

Questions RFQ 9600-18 Tenant Improvement

1. Q:As mentioned in 5.1 Scope of Work: “d) Architect will coordinate with Gallun and Snow Associates for the interior design and Natividad Medical Center interior finishes.” Will the selected Architect perform Interior Design to work within the selected masterpallette or will Gallun and Snow provide interior design services?
A:Gallun and Snow will provide the interior design services, coordinate as needed.
2. Q:Is there currently a construction cost estimate for the project?
A:Not at this time
3. Q:In terms of the fee estimate per section 7/ Attachment C, is a full fee estimate required or hourly rates only?
A:Hourly Rates
4. Q>Please verify that this is a publicly bid project.
A:The project is to be bid to the public in accordance to requirements of the County of Monterey.
5. Can you furnish us with existing floor plans? Existing floor plans will be available after selection of an architect.
6. Q:Will a list of interested firms be published?
A:See Attached
7. Q:Will the new clinic be OSHPD3 licensed?
A:The new clinic will not be OSHPD3
8. Q:Has any preliminary programming or space planning been completed as a starting point?
A:Informal space planning has been discussed; this will be included in the Architect’s scope. +
9. Q:Was this completed by Gallun & Snow?
A:No
10. Q:Are they also proposing on this portion of the project?
A:No, they will not be proposing on this portion, just to be coordinated with on interior design.
11. Q:Item 5.2.1.f - since this is a tenant improvement, will Civil Surveys really be necessary?
A:Items in 5.2.1.f will need to be verified, full surveys may not be required.
12. Q:Is there no existing utilities information for the existing facility?
A:There is utilities information available for the site.
13. Q: As discussed, we would kindly request posting of the attending design vendors sign-in sheet. A: We will send them to all vendors who attended the mandatory meeting. I’ll send as much as I have first on Friday, August 12th, then send a complete set out on Friday, August 19th.

14. Q: Confirming that the 24,000gsf figure noted represents the total existing foot-print of the Bldg 400 3rd floor (TI base scope).
A: 18,000 Sq/Ft on the 3rd floor and 6,000 Sq/Ft on the 2nd Floor
15. Q: Confirming 2nd floor 6,000gsf area is separate component and will also be taken through full documentation, permitting/bidding but will only proceed into construction pending bid costs received compared with Project Budget (thus it's noted as Alternate Scope).
A: Pending the programming phase of the project
16. Q: Is there a beginning Project Program Document? (i.e. number of Providers, projected client load by service line, etc.)
A: Not at this time
17. Q: Is there a target Project Construction Budget figure that can be published?
A: Current construction budget for this project has not been finalized
18. Q: Are equipment, furniture and/or signage design services to be provided? (i.e. please define the separate services provided by Gallun & Snow Associates)
A: Gallun and Snow will provide the interior design services, coordinate as needed.
19. Q: Are Cost Estimating services to be provided?
A: Cost Estimating services should be included in your scope
20. Q: Do the target phase durations noted in the Scope of Work items include Owner (County) review periods?
A: Target duration includes completion of the construction documents, not review of the local agency.
21. Q: Where and when will you post the answers to the questions?
A: We will send them to all vendors who attended the mandatory meeting. I'll send as much as I have first on Friday, August 12th, then send a complete set out on Friday, August 19th.
22. Q: Will they be on the Vender portion of the website?
A: No
23. Q: Could you post the list of firms that attended the job-site meeting yesterday and the names of the other Natividad representatives that were present at the jobsite?
A: On Friday, August 12th
24. Q: Will a list of interested firms be published?
A: All the firms that attended the Mandatory Site Visit will be published.
25. Q: Can you also furnish a list of consultants that are familiar with the campus and meet the Counties criteria for local consultants in Section 10.0?
A: There will be a addendum that involves Section 10.0 posted and sent to registered Consultants
26. Q: Can you identify what priority you assign to local consultants on the project team?
A: There will be a addendum that involves Section 10.0 posted and sent to registered Consultants
27. Q: Will the new clinic be designed to comply with OSHPD3 requirements?
A: It will not need to meet OSHPD3 Requirements

28. Q: Has any preliminary programming or space planning been completed as a starting point? Item 5.2.1.e suggests that the architectural programming has been completed.
A: **Informal space planning has been discussed; this will be included in the Architect's scope.**
29. Q: Was this completed by Gallun & Snow?
A: **No**
30. Q: Are they also proposing on this project?
A: **No, they will not be proposing on this portion, just to be coordinated with on interior design.**
31. Q: Item 5.2.1.f - since this is a tenant improvement, will Civil Surveys really be necessary?
A: **Items in 5.2.1.f will need to be verified, full surveys may not be required.**
32. Q: Is there no existing site utility information for the existing facility?
A: **There is utilities information available for the site.**
33. Q: Section 5.2.1,a requires submission of a cost estimate prior to the introductory meeting. Does the County have a construction budget in mind?
A: **Current construction budget for this project has not been finalized**
34. Q: Section 5.2-Project Schedule- Durations for each of the phases is given for each of the phases. Do you want our schedule to reflect the time durations given in the RFP, or are you looking for us to propose a schedule based on our understanding of ambulatory care clinics for County Health Departments?
A: **The Schedule are maximum allowable time to finish each phase, you may include your schedule based on your passed history in development of similar clinics**
36. Q: What's driving the schedule? Lease terminations or HRSA funding or other financial considerations?
A: **Meeting patient capacity issues.**

Questions RFQ 9600-18 Tenant Improvement 8-24-2011

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A: See Attached

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35. Q: What's driving the schedule? Lease terminations or HRSA funding or other financial considerations?

