AHJs include the NYS DOH, fire protection and life safety (local fire marshal). There will be no municipal building department, OGS, or other required AHJs. Please confirm.

Answer: Confirmed.

22. The building is not fully sprinklered. We will include design of a new sprinkler system extension from the existing base building system if required by the fire marshal. Please confirm.

Answer: At this time, we do not anticipate installing sprinklers in this project as it does not modify enough area in the smoke compartment. Your proposal should not include sprinkler design work.

23. The building does not have a compliant Type 1 EES. We will include design of a new Type 1 EES stand alone system for this project area only. Please confirm.

Answer: Confirmed.

24. We understand the existing ceiling hung HVAC equipment in the unfinished support corridor must be removed and reinstalled to provide adequate service clearance.

Answer: Confirmed.

25. We anticipate the buildings existing base building systems (HVAC, electrical, medical gas, sprinkler, fire alarm, etc.) are of adequate capacity to accommodate the new project. Please confirm.

Answer: This is not confirmed. The awarded firm will review the base building systems with NHCC personnel to determine if any base systems lack the necessary capacity for the proposed renovations. Please note the current design already used supplemental air conditioning, the emergency power system was discussed in question 23, and sprinklers will not be a part of this project as noted in question 22.

26. Phase 2 will entail design and construction of all support spaces (estimated to equal approximately 2,000 SF) to accommodate the Functional Program required for PCI Cath Lab procedures. The A/E team will revisit the program, and conduct test fit studies for the existing partially constructed project location, and for the existing adjacent shared Cath Lab and G.I. suite. Although a fixed fee RFP response for this work (including programming, SD, DD, CD,) will be submitted, adjustments to the SOW not anticipated by the RFP response will be included in a revised fee as may be applicable upon determination of the selected approach. Please confirm.

Answer: Confirmed. All proposers must submit all inclusive hourly rates and multiplier as requested in the RFP. These rates may be used in negotiating additional services.

27. Please provide existing archive floor plans of the areas of anticipated work. This will enable understanding of the SOW and potential construction phasing by comparing the existing floor plan to the proposed plan identified as Option 5R.

Answer: Existing floor plans will be posted to the NHCC website under the "Doing Business with NuHealth" tab. They will be listed as Attachment "C".