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Commissioner, District 5
Katherine Miller
County Manager

September 28, 2017

ADDENDUM #2
RFP# 2018-0150-CMO/BT
DESIGN-BUILD SERVICES FOR
EAST MOUNTAIN REGIONAL HEALTH FACILITY

Dear Proponents,

This addendum is issued to reflect the following immediately. It shall be the responsibility of interested Offerors to adhere to any changes or revisions to the RFP as identified in Addendum No. 1 and this Addendum No. 2. This documentation shall become permanent and made part of the departmental files.

CLARIFICATION:

Under Section V. **GENERAL REQUIREMENTS INFORMATION, paragraph GG. Preferences in Procurement by Santa Fe County,** subparagraphs A, B & C on pages 30 & 31 of the RFP, are removed. Appendix C of the RFP will not be a required document to submit. Due to the Federal funding associated with this project, preferences shall not be allowed.

Under Section VI. **RESPONSE FORMAT, ORGANIZATION, AND SPECIFICATIONS, paragraph F. Pre-award Survey of Offeror’s Safety,** page 33 of the RFP, please disregard this requirement of the RFP.

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1. The masterplan for this area shows a 20-acre medical complex and states FCCH is being given 7 acres with availability for specialist offices and a wellness center. At the proposal they were unsure of the land being given but thought it was 5 acres. How much land is devoted to this project and will additional facilities be added in the future?

Answer: The site contains 5 acres of undeveloped property and there is no master plan for the property.

2. Is the 22,000 SF initial building planned for future expansion?

Answer: The property will contain additional stand-alone facilities which are not part of this project.

3. Is the site size capable of future expansion?

Answer: Yes

4. The masterplan shows the town plaza as being in the center of the FCCH property and crossing Municipal Way to the south of Municipal way. Is this plaza still part of the plan?

Answer: The site contains 5 acres of undeveloped property and there is no master plan for the property.

5. The master plan shows Medical Center Road separating the fire station from the medical site. Is Medical Center Road still in the plans for this development as it impacts access and egress?

Answer: The site contains 5 acres of undeveloped property and there is no master plan for the property.

6. The master plan states wastewater will connect to an existing treatment facility or to an on-site treatment and re-use facility which will be developed. What is the plan for sewage treatment?

Answer: The site contains 5 acres of undeveloped property and there is no master planned for the property. As part of the development, an on-site waste water system will be designed and constructed.

7. Page 5 and Page 6 of the RFP conflict in stating NMGRT is part of the MACC. Is NMGRT included or excluded from the MACC?

Answer: Exclusive

8. Will the sign in sheet be issued to pre-proposal attendees?

Answer: Attached to Addendum 2.

9. Who and what entities comprise the Phase 1 selection team?

Answer: Santa Fe County and First Choice Community Healthcare.

10. It was stated at the pre-proposal that there is Federal, State, County, bond, and private monies funding this project. What are the funding sources and what are the review and reporting requirements for each of these funding sources?

Answer: There are multiple funding agencies involved in this project including the State of New Mexico, Santa Fe County, Health Resources Services Administration, the Town of Edgewood, USDA and First Choice Community Healthcare. Although not a criteria for evaluation purposes the selected Contractor will have to assist the County in compiling data including wage rate and payroll certifications that the County will be required to submit reports.

11. Is this a Federally Qualified Health Care Center and subject to FQHC requirements?

Answer: Yes

12. Has the site been surveyed and platted?

Answer: Yes

- a. Are topographic and boundary surveys available for use by the design team?

Answer: The survey will be made available to for the Phase 2 portion of the solicitation. There is not a boundary survey for the property.

- b. If not, will these items be provided by the County prior to December 12, 2017 and Phase 2?

- c. Is there a road to the east side of the site, Medical Center Road, or is the site adjacent to the fire station with no road between?

Answer: There is no road adjacent to the fire station that is developed – what is being referenced as a road is a driveway for convenience.

- d. If there is a road, is developing the road part of the MACC?

13. Have geotechnical tests and a soil survey report been done?

Answer: No.

14. The timeline does not appear to include time for programming with users.

- a. Has a project program already been prepared and will it be made available to the successful team?

Answer: An initial space program has been developed with the using entity. It will be made available to the shortlisted firms in Phase 2.

- b. If a project program has not been prepared, will programming be a part of services?

- c. If project programming is part of the services requested, who will represent the building users?

- d. If project programming is part of the services requested, where does it fit in the project schedule?

15. The timeline does not appear to include time for New Mexico Dept. of Health Facility Licensing and Certification review and approval, which is required and usually takes several months following completion of construction documents. Will this time be added to the project schedule?

Answer: The dates for substantial completion and occupancy are stated in the solicitation. Any requirements for licensing and certification have to be programmed within the project schedule.

16. It was stated at the pre-proposal that there will be emergency services provided at this clinic and there will be medical gases provided.

- a. Is it correct that medical emergency services will be provided at this facility? This will not be an emergency services facility, however, extended hours services may be provided.

Answer: There will be no medical gases provided at this facility.