A: Meeting patient capacity issues.

36. Q: In Attachment A, Employees by Discipline, do you want us to list all the staff in our office or those that we will propose for this project?

A: Please list all staff within your regional office.

37. Q: Regarding the packaging of the Fees Schedule may the sealed envelope containing Attachment C be included inside the same box as the qualifications responses? Or should the envelope be mailed separately?

A: It may be included inside the same box.

38. Q: 3.5 notes short list notification will be on Fri. Sept. 9th. 3.6 notes selection notification will be Monday Sept. 12, only 3 days later and over a weekend. Please clarify if and when interviews of short listed firms may be conducted.

A: Estimated Notification of Selection' will be, Sept 26, 2011

39. Q: Has NMC established any official programming standards such as room sizes, case work types, equipment, etc.?

A: No official programming standards until full contract approval.

40. Q: We note the RFQ lists need for Civil Engineer and Landscape Architect hourly rates; it is believed there are no site services required as part of Scope. Please clarify that no Civil or Landscape Architect consultants need to be included in Qualifications Package.

A: No anticipated civil engineer or architect may be required at this time.

41. Q: Are any Imaging Services/Major Equipment anticipated in Clinic Spaces on either 3rd or 2nd floor TI?

A: No, not at this time.

42. Q: The date listed for the 'Estimated Notification of Selection of Short List' is on Friday, Sept. 9th and the 'Estimated Notification of Selection' is listed as Monday, Sept 12, 2011. Is the Estimated Notification of Selection date correct?

A: No, Estimated Notification of Selection' will be, Sept 26, 2011

43. Q: Will Gallun and Snow provide the signage design (interior) within their scope or should we include signage (beyond code compliant signage) in our scope?

A: Include interior signage under the scope of the Architect.

44. Q: Will exterior / site signage be required as part of this project?

A: Include exterior signage under the scope of the Architect.

45. Q: Will the cabling for telephone, security, and other low voltage be provided by the Natividad or is it expected to be included within this project scope?

A: Include cabling for telephone, security, and other low voltage under the scope of the Architect.

46. *Projects* – Conflicting info: RFQ says to list 4 in section 7.2.3; on Attachment B it says 3. Please clarify how many project and references you would like listed in the response.
Please list 4 similar projects which your firm completed within the last 5 years.

47. Q: Signature Page, 37 of 40, Qualification Package states that the package is due on Friday July 22nd 2011 . Please clarify.

A: Attached is a replacement Signature Sheet with the corrected due date

48. 8.1.1 States that one single sided original shall be included.

a. Is that singled sided document for copying purposes?

A: No, we will be using the electronic version for making duplicates.

b. Should this be bound as well?

A: Please bind this version also.

ATTACHMENTS & SIGNATURE PAGE

SIGNATURE PAGE

COUNTY OF MONTEREY
CONTRACTS/PURCHASING DIVISION

RFQ # **9600-18**
ISSUE DATE: 06/27/2011



RFQ TITLE: **Architect, Engineering and Construction Administration Services for Tenant Improvement Project**

QUALIFICATIONS PACKAGES ARE DUE IN THE OFFICE OF THE
CONTRACTS/PURCHASING MANAGER BY:
3:00 p.m., Local Time, Friday August 26th 2011

ADDRESS:
NATIVIDAD MEDICAL CENTER
CONTRACTS/PURCHASING DIVISION
Attn: SID CATO
1441 CONSTITUTION BLVD.
SALINAS, CA 93906

QUESTIONS ABOUT THIS RFQ SHOULD BE DIRECTED TO
SID CATO (831) 755-4223 catosl@natividad.com

BIDDERS MUST INCLUDE THE FOLLOWING ITEMS WITH THEIR QUALIFICATIONS PACKAGE:

- COMPLETED ATTACHEMENT A – GENERAL FIRM INFORMATION
- COMPLETED ATTACHMENT B – PROJECT EXPERIENCE SHEET
- ALL REQUIRED CONTENT FROM SECTION 8 HEREIN
- COMPLETED ATTACHEMENT C – FEE SCHEDULE (in a separate sealed envelope)

This Signature Page must be included with your submittal in order to validate your Qualifications Package.

Qualifications Packages submitted without this page will be deemed non-responsive.

CHECK HERE IF YOU HAVE ANY EXCEPTIONS TO THIS RFQ.

BIDDERS MUST COMPLETE THE FOLLOWING TO VALIDATE QUALIFICATIONS PACKAGE

I hereby agree to furnish the articles and/or services stipulated in my Qualifications Package at the price quoted, subject to the instructions and conditions in the Request for Qualifications Package package. I further attest that I am an official officer representing my firm and authorized with signatory authority to present this Qualifications Package package.

Company Name: _____ Date: _____

Signature: _____ Phone: _____ Fax: _____

Printed Name: _____ Title: _____ E-mail: _____

Street Address/PO Box: _____ County: _____ State _____ ZIP: _____

License No. (if applicable): _____ License Classification (if applicable): _____