



To: Prospective Bidders
Date: December 29, 2022

RE: Addendum No. 2
McGrath Ambulance Bay Addition –
A/E Design Services
RFP # SCF23-1089

Issue Date: November 18, 2022

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated November 18, 2022. Acknowledge receipt of this Addendum in the provided on the Bid Form. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This Addendum consists of three (3) pages.

1. Changes to Construction Estimates in Exhibit A – Scope of Work:

SCF is removing the requirement to provide a 3rd party construction estimate at 65% Design Development. See below edits:

Provide 3rd party construction cost estimates at 35% Schematic Design, ~~65% Design Development,~~ and 95% Construction Document design phases.

2. Changes to Expansion Programming in Exhibit A – Scope of Work:

Paragraph #2 is deleted in its entirety and replaced with.

Southcentral Foundation wishes to expand the current Health Center with an approximately 4,000 Square Foot Addition. The addition shall include one (1) ambulance bay and one (1) regular garage bay (each complete with oversized OH garage doors), a storage room, a decontamination shower room, secure medical storage, and a COVID testing room with both an exterior door and an interior door to the clinic for medical staff. See the McGrath Ambulance Bay expansion programming Drawing included in Exhibit G. The design shall also include the replacement of the existing HVAC system with a new HVAC system with Air Conditioning. SCF would like the equipment for this system to be housed in the addition. As Built Drawings are included in Exhibit D. Original Construction Drawings for the clinic are included in Exhibit E. Original project specifications are included in Exhibit F.

3. Responses to bidder questions:

See questions and responses below.

Comment or Question Provided by Bidder	SCF Response
How do we book a seat on the flight to McGrath for the site visit?	Flight details provided in Addendum #1
Section 2.2.2. Contract Period allows approximately four months for design, assuming February 21, 2023 (late February) through June 20, 2023 (last day of spring). Exhibit A, Scope of Work requires 3 rd party estimates for 35% Schematic Design, 65% Design Development and 95% Construction Documents design phases. Recently 3 rd party estimates have been averaging 4 weeks to complete. The requested number of 3 rd party estimates is approximately three months out of a four-month design schedule, leaving one month for the effective design period. Will the SCF consider extending the design period to the last day of summer 2023 to allow for adequate design time and the last paragraph of the Scope of Work seems to indicate the project is not yet funded for bidding and construction?	Per Addendum #2 SCF is deleting the requirement for a 3rd party estimate at 65%. Design will continue from 35% as we await the 35% estimate. The intent is for the design to be completed so construction can start in 2023. SCF will work with the selected Bidder to draft an achievable design schedule to meet SCF's goal to begin construction in 2023. The project is funded, SCF intends to complete the construction contract once the design is complete.
Can we expect to see a geotechnical report?	No
The RFP indicates a requirement for Professional Liability Insurance with \$3M Aggregate. This is more than what we currently carry. We are anticipating that this amount would be applicable for the prime consultant only and not subconsultants. Please confirm.	Professional Liability requirements were updated to \$2 million in Addendum #1. Sub-contractors are required to carry insurance customary for their specialty at the policy levels indicated in the RFP. Please review Section 7.5 of the RFP and addendum #1 which are available on the SCF website.

Please confirm that the garage will be used as a parking garage only and will not be used for maintenance or repair of vehicles.	The Ambulance Bay and adjacent Garage Bay are not intended for maintenance or repair of vehicles.
What is the rating of the current backup generator?	The standby generator is 100KW
Does the backup generator currently power the entire building (Panel MDP) or just certain loads? If certain loads, what are they – Does it power just Panel M as shown on the construction drawings?	The 100KW generator provides power to the entire building, the original 3 phase 100A transfer switch was replaced with a 400A Automatic Transfer Switch
Does the new addition need to be connected to the generator?	Yes
<p>Please confirm that the facility is considered “Basic Care” (Category 3) and is not and will not be considered “General Care” (Category 2) or ‘Critical Care” (Category 1) because of the new ambulance bay. For reference, it appears from the original construction documents that the facility was designed as “Basic Care” (Category 3), which is typical of what we have seen most rural clinics considered. If the facility is or will be considered Category 1 or Category 2 Spaces (Critical and General Care), the facility’s essential loads will need to be separated out on different panelboards and transfer switches from the non-essential systems. See below definitions of “Patient Care Spaces” as taken from 2020 NEC 517:</p> <p>See category description image provided by potential bidder.</p>	<p>The addition of an ambulance bay, garage bay, COVID testing space, a Decon station, and a new HVAC system will not change the Clinic from its "Basic Care" category.</p>