

GHS-FD Project #: GRADY MODERNIZE LAB FIRST FLOOR BUILDING C/D 21502

ADDENDUM 2

The issued RFP Documents are supplemented by this ADDENDUM 2 as follows:

1. See attached Bidder RFI Log with Responses.
2. Refer to Exhibit AD2-A uploaded to ebuilder for clarification of phasing.
3. Refer to Exhibit AD2-B uploaded to ebuilder for clarification of fixed plan design areas vs. plan areas where layout to be designed/confirmed.
4. All documents uploaded to ebuilder may be downloaded at this link: <https://app.e-builder.net/public/publicLanding.aspx?QS=bb32549b3fc54718940367405f9ba4e8>

END OF ADDENDUM 2

GRADY HEALTH SYSTEM - FACILITIES DEPARTMENT

GHS-FD Project #: Grady Modernize Hospital Lab First Floor Building C/D 21502

D/B Team Pre-Bid RFI & Response Log - **RESPONSES THROUGH 11/17/2023**

NO.	QUESTION	ANSWER	LINK
0	Access to Additional Documents	Additional documents for teams' use may be downloaded at the following link. Check this file location frequently as new documents will be uploaded to the various subfolders at this location. A narrative summary of uploaded documents will be provided with each issued Addenda addenda.	https://app.e-builder.net/public/publicLanding.aspx?QS=bb32549b3fc54718940367405f9ba4e8
1	Are we going to get the fly through and also the cad files that created this? As one of the competitors created this, we would be at a disadvantage for our presentation if we aren't on the same level of quality and same information.	YES.	Grady Lab Improvements - BECK - 10-27-2023
2	Please provide BSL3 programming information.	Concept plan defines equipment & benching locations. Refer to uploaded the large scale pdf print and concept plan AutoCad file for specific bench & equipment listing of functions.	
3	Will the presentation attendees include user groups?	YES.	
4	Does Grady want the design teams to provide alternate floor plans for consideration?	Refer to Exhibit AD2-B	
5	Is there an existing hepa filtration system for the exhaust?	Selected D-B Contractor to field verify.	
6	Is there an existing set for Arch/MEP drawings that will be shared?.	YES. Refer to Item 0 above for file share location. Also, access additional available documents on AerieHub	AerieHub: Fast Access to Critical Facility Information
7	Is there a BOD automation system that can be used for MEP sub pricing?	YES. Submittal forthcoming from Beckman-Coulter. Refer to Item 0 above for file share location.	
8	How long is the presentation 60 min or 90 min?	90 minutes.	
9	Will UPS be provided with the automation line? What other equipment will require UPS backup? What is the BOD size of the UPS?	Refer to Electrical Narrative LAB uploaded to ebuilder	https://app.e-builder.net/public/publicLanding.aspx?QS=bb32549b3fc54718940367405f9ba4e8
10	Can Beckman-Coulter point of contact be shared with the DB team for product information?	YES. Beckman-Coulter PM point of contact is Ben Tucker, PM cell 706.362.5244, email: btucker@beckman.com	
11	What KW/sf should we assume for existing equipment that will be relocated? Or should we assume existing electrical panel size is adequate?	D-B Team to determine required panel sizes. Existing equipment database uploaded to shared files lists existing equipment loads.	
12	Is Grady going to introduce automation to any of the specialty areas?	Not under this scope.	
13	Is a new RO and/or DI system required? We assume a new loop is required but do not know the capacity of any existing systems.	YES. New RO Loop required. Design basis forthcoming and will be similar to existing Metavator.	
14	Please confirm if new exhaust and ventilation systems are required for lab hoods.	YES. New Exterior Duct / Vertical Riser to roof level at existing southeast stair tower. Refer to Exhibit AD1-A for details.	
15	Is there scope in the 1E Comm room?	New Grady Standard Large Comm Rm. at location per Exhibit AD2-B required. See Comm Rm Std. uploaded to ebuilder. D-B Team to determine if work required in Comm Rm 1E.	
16	How much emergency critical power is needed? What equipment needs to have emergency critical power?	Refer to Electrical Narrative LAB uploaded to ebuilder	
17	Is there a list of all of the new equipment that will be OFCI and OFOI?	Refer to Grady Lab Equipment Equipment Specs (Excel file) uploaded to ebuilder for existing equipment to be relocated to new lab locations.	
18	What existing lab equipment will need to remain while Phase 1 is under construction?	All lab equipment outside of the phase I Core Lab construction area to remain in operation. Existing Lab Equipment within the phase I Core Lab construction area to be relocated prior to commencement of construction.	
19	Confirm # of expected new RTUs as well as the strategy that all of the units are to be on the roof ILO the building. Are we replacing both of the existing RTU's? Adding one at the edge of the roof top towards Pratt Street? Plans indicate a new AHU in the room adjacent to new Electrical/UPS room. Is this correct?	Existing AHU 25 with rated 25,000 CFM capacity serves 1C. Existing AHU 26 with assumed rated 25,000 CFM capacity serves 1D. These are the two existing AHUs indicated in Exhibit AD1-A. The new 25,000 CFM AHU shall replace the existing first floor AHU that is to be demolished. EOR's shall validate sizing of new unit for proper coverage of overall design.	
20	Has the phase on plan east (the admin areas) been designed? Is this part of the project scope?	This area to accommodate (5) Dr. Offices and a Residents' Room for Clinical Pathology. Office walls facing corridors to be DIRT glass walls and sliding doors NIC.	
21	Where do the toilets for the occupants of final lab reside? Are they the existing toilets next to the relocated staff lounge?	Existing Staff toilets at 1D025, 026, & 027 outside of the construction area are to remain. D-B Team to assume providing 1 or 2 additional staff toilets (in addition to the 1 new staff toilet shown) in the Cytology area.	
22	Do existing unit/s have hepa filtration? And if not do we need to add?	Selected D-B Contractor to field verify	

