

The Grady Memorial Hospital Corporation  
d/b/a

# GRADY HEALTH SYSTEM

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Remarkable Service Exceptional Care

GRADY HEALTH SYSTEM

Facilities Development

**ADDENDUM 1 – REQUEST FOR INFORMATION (RFI) RESPONSES**

TO

REQUEST FOR PROPOSAL (RFP)

FOR

ARCHITECTURAL, ENGINEERING DESIGN and CONSTRUCTION SERVICES

For

Electrical Switchgear Replacement

GHS RFP #F2013021\_DB

Request for Proposal Posted: September 16, 2019

Proposal Due: October 31, 2019

## **REQUEST FOR INFORMATION (RFI) RESPONSES**

1) Please confirm that the 40-page limit does not include the following:

- a. Cover Sheet
- b. Table of Contents
- c. Tabs
- d. Financial Statements
- e. Schedule Graphic/Gantt Chart

*Correct, the 40-page limit does not include these items.*

2) Can financials for the company be provided at award? Also, because GHS is a public hospital, how will this contractor's financial data be used/protected? If they must be supplied with bid, please return attached signed NDA for the release of financial data.

*Presently GHS is more concerned with the proposing teams' ability to bond and provide the appropriate insurances. Financials can be provided at award and, if acceptable, can be used as a means of confirming the winning proposing team.*

3) Regarding the proposing team qualifications, please confirm that the Atlanta office of a Joint Venture Team Member is acceptable to meet item I. a. "Location". *Yes, but since that requirement is specific to the EC, GHS would expect there to be a meaningful relationship within the Joint Venture that is within the spirit of the requirement.*

4) Proposing team qualifications item I. b. "Financial Standing" requests audited financial statements. Will "reviewed" financial statements be accepted? *Audited financial statements are preferred, but reviewed financial statements can be accepted for the proposal. Upon award, GHS may yet request audited financial statements as a means of confirming the winning proposing team.*

5) Regarding Contractor Field Services (Investigative) requirements, Item c. "Experience" requires similar experience and specifically requires "switchgear changeouts in an active hospital". Will switchgear changeouts over \$5MM in similar active facilities in combination with active hospital electrical projects meet this requirement? *Yes, but it would depend on the sum total of the experience presented and if, in GHS' opinion, that proposing team can successfully perform the work. It should be noted that experience performing switchgear changeouts in an active hospital is highly preferred.*

6) On Page 21, "Proposing Team Qualifications Summary": "institutional knowledge and experience of the Grady Memorial Hospital power distribution system" is listed as a requirement for bidders.

o Generally, contractors with 'NOT EVERYDAY' experience working with Grady Memorial Hospital, but this type of project and delivery method is their absolute expertise and specialty for very complex critical mission customers...Does this make them noncompliant? *No.*

7) Please confirm that fonts smaller than 10 pt. are acceptable on proposal graphics.  
*No.*

8) Please confirm that the items listed in Section 5: Qualifications and Expertise and Proposing Team Qualification Detail are intended to be included in the proposal in a separate section. If so, please confirm that the page count will be extended in order to include that section. *No, the items listed in Section 5 are intended to be included as part of the information in Tab 2 – Proposer’s Technical Expertise. Although no proposal will be rejected because it exceeds 40 pages, GHS encourages conciseness wherever appropriate.*

9) Please clarify the following statement, listed on page 10: “Proposing team shall develop a minimum of six (6) separate itemized estimates of construction cost.” This statement seems to conflict with the following statement on page 11: “Upon written authorization from owner, proposing team shall issue bid packages to the approved subcontractors and major suppliers for such bid package, and shall use good faith efforts to obtain not less than three (3) qualified bids for each trade or vendor category.” Please clarify. *This is not a conflict. The information referenced on page 10 refers to the gradual development of the GMP during the design and construction documentation effort. The information referenced on page 11 refers to the subcontractor and supplier buyout effort.*

