



Erie County Medical Center Corporation
RFP # 21723
Addendum Number 1

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ARCHITECTURAL / ENGINEERING SERVICES FOR: EXTERIOR ENVELOPE IMPROVEMENTS AND MAIN LOBBY EXPANSION

The deadline for submission still remains:

TUESDAY, OCTOBER 17, 2017 at 11 a.m. EST.

The following questions were submitted to the Designated Contact:

1. Page 3, Item 4.1.- The Existing Exterior Envelope Study is / was to contain Energy Modeling based on a proposed new curtainwall system. Please confirm if additional energy modeling and NYSERDA work / coordination is to be included in the scope of services under this RFP?

No NYSERDA or Energy Modeling services are required for the scope associated with this RFP.

2. Page 3, Item 4.B.1 - Are any equipment purchases planned to be directly purchased by ECMC, and therefore excluded from the fees? If so what equipment?

No major equipment purchases are currently planned.

3. Page 4, Item 4.B.4.- Respondents to provide a single fee for both the exterior envelope improvements and the main lobby. From Page 5 Item 4.C.8 the Exterior Building Envelope Improvements and the Main Entrance Lobby are intended to be bid as two separate projects.

The respondent's fee shall be based on and account for developing two sets of bidding documents, one for each construction project.



4. Can we assume that our fee is to cover two separate bid periods and construction administration periods? Job meetings? Submittal review and punch list?

Yes.

5. Page 2, item 4.A Wants the glazing system between the two projects to be complimentary. Since they will be bid at separate times, and ECMC policy requires multiple acceptable manufacturers, are we to assume it will be a proprietary glazing and curtainwall specification? This may limit competition, affect costs and potentially affect M/WBE or SDVOB participation on the project when it is bid.

The overall intent between the two projects is to have visually complimentary glazing systems, this can be achieved by using multiple mfgs. of curtain wall & glazing systems. No proprietary specs will be used.

6. Page 4, Item C.1 Environmental Services-Will hazardous material testing on the exterior envelope portion of the project be required? Or is this being provided under the on-going building envelope study? Will this study include testing of items on the interior of the hospital or DK Miller building that might be affected by the proposed project?

The current building envelope study project is sampling and testing exterior sealants, flashings and roof systems. Typical interior drywall and plaster window conditions are also being tested.

7. Page 4, Item 4.C.2-Will an up to date survey of the campus with locations of underground utilities be provided by ECMC? Or should these costs be included in the proposal? If to be included in the proposal are these to be in the base fee or listed as reimbursable costs?

A limited amount of existing underground utility information will be available to the respondent. The respondent should include the costs to provide a site survey of the Main Lobby Expansion area within their base fee, including supplemental underground utility marking services. Standard UFPO (Dig Safely NY) services are not applicable on campus.

8. Page 4, Item 4.C.3-Is fire protection design to be included in the proposal?

Yes.

9. Page 4, Item 4.C.4 references the 2010 FGI Guidelines, but 2014 Guidelines are in effect and have a significant change in the level of commissioning required. Please advise?



The respondent shall use the latest FGI Guidelines that are currently in effect.

10. Page 4, Item 4.C.5 Security and access control—Will this equipment be purchased by ECMC, to maintain the existing propriety systems? If equipment is purchased by ECMC (See page 3, item 4.B.1.) the respondents are precluded from charging fees on the design of these systems. Is this correct? Who will be providing the security design?

The respondent will be responsible to provide security design services. Access control systems & devices will be designed and bid out as part of this project. Any security cameras will be purchased directly by ECMC and the respondent will be required to locate and coordinate power and data connections. The respondent shall also include technology services (tele/data design) within their base services fee.

11. Page 4, Item 4.C.6 Signage and Wayfinding – Is donor signage part of the scope of design services? Since donor signage cannot be determined at this time, please confirm that if required, this will be an additional service?

The respondent shall include 40 hrs of design time for coordination /rendering of future donor signage within their base services fee. Any donor signage will be further developed with the successful respondent.

12. Page 5, Item 4.C.7 FF&E – Are there any items that ECMC is planning to purchase, and therefore outside of standard compensation that we should account for?

At this time there are no specific items that ECMC is planning to purchase beyond a few wall screen / display monitors and a limited amount of lobby furniture.

