

 INDIAN HEALTH SERVICE DIVISION OF ENGINEERING SERVICE	<b>PRE-PROPOSAL INQUIRIES</b> <b>Solicitation 75H701-21-R-00049</b>			PROJECT:	<b>Mescalero Indian Hospital Expansion &amp; Renovation</b>
				LOCATION:	<b>Mescalero, NM</b>
				PROJECT NO:	<b>131038</b>
DOCUMENT OWNER:	<b>Shaukat Syed</b>	PHONE:	<b>214-767-3934</b>	DOCUMENTS:	
DATE:				DEPARTMENT:	<b>IHS/DES</b>
<b>Item No.</b>	<b>Reference</b> Drawing, Spec, Page	<b>COMMENTS</b>		<b>POC</b>	<b>IHS Approved Response</b>

<b>Amendment A00003 dated 05/25/2022</b>					
1.	RFP	Drawings S-2, S-3, & S-6 doesn't give exact elevation for top footings. The footing schedule on drawing S-2 detail A-4 doesn't indicate elevations either. Please provide footing elevations on sheet S-5.		COR	Sheets C-2, C-3 and C-5 show finish floor elevations for existing building and new addition.
2.	RFP	Currently, the specification calls for Air Blocc 07 regard to above project. We would like to request that our AIR-SHIELD LMP be reviewed as a liquid membrane vapor permeable material here. Please let me know if it's acceptable it would be greatly appreciated.		CO	Specification section 012500 Substitution Procedures explains the administrative and procedural requirements for substitutions. IHS does not give prior approval on any materials prior to award.
3.	RFP	Would you consider renovations under \$5 million for past performance examples?		CO	Each project submitted is evaluated as a whole when determining relevancy and the project cost is only one part of determining relevancy. As stated in Section L.11, Factor 1, "Relevant" is defined as experience with managing renovation/expansion projects that are similar to those as described in the Scope of Work (See Section C of this solicitation)." So while the range is stated of submitting projects between \$5M and \$10M, any project submitted outside this range will be determined relevant or not relevant based on the project as a whole.
4.	RFP	Would you consider renovations in other specialty areas, outside of hospital settings		CO	Please see answer to Question #3. Also, as stated in Section L.11 Factor 1, <b>at least 1 project shall demonstrate relevant experience in a medical office/clinic/hospital renovation/expansion.</b> In addition, it is important to note that this Factor states, "Offers that demonstrate a greater depth and breadth of recent and more relevant construction experience in medical office/clinic/hospital renovation/expansion shall be rated more favorably."

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5.	RFP	On page 65, L.11. Proposal Preparation Instructions, Volume 1 (Technical Proposal), Factor 1: Specialized experience Submission Requirements: Offerors are required to submit a comprehensive and complete technical proposal that demonstrates their ability to perform the work described in this solicitation and demonstrate a minimum of 7 years' experience doing work of similar scope and complexity. Offerors shall exhibit relevant past experience by reporting written narratives for a minimum of three (3) but no more than five (5) relevant renovation/expansion construction projects between \$5,000,000 and \$10,000,000 in project cost. In order to increase the competition and an overall strong response from capable small businesses for the referenced solicitation, would the Government consider submission of construction projects between \$1,000,000.00 and \$10,000,000 in project cost?	CO	Please see answer to Question #3.
6.	RFP	We received this project today and we are not listed as an Approved Lightning Protection Manufacturer. We would like to be listed as an Approved Lightning Protection Manufacturer on this project and future projects.	CO	Please see answer to Question #2.
7.	RFP	Can an Asbestos Abatement Survey be provided?	CO	See Attachment J19 Asbestos Report

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<b>Amendment A00012 dated 01/30/2023</b>					
8.	RFP	During the site visit it was stated to check that the right updated drawings are being utilized. Please confirm the file on SAM.GOV titled "B01 Attachment J02 Drawings.pdf" that is 36MB and has 97 pdf pages is correct.		CO	Please see B01 Attachment J03 Drawings Addendum No. 2, which contains the drawings that have been revised.
9.	RFP	The B01 Attachment J18 Price Breakdown. NMGR is indicated at (6.3125%). Per recently published rates from NM Secretary of State after July 1, 2022 the rate will be changing to 6.1875% for Otero-Remainder of County. Please advise which rate to use for the bid price breakdown.		CO	Please use 6.1875% as the rate for NMGR. The rate has been updated in B01 Attachment J18 Price Breakdown – revised January 2023.
10.	RFP	The B01 Attachment J18 Price Breakdown. Between NMGR and Subtotal there is a line titled "TERO". Please advise what this is and what cost are applied to it.		CO	TERO has been deleted from the price schedule. See Attachment J18 Price Breakdown – revised January 2023.
11.	RFP	The B01 Attachment J18 Price Breakdown. The position of NMGR in the totaling order is incorrect on the provided form. NMGR is calculated on the Subtotal after construction cost, Overhead and Profit, prior to Total Cost. Please consider changing. Example: Construction Subtotal: \$100,000.00 GC Overhead & Profit: \$30,000.00 Subtotal: \$130,000.00 NMGR (8.5000%): \$11,050.00 Total Cost: \$141,050.00		CO	The position of NMGR has been corrected. . See Attachment J18 Price Breakdown – revised January 2023
12.	RFP	Are safety certificates excluded from the resume page limitation and overall technical volume page count?		CO	Safety certificates are included in the 30 page limitation.
13.	RFP	RFP Document, Section H Paragraph H.27(c) states that the contractor must be in "strict compliance with the Monacan Health Center policies.....". We assume that this is an error, please confirm or please provide the Monacan Health Center policies.		CO	Yes, this was an error. It should be "Mescalero Indian Hospital policies". Please see Amendment A00012 for a revised copy of Section H, Paragraph H.27.