10) (Page 10) Please confirm that 30% subcontracting is not a requirement and majority of the work can be self-performed by the bidder. *The diversity goal for this solicitation is 30% of the contract value. This can be achieved by (1) being a primary bidder that is a qualified diverse company, (2) engaging a qualified diverse company to be a part of the proposing team, (3) subcontractor/supplier agreements, or (4) some combination.*

11) (Page 11) “At owner’s request, proposing team shall rebid all or any portion of the work.” Please confirm that a reasonable time frame of no less than 2 weeks will be allowed for rebidding if required. *Yes.*

12) (Page 11) “g. ...Upon such Stipulated Sum confirmation (or justified adjustment), Design Build Sub-contractors will either be engaged for the full Construction Services Design Build scope or, alternatively with agreement and/or direction of Owner, competitive bids as with other Sub-contractors will be obtained for the applicable Construction Services for such scope based on the design provided by Design Build Sub-contractors or as otherwise agreed upon or directed by Owner.” Please confirm that the bidder will directly manage subcontractors as opposed to being managed by the owner. *GHS will not be managing any subcontractors. The Owner-referenced language here refers to GHS’ right to be involved and engaged insofar as the contract allows, particularly where direction is obviously needed or requested.*

13) (Page 12) " k. Self-performed Work by Proposing Team is encouraged, provided that the Proposing Team shall request to submit bids to perform Work by its own forces, and all such proposals are subject to approval by Owner and such conditions on approval as Owner may require, including but not limited to requiring submission of competitive bids in addition to Proposing Team's own bid. There is no assurance or right of the Proposing Team to provide any self-performed Work, and any such approvals are at the sole discretion of the Owner." Please confirm that it is the intent of this section to have proposing team to obtain a second and third proposal upon request of owner if required? *Yes, that is correct.*

14) (Page 23) In the "Design and Construction Expertise" section of the evaluation criteria, "similar project experience" is listed as criteria. However, there is no specific place designated for similar project experience. *Tab 2 – Proposer's Technical Expertise, should contain "similar project experience" as one way to demonstrate the team's experience.* Under Tab 5: Delivery Plan, the Proposer is requested to "Identify any scopes of work that your firm might self-perform, provide evidence of successful delivery of self-performed work on previous jobs, and describe any benefit to the Project." Does "provide evidence of successful delivery of self-performed work on previous job" count as the designated "similar project experience" for this criterion? *The focus of the language referenced under Tab 5 is on identifying aspects of self-performed work. The fact that it could also embody "similar project experience" is not the particular focus here, but it could be if in fact that is the experience of the proposing team. If so then, again, it should be under Tab 2.*

15) (Page 23) Please confirm that in the "Design and Construction Expertise" section of the evaluation criteria, "Proposing Team's Construction Administration Team" is intended to be the key personnel as outlined in Tab 4 of the submission requirements. If not please provide separate list. If additional resumes are required, please confirm that the page count will be extended. *Key personnel are defined in Tab 4 – Proposer's Team Personnel and Organization. They may include members of the "Proposing Team's Construction Administration Team" and any other team member that is, by definition, key. Again, no proposal will be rejected because it exceeds 40 pages.*

16) (Page 23) Please confirm that references are to be provided in the form of a telephone number, name, position and email address for a relevant project example. *Yes, but include the project owner's (company) name as well.* Please confirm quantity of references required as 3. *The quantity of references preferred is three (3), but not required.*

17) (Page 23) Please provide a description of what is to fall under “Price” in the proposal evaluation section. Specifically, (1) Allowable Costs for Design Services; (2) Allowable Costs for Construction Administration Costs; (3) Fixed Fee; and (4) Insurance Costs. These sections are not listed on the bid form, please confirm that they are to be listed separately along with a GMP price. *These sections are listed on Exhibit D – Cost Proposal form, which is referenced as Item 8 on the bid form.*