D/B Team Pre-Bid RFI & Response Log - **RESPONSES THROUGH 11/17/2023**

NO.	QUESTION	ANSWER	LINK
23	Is pneumatic tube scope OFOI? Or can we include as an allowance? Can we get existing Swiss Log Pneumatic tube plans?	D-B Team to include Swiss Log Pneumatic Tube work. Provide an allowance if existing tube plans are not available on Aerie Hub.	
24	Where is the volatile storage room moving to? Not relocated in plans.	TBD	
25	Are we involved in the Enabling and moving of the existing spaces? Does that include temporary locations for the labs in the future phase 1 labs.	NO.	
26	Development Laboratory in Phase 3 is going into an existing Mechanical Room that is full. Is that correct? Do we need to find a new home for the Development Laboratory?	TBD	
27	Is the Molecular Pathology room being relocated?	TBD	
28	What is the wall construction in room 1C045?	The double wall between 1C045 & 1C049 is the line of the original bulding exterior wall. The current state of existing construction is unknown. Note that the deep spandrel truss highlighted in the uploaded existing strutral plan likely remains in place.	
29	It is our understanding that the two (2) existing RTUs (25 and 26) are to be existing to remain and that AC-52 shall be removed. Is the new RTU intended to replace the capacity of AC-52 only or is it intended to serve another function/area with more capacity? Can we use it to serve the entirety of the new office space and give back lab air to serve lab space?	See response to 19 above.	
30	It is our understanding that it is desired for all lab equipment to be fed from generator distribution through an uninterruptible power supply (UPS). In this case, we would typically see a UPS run-time of approximately 1-5 minutes to carry loads between loss of utility power and generator start-up. Please confirm all lab equipment is to be fed through UPS and desired UPS run-time.	Refer to Electrical Narrative LAB uploaded to ebuilder	
31	The RFQ references 2 phases in the narrative, and later references a phase 3, 4, 5, & 6 on the Phase II section. Are these individual phases of Phase 2 or stand-alone phases outside of Phase 2?	See Exhibit AD2-A	
32	Do we anticipate work hour limitations?	Typical work hours to be 8:00 am to 10:00 pm.	
33	Sound / vibration restrictions?	YES. Details TBD	
34	Phase 4 Research Labs & Offices: reference made to "medium renovations" at the office areas. What does "medium" renovations equate to? New paint & flooring?	See Response to 20 above.	
35	Is access into Stair 11 and/or Stair 12 to be included in this SOW.	YES.	
36	The proposal is currently due shortly after the Thanksgiving holiday. Many of our trade partners will be taking vacation during the days before and after the holiday. It was mentioned during the Pre-Proposal meeting on October 30th that the proposal date may be extended to December 5th. Please confirm the updated proposal date.	Proposal Submission Deadline extended to 12/5/2023, 10:00 am.	
37	Existing CMU walls to remain?	NO. Remove existing CMU walls at perimeter of lab suite(s) and internally within the construction area. This shall include removal and replacement of the East corridor wall at Corridors 1C087 & 1D015.	