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14.	RFP	The site visit agenda item 6.c states “Testing & Deliverables-Test & Certification & Commissioning: Prior to acceptance of the project, the contractor shall test all systems to insure proper operation and complete the commissioning process. The COR shall be advised of all testing 48 hours in advance to allow representation during the testing.” Specification 019133 page 7 item 1.6.B.1 states “CxA: The designated person, company, or entity that plans, schedules, and coordinates the commission team to implement the commissioning process. Owner will engage the CxA under a separate contract.” Please confirm Owner will provide the Commissioning/CxA.	COR	Commissioning Process will be handled by IHS under a separate contract.
15.	RFP	Please provide the Geotech report for foundation.	COR	Geotech was not required for this project. Soil borings for the original construction are provided by Sheet C-1 (B01 Attachment J20 Soil borings)
16.	RFP	Part 4 Section 270001-2 States that 3 each of the 7’ Aluminum 19” 2 post racks shall be provided. Does Telecom Room 1187 require 3 racks as well?	COR	Yes. Telecom room 1187 does require 3 racks. See Part 5 section 27001 execution.
17.	RFP	Can you please explain diagram that’s on section 270001-7?	COR	Diagram indicates the Hierarchy of the existing system. New construction install is indicated on sheets SP-1 and SP-2.
18.	RFP	Is the Low Voltage contractor responsible for Demo of area labeled Special Systems Demo Plan DSP-1?	COR	Yes, Contractor is responsible for DSP-1 demo.
19.	RFP	Is the Low Voltage Contractor responsible for work on print labeled TY-1?	COR	Plans for TY-1 are meant for information purposes for current access/security systems.
20.	RFP	Is the Building historical? Per sheet DA-1 under demolition notes (2) it mentions the building has historical significance and there are architectural features to be preserved. During the pre-bid conference, it was mentioned the building was not considered historical. Please advise.	COR	The building is eligible but not submitted for listing. Per the THPO notice and HABS report (B01 Attachment J21 HABS report) certain architectural features like the mosaic tile is required to be preserved.
21.	RFP	Will a Geotechnical Report be provided for consideration prior to proposal submission? There is not one provided as of 5/30/2022.	COR	Please see answer to Question No. 15.
22.	RFP	Where is the staging area? Will a site plan be provided for consideration prior to proposal submission? Where will parking be designated for subcontractors?	COR	Staging area will be determined at the start of construction. One half of paved parking south of construction. Other is open area east of housing.

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23.	RFP	There is no SWPPP plan. Will one be provided for consideration prior to proposal submission?	COR	The area to be disturbed by new construction is less than 1 acre. Therefore, a SWPPP was not prepared.
24.	RFP	Will landscaping and irrigations plans be provided? Contract generated?	COR	There are no landscaping and irrigations plans. Contractor to field verify.
25.	RFP	Is Med Gas required?	COR	Yes, refer to Plumbing Sheets DP-1 and P-7.
26.	RFP	Will alternate project phasing be considered?	COR	No alternate phasing due to lab and pharmacy space limitations.
27.	RFP	RFP Document, Section C Paragraph IV(B) states that the contractor is allowed to utilize a limited portion of the existing parking lots for storage of equipment and materials. Is there a desired area of the parking lot(s) that has already been designated for this storage, and will the contractor's project office be able to be located in the same area? Please provide any desired location if yet known.	COR	Please see answer to Question No. 22
28.	RFP	RFP Document, Section C Paragraph II(B.5) indicates that Primary Care and Laboratory will move into the new (building addition) space once construction of the addition is complete, and the Pharmacy will vacate their current space. Both of these activities will need to be completed prior to the renovation phase of the project, along with all other personnel or departments vacating the existing building space where the renovation work will take place. How many calendar days should the contractor plan on for these moves to take place, and will the contract "clock" be stopped during this time?	COR	A minimum of 60 calendar days should be allotted for these moves to take place. Contractor clock will not be stopped as there will be other items (punch list items, etc.) to be worked on.
29.	RFP	Attachment J02 Drawings, sheet DA-1, states in Demolition Notes (2) that the building has historical significance, and that there are architectural features to be preserved and relocated. Please confirm that the noted Mosaic Tile wall is what is being referenced, and if there any other items of historical significance. Also, please indicate if NPS/SHPO will be involved in the project from any historical standpoint.	COR	Please see the Answer to Question No. 20

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30.	RFP	Attachment J02 Drawings, sheets S-1 and S-2, both include references to the Geotechnical Report. Sheet S-1 indicates in General Structural Notes, Section 5 Site Grading & Earthwork, Paragraph B(3) that “on-site” soil can be utilized for filling if it meets the requirements contained in the Geotechnical Engineering Report, and Sheet S-2 indicates in Detail A-1 the requirements for structural fill per the Geotechnical Report. Please provide the Geotechnical Report that was utilized for this design.	COR	Please see answer to Question No. 15.
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