- b. If yes, what level of emergency services are to be provided?

- c. Will ambulances be delivering patients to this facility, thus requiring an ambulance bay?

Answer: There will be no need for an ambulance bay.

- d. Is an emergency helicopter pad required?

Answer: No.

17. It was stated at the pre-proposal that there will be medical gases provided in the building. There will not be medical gases provided in the building.

- a. Are there medical gases throughout the building including medical areas?

- b. Or, are there medical gases just at the dental portion of the building?

Answer: See answer to question 16 above.

18. It was stated at the pre-proposal that there may be major medical procedures

performed at this facility.

Answer: There are no emergency or major medical procedures planned for this facility.

a. Will this be considered an ambulatory surgery center or a clinic by the New Mexico Dept. of Health Facility Licensing and Certification Bureau?

Answer: It will be considered a clinic.

19. Dental equipment is very expensive. Is dental equipment part of the MACC or separate from the MACC as part of fixtures, furnishings, and equipment, contracted for and provided by the building user?

Answer: All equipment and furnishings are outside this solicitation.

20. What utilities exist in the area of the site? Are utility plans available for use?

Answer: There are no utilities on site. Coordination of utilities will be the responsibility of the contractor.

a. Is there water availability and are the water line size and water pressure capable to support a fire suppression system in the building?

Answer: Water is available; however appropriate water line sizing for the facility will be the responsibility of the selected contractor.

b. Are fire hydrants within required distances?

Answer: The appropriate fire hydrant distances will be the responsibility of the selected contractor.

c. What sanitary sewer connections are available?

Answer: None. An on-site waste water system will be designed and constructed as part of this project.

d. What exists for gas, electric, telephone, data, TV, etc.

Answer: The site does not have utilities located on the property. Coordinate of utilizes will the responsibility of the contractor.

e. Is a back-up electrical power generator required?

Answer: Yes.

21. Is lightning protection required for this facility?

Answer: Yes.

22. Would the County consider a pre-engineered structure due to the short timeline?

Answer: Yes, provided that the space program and use remains as contemplated.

23. As part of Phase I proposal we would like to obtain if possible a topographical/utility survey and geo-technical report. Are these available at this time?

Answer: No they are not available.

24. Due the tight timeline for design, permitting and occupancy, is the County, State and First Choice Healthcare Inc. open to the option to phase the work with a grading and foundation package while the design is finalized?

Answer: Yes.

25. Are the planned clinical procedures limited to typical exams, lab work, suturing wounds and setting broken bones or will more extensive procedures be done which would require

emergency room utilities? We understand that a patient may come in with a heart attack who will be treated as needed while the ambulance arrives for transporting to nearest hospital.

Answer: There will not be a requirement for emergency room utilities.

26. Utilities were discussed during the meeting but it seemed unclear what utilities exist at the site. Could you please clarify what utilities are present and which utilities will be required to extend to the site? Also is the water supply ample to pressurize a fire protection wet pipe system?

Answer: There are no utilities on the site. Water service is available on Municipal Way.

27. Is there a legal Plat available for the Site?

Answer: Yes.

28. Please clarify acreage of the site?

Answer: 5.0 acres

29. If the assumed Outpatient Clinic is classified as a "B" Occupancy, will the facility be required to be sprinkled, whether or not is required per the life safety Building Codes?

Answer: Yes.

30. Please clarify funding sources for the project.

Answer: There are multiple funding agencies involved in this project including the State of New Mexico, Santa Fe County, Health Resources Services Administration, the Town of Edgewood, USDA and First Choice Community Healthcare.

31. Please clarify extent of standby power system?

Answer: There is a requirement for a backup power system for the facility.

32. The project will not be LEED certified correct?

Answer: LEED certification is not required. Energy Star is required pursuant to the County Sustainable Land Development Code (SLDC)

33. NM Department of Health approval of the design is required?

Answer: Yes.

34. The RFP states that power back-up would be one of the elements for the project, that does not mean emergency generator? Emergency generation is not required by any Code.

Answer: Power back-up is required. Emergency generation may be proposed by the selected contractor, but is not required.

35. Medical gases were mentioned at the Pre-proposal meeting. Can you expand on that? Dental facilities would have water and vacuum and clinics don't require any medical gases by Code. Do the Users want certain medical gases even though they aren't required by Code? Answer: Medical gases will not be a requirement for the facility.

36. Will the County consider fast track construction such as starting the foundations before the complete drawings aren't complete?

Answer: Yes.

Please add this Addendum #2 to the original bid documents and refer to bid documents, hereto as such. This and all subsequent addenda will become part of any resulting contract documents and have effects as if original issued. All other unaffected sections will have their original interpretation and remain in full force and effect.

Bidders are reminded that any questions or need for clarification must be addressed to Bill Taylor, Procurement Manager at wtaylor@santafecountynm.gov.

Pre-Proposal Conference
RFP#2018-0150-CMO/BT
 Design Build Project Delivery Services
 East Mountain Regional Health Facility
 Friday, November 03, 2017 at 10:00am

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