13. Page 5, item 4.C.8—Since a CM is scheduled to be hired, please confirm that the CM will be responsible for the development and coordination of all front end and boiler plate specifications required for the two (anticipated) separate bids? Including but not limited to; scoping of contracts? Review and award of contracts? Review and processing of pay applications? And the running of project meetings including the distribution of meeting minutes? Logs of RFI's and change orders? Will the CM maintain all of this in a proprietary software system? Will the successful respondent be compensated for the purchase of such software if required?

The CM will be responsible for the development & coordination of the front end specifications (the Respondent will assist with this process). The CM will also be responsible for the scoping of the contracts, review & award, maintaining the construction schedule, running of project meetings and distribution of minutes as well as tracking RFI's, submittals and change orders. The CM & Respondent will jointly review and process pay applications. It's unclear at this time what



CM software system will be used. The CM will be required to provide user licenses for the successful respondent (at no additional cost to the respondent) if the CM's software requires such.

14. Page 5, Item 4.C.8 when a CM is hired what type of contract will ECMC hold with them? Will it become the CM's responsibility to provide cost estimating services?

Based on the anticipated timing of the CM contract award, the respondent shall include the costs of providing a schematic design estimate for both construction projects (within their base services). The CM will be responsible to provide Design Development and Construction Document estimates. The CM contract type is anticipated to be a Guaranteed Maximum Price contract (AIA-133).

15. Page 4/5 Standard A/E Services – Shall cost estimating services be provided either as a part of the base services or as a reimbursable cost?

See item #14 response.

16. Please confirm that reimbursable expenses such as Environmental Services, Civil Engineering and potentially Cost Estimating Services, if performed by a NYS certified M/WBE or SDVOB firm, will count towards the M/WBE and SDVOB goals?

Environmental Services, Civil Engineering, and Cost Estimating should be included in calculating your base fee (see Section 4.C of the bid documents). These should not be included as your reimbursable expenses, and any subcontracting to M/WBE's or SDVOB's for these services would count toward the M/WBE or SDVOB requirements.

17. Page 5, item 4.D.1 a time frame for bidding documents is provided for the main lobby project. Is there a cut-off date or required date for the building envelope portion of the project? Will there be liquidated damages for not meeting this currently unknown date?

The construction documents on the Building Envelope project are expected to be completed (5) months after the contract award date, the intent is to start up any precast sealant replacement work in May 2018. Currently it is not ECMC's intent to request a liquidated damages clause in the final agreement, though it reserves the right to revisit this prior to contract execution. In any event, there would be no liquidated damages if delays were the fault of ECMC.

18. Page 5, Item 4.D.1-What is the anticipated scope of work at the interior of the hospital as it relates to the curtain wall? Existing system has integral louvers, cabinet heaters, piping etc. In



addition, portions of the hospital have hazardous materials present. Will abatement of these materials be only for the extent of the work area at the exterior or for the entire space affected?

Any damaged or altered wall or ceiling surfaces along the perimeter of the curtainwall window system will need to be repaired / patched to match the existing construction, The respondent will be required to detail any connections between any new window assemblies and existing MEP assemblies. Please also note MEP tie-ins will also be required at the Boiler/Chiller Plant Building which will be included in the Building Envelope project. This building is located behind the hospital and has the same exterior wall precast construction as the hospital. If hazardous materials are encountered any abatement work will be limited to the immediate surrounding areas of any connection / tie-in points. The respondent will also be required to provide AE design services within their base service scope for any light renovation work that's required to construct the new temporary Main entrance area / path as shown on the Main Lobby plan drawing.

19. Page 5, item 4.D.1 -Will ECMC share the proposed contract between the successful respondent and ECMC so we can review any special provisions not clarified by the RFP? Specifically, How will CM services be provided for the month of November and December be provided under this contract, as the schedule shows design work beginning in early November (page 2, item 3) and the CM will not be on board until Late December (page 5, item 4.C.8)?

See response to item #14. No CM services are anticipated to start up until late December.

20. Appendix A, page 2 item G.-Was a building computer model developed as a part of the building envelope study? If so, will this be shared with the successful respondent? If not, should respondents consider the development of such a model a part of the base fee or an additional service?