18) (Page 23) The “Project Approach and Innovation section” of the criteria notes, “Describe also how your firm will incorporate sustainable design into this Project.” However, sustainable design is not mentioned in the eight tabs as delineated in the Submission Requirements. Please clarify on where to address sustainable design in the proposal. *This should be included under Tab 5 – Delivery Plan.*

19) (Page 10) “The proposing Team shall prepare a Guarantee Maximum Price proposal for the Construction Services based upon the 100% Construction Documents and the approved Project Schedule in the same format as construction cost estimates.” – Will this GMP proposal be included the response due the 31st? *No.* Please clarify the difference in the cost proposal and the GMP pricing delineated in Tab 7, page 19. *The cost proposal (Exhibit D) is to be included with your proposal package. After project award, the design and construction documentation effort will result in 100% Construction Documents, on which the GMP will be based.*

20) (Page 22) Please confirm that section IV. b. where it lists that proposer is required to have at least (1) project exceeding \$10,000 contract value that \$9,500.00 will be acceptable in lieu of \$10,000.00. *Yes.*

21) In Proposed Key Elements, Item #1 mentions Main Switchgear, but there is no mention of “must be replaced”.

o Please confirm this lineup of gear is to be replaced. *Yes.*

o Would a retro-fill/retrofit option be considered for the Main Switchgear, or any other items being replaced? *Yes.*

22) In Proposed Key Elements, Item #12 mentions to Verify fault currents in all affected electrical rooms/ equipment and Item #13 mentions to Survey all downstream affected panels.

o What are the available fault currents from the upstream Ga Power Utility transformers? *Fault current study will be available from Georgia Power at the start of Phase 1A, Discovery.*

o Will Schneider Engineering Services be asked to assist Contractor/AE Firm with performing SC-AF Studies and/or Collecting field data during Task Orders 1 and 2? *That is to be decided by the winning proposing team.* If yes, what is scope– how far downstream should the Studies include? *Greater than 100 amp.*

23) In Proposed Key Elements, Item #16 mentions extended warranties (5 year Total, with 10 year Total as Add Alternate #2). Based on November 2019 Award of Task Order 1 and anticipated 1 year time to complete Task Orders 1 and 2, it is assumed that product is needed some time in 2021.

o Please advise the estimated date (month/year?) that equipment is needed on site. *As early as May 2021.*

o Please advise start date for product warranty. *That would depend on the manufacturer.*

24) Proposed Key Elements does not mention any busway equipment. However, during the 10/1 Pre-Proposal Conference (and job walk), it was discovered that many of the existing Switchgear lineups include busway connections. In some cases, the existing busway is obsolete.

o Which, if any, existing busway runs will be replaced? *Currently none but as a design/build project, that could change.*

o How will Contractor/AE firm design new Switchgear to hard bus connect to existing busway? *As a design/build project, the winning proposing team will determine that.*

o Will any end cable tap boxes be required – replacing the existing hard bus connections with cable/lugs connections between Switchgear breakers and busway runs? *As a design/build project, the winning proposing team will determine that.*

25) Is it permissible that a Team be selected to perform Task Order 3 if that Team did not attend the 10/1 Pre-Proposal Conference or were not awarded a Contract for Task Order 1 or 2? *Yes. Although a mandatory requirement, the 10/01/19 Pre-Proposal Conference was the latest one held. The current RFP only reflects GHS' changed approach to bid solicitation; the project itself is unchanged. Therefore, attendance at any of the prior pre-proposal conferences would suffice. GHS makes no guarantees regarding the awarding of successive phases, but it is highly preferred that one team performs all phases.*

26) Why are the Preliminary Documents created by Newcomb & Boyd not part of the RFP? *Newcomb & Boyd is no longer involved with the project and is not the Engineer of Record. Therefore, its drawings cannot be used in any official, authoritative or contractual capacity.*

27) Where are the Georgia Power Transformer Vaults and locations? *Rooms BB001 and BB023, both located in the NE basement corner.*

28) Will Grady Health Systems interview the top 3 proposers to grade each proposal and team? *GHS will interview all responsive proposers and grade each respective proposal.*