

VCR-FY23-031
Design-Build Valencia County Hospital
Questions and Answers

1. Who will operate this facility?

A joint venture owned by subsidiaries of Community Hospital Corporation (CHC) and Lovelace Health System.

2. Will a geotechnical investigation be provided for the site during phase 2?

We could get one, but would need to disclose the site to a geotechnical consultant. We should put this responsibility on the successful Designer-Builder so disclosure of the site would not be required.

3. Will there be a third party project manager? If yes, who is it?

Yes, there will be a third party program manager. That party has not been selected at this time.

4. Will Commissioning be provided by the Owner?

Commissioning is required when we are going for LEED Certification. Commissioning, also known as Cx, means that a third party tests the operation of the systems designed into the building to assure they are operating as specified by LEED standards. It is mandatory for LEED projects. It is recommended for all projects.

We haven't discussed LEED and it was not mentioned in the literature shared so we assumed that we would not be seeking LEED Certification. We need to discuss whether we should seek LEED Certification. (BTW there is an Executive Order from the Richardson Era on LEED for State Funded Buildings.)

5. Pages 2,3: Anticipated Programmed Space Matrix: are the values listed Department Gross Square Feet?

Yes.

6. Page 22: Stipend: A stipend value in the range of \$100k would be more commensurate with complexity of this project and magnitude of scope of work required for Phase 2. Will the current stipend amount be adjusted?

The stipend for Phase II submittals may be adjusted based on the issuance of a Phase II Solicitation."

7. Page 22: Stipend: please define "acceptable design solution"

A design solution that is acceptable to the "An acceptable design solution is one that meets all of the requirements of the Phase II Solicitation."

8. Page 23: Phase 1 Proposal Format: is there a specific page limit?

No

9. Page 23: Insurance: values conflict with II F on page 4, please clarify.

This will be updated in an amended RFP.

10. Page 25: Please define: "Offerors are cautioned that the Selection Committee will use data provided by the teaming partners as well as data obtained from other sources in the evaluation of past performance"

The County will examine prior projects as well as the information provided by the offerors in determining whether the offeror is responsible for the purposes of the Procurement Code.

11. Page 31, Project Schedule: Please clarify reference to "Public Safety Complex Phase II Renovations Project" –

Inadvertent holdover from prior solicitation. This will be updated in an amended RFP.

12. Page 31, Schedule: Please clarify reference to Final Completion and Certificate of Occupancy by 2022.

Inadvertent holdover from prior solicitation. This will be updated in an amended RFP.

13. Page 31, Project Schedule: on page 6, MACC is defined as not including tax, here the reference is "MACC inclusive of NMGR" please clarify.

The MACC includes GRT.

14. What is the required scope of Phase 2 Service for medical equipment planning?

The operator will engage an equipment planner to perform the necessary medical equipment planning functions of the project.

15. Page 24, VII-B-1-c: will the County have a technical reviewer? If yes, who?

As our representative John Pate can review issues of design, construction, detailing, and technical specifications however, he has no specialized medical or hospital experience and we need a stakeholder on the counties' design team from CHC/Lovelace.

16. Is this project required to be LEED certified?

I do not believe that it does.

17. Regarding medical equipment: will the County provide a medical equipment list and cut sheets for required equipment necessary for design? What is the scope of work required for the DB team regarding medical equipment? Who will be responsible for medical equipment procurement?

The operator will engage an equipment planner and provide the necessary documentation related to the equipment along with procurement.

18. Will the project require LEED certification? If so, what level?

I do not believe that it does.

19. References from past clients have been requested, is there a form that should be used?

No. Letters, including client contact information, from your references will suffice.

20. In reference to page 23 – Professional Liability Requirements, we understand that it will be required that architectural firms carry \$2M/\$4M PLI coverage. Speaking generally, this coverage is in excess of what firms typically carry, even for projects of this size. To avoid incurring the cost of this coverage before being selected as the successful offeror, will it be acceptable to: (1) provide lesser \$1M/\$2M coverage for purposes of advancing for Step 2 with the understanding that (2) chosen teams will need to provide full coverage at \$2M/\$4M to provide services as part of the selected team?

Yes.

21. Is the 35,100 Building Gross SF or Department Gross SF?

Department Gross SF.

22. Are the SF numbers in the program listed as Net SF or Department Gross SF?

Department Gross SF.