No, the study is being developed with some of the hospitals 1974 construction drawing's being scanned as PDF's. The consultant will have annotations on the PDF drawings with hyperlinks to photos and condition comments. The respondents shall include any costs associated with creating a model of the hospital within their base service fee (if they deem it necessary to produce construction documents).

21. Appendix C Proposed Fee Structure lists 13 million for the Exterior Envelope Improvements. How was this developed? Is any further breakdown between components (i.e. roofing, sealants, windows, etc.) available? As the project is intended to be constructed over the summer and fall of 2018, 2019 and 2020 (page 5 item 4.D.1) is there an anticipated breakdown of costs per year?



The 13 million was a preliminary conceptual cost value. No further cost breakdown information is currently available. Further cost information will be provided within the final Building Envelope study.

22. Appendix C proposed Fee Structure lists 8 million for the main lobby expansion. Is this intended to be a single phase project?

The lobby addition and covered visitor / patient car drop off area will be constructed as a single phase, any escalator and interior lobby renovation work may be a separate phase, a final determination will be made after the CM contract is awarded.

23. Appendix D, item 1.5 Cyber Liability reads “...in some circumstances coverage to include Internet Media Liability and / or extortion coverage....” Please define some circumstances, and whether or not they apply to this RFP?

Cyber liability is only required in the instance a contractor receives or maintains data on behalf of ECMCC. Coverage will not be required in the contract resulting from this RFP.

24. During the mandatory pre-bid conference call, Ms. Janique Curry reiterated the 20% Minority and 10% Women Business Enterprise participation are mandatory requirements and that the Utilization Forms need to be submitted with the proposals and that good faith efforts as defined in Appendix A.I.B are not acceptable. Please confirm that this is a requirement?

The 20% MBE, 10% WBE, and 6% SDVOB utilization are mandatory requirements of this contract. Respondents may submit waiver forms if unable to meet these requirements, however waivers may be granted or denied in ECMCC’s sole discretion. If respondents are having difficulty in meeting these utilization requirements, they should contact ECMCC’s M/WBE and SDVOB office immediately for assistance.

25. During the mandatory pre-bid conference call, Ms. Janique Curry noted that the M/WBE Utilization Plan (Exhibit “A-1”) is required to be submitted with the proposal (page 6, item 5.2.1). Exhibit A Instructions note: “This form must be submitted with any bid, proposal, or proposed negotiated contract or within a reasonable time thereafter, but prior to contract award.” Please confirm this form must be submitted with the proposal, in accordance with the RFP, and the verbal description from Ms. Curry?

The utilization plan must be submitted concurrently with the bid proposal.



26. Exhibit A, article IX.A “ECMC hereby establishes an overall goal of 6% SDVOB....” Article B notes “good faith efforts”. Please confirm that this is a goal and not a requirement and whether or not a waiver would be acceptable?

Please see the response to question #24.

27. Page 6, article 6 Evaluation Criteria – Who is performing the evaluation of proposals?

Hospital administration and the Director of Capital Projects.

28. What method is being used to evaluate the building façade? Will it be scanned? Will the documentation from that scan be made available to the consultant?

See response to item #20.

29. Will CAD drawings be available to the consultant?

No.

30. Is energy modeling part of the scope of this project?

No.

31. Should we include projected costs associated with the performance of additional envelope survey(s) in the event as-found conditions aren’t reflected in the survey report?

The respondent should include some onsite field review visits to become familiar with the existing conditions and findings that will be included within the report. Exhaustive new surveys are not anticipated.

32. Can we schedule a visit the project site?

Yes, if the respondent wants to walk the front lobby and Main Entrance exterior area, no pre-scheduled visit is required. The respondent should check-in at the main lobby front desk.

33. Any hazardous material survey available?

No. Findings will be issued as part of the building envelope report.



34. Are we supposed to base our fee on the full 21 million? And is that construction cost or all-in cost?

The \$21 million is the anticipated construction cost.

35. Do you know which elevators will be replaced, their locations and the vertical rise of the new elevators?

The existing elevator next to the escalator will be replaced. The escalator will also be replaced. The new elevator will go from the ground floor to the first floor. The other public elevators at the back of the existing lobby will be replaced in a future project and are not part of this RFP.

36. Is it your intentions for the elevators to remain at the same location, be moved, or is it undetermined?

Location is undetermined.