

RFP #2022-MH-002
MTC 2nd Floor Renovations
ADDENDUM No. #: 1
April 5, 2022

This Addendum 1 is prepared and posted in response to vendor questions received as of 12:00 P.M., EST, March 31, 2022.

The following clarifications, modifications, and questions shall be incorporated to the above referenced solicitation:

A. ADDITIONS/CHANGES/CLARIFICATIONS

1. CHANGE the following on the ADVERTISEMENT FOR BID
“Sealed bids for RBHA ~~CRC~~ MTC Renovations will be received by Richmond Behavioral Health Authority, Richmond, Virginia.”
2. CHANGE the following in Section I. Purpose, A
“.... for the RBHA-~~CRC~~ MTC 2nd Floor Renovations project located at the 1700 Front Street, Richmond VA 23222.”
3. DELETE – All references to Attachment H. Bidders are to provide information in Attachment G, Vendor Data Sheet.
4. DELETE – All references to Attachment I. Bidders are to provide information in Attachment G, Vendor Data Sheet.
5. REPLACE Attachment E, Bid Bond Form must be replaced with the revised Attachment E, Bid Bond Form in this Addendum.
6. ADD the copies of the MEP Drawings. Please see attached drawings and/or link.
<https://1drv.ms/u/s!BNk0KTxBL3mHfuOAiwfgN1SV9yI?e=anMLml>

B. QUESTIONS RECEIVED

Question 1:

The building name for the project is referred to as CRC on the Advertisement for Bid, MTC on the Bid Form, and MRTC on the Drawings- please confirm which acronym for the building RBHA would like bidders to use.

Response 1:

Refer to Section A. ADDITIONS/CHANGES, #1 and #2 in this Addendum. Drawings have been updated by the Architect. Please see attached drawings and/or link.

<https://1drv.ms/u/s!BNk0KTxBL3mHfuOAiwfgN1SV9yI?e=anMLml>

Question 2:

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Please clarify if the “Authorization to Transact Business in Virginia (Attachment F)” listed under Section VII. F. Submission on page 13, is the same document as the SCC Affidavit listed as Attachment F on the Table of Contents and included on page 44 of the IFB, or if another document (such as a Certificate of Good Standing from the Secretary of State) is required.

Response 2:

Attachment F is the same as “Authorization to Transact Business in Virginia”. No need for Certificate to Good Standing to be provided. Our Procurement Department will do the vetting of each contractor that submits a bid.

Question 3:

There is no Attachment H included in the IFB. Please provide Attachment H, Qualifications Statement, or otherwise clarify the requirement in Section VII. F. Submission, on page 13 of the IFB.

Response 3:

Refer to Section A. ADDITIONS/CHANGES, #3 in this Addendum.

Question 4:

There is no Attachment I included in the IFB. Please provide Attachment I, Bid Schedules, or otherwise clarify the requirement in Section VII. F. Submission, on page 13 of the IFB.

Response 4:

Refer to Section A. ADDITIONS/CHANGES, #4 in this Addendum.

Question 5:

Please confirm that the “current references on projects of similar size and scope” requested in Section VI. Eligibility and Qualifications, Item B. on page 13 are the ones to be provided in Question 8. On Attachment G Vendor’s Data Sheet.

Response 5:

Yes, they can be provided in Attachment G, and/or you can add other projects.

Question 6:

Attachment E, Bid Bond Form lists the project ID as “IFB 2018-ID-0008, Construction RBHA REACH Houses”. Will RBHA be issuing an amended Attachment E or should bidders strike through the project ID and insert “IFB 2022-MH-002, MTC 2nd Floor Renovations”?

Response 6:

Refer to Section A. ADDITIONS/CHANGES, #5 in this Addendum.

Question 7:

Please clarify the parameters of the Design-Build portion of the project. Is the base bid to include design cost only or both design and the construction cost of the design?

Response 7:

This bid is for the construction cost for the provided design construction plans. Design-build would include both the cost of the design of the MEP permit documents as well as the cost of building out the MEP systems.

Question 8:

Is there a basis of design document for proposers to use for pricing of both the design work and the construction work?

Response 8:

The permit documents as presented are the basis of design. Mechanical, electrical, and plumbing work is to provided separately under a design-build basis, along with sprinkler, fire alarm, & smoke detection design.

Question 9:

Can RBHA provide the current space needs as far as HVAC? Being that this is a medical setting, are there any specific ventilation, medical gas, or other specific mechanical items needed for the project?

Response 9:

There are existing background drawings of the mechanical (as well as electrical & plumbing) plans that can be shared with the bidders. No medical gas required unless owner required. This was not discussed during the design. Refer to the 2018 Mechanical Code & the Facilities Guideline Institutes requirements for mechanical ventilation requirements.

Question 10:

What are the current HVAC unit models and specifications, and will these be able to handle the new space requirements or will these units need to be replaced in the design-build work?

Response 10:

There are existing background drawings of the mechanical (as well as electrical & plumbing) plans that can be shared with the bidders. I cannot confirm if the existing systems are sufficient for the renovation; please refer to the drawings and current code requirements.

Question 11:

It was mentioned that the facility is a secure area and that no tools will be allowed to stay on site overnight. Will contractor be able to leave tools onsite if they are secured in a Knaack box or similar keyed tool chest?

Response 11:

Contractor will be allowed to leave their tools if they are locked-up. RBHA is not responsible for tools that are locked-up or left on the property.

Question 12:

Is fire sprinkler work included in this project? Or will that be outside of the contract and base bid amount?

Response 12:

Per the code report on A-001, a fire alarm system and sprinkler system are both included in the project, along with a smoke detection system.

Question 13:
Will there be an opportunity for another site visit?

Response 13:
No, RBHA is unable to provide additional site visits.

Question 14:
Are we able to obtain copies to the existing MEP drawings?

Response 14:
Refer to Section A. ADDITIONS/CHANGES, #6 in this Addendum.

Question 15:
Are there any Owner furnished items? Specifically questioning if the owner is handling security scope (cameras and card readers) or is this under the GC?

Response 15:
RBHA is handling the security matters (cameras and card readers).

Question 16:
Regarding the 105 days from notice to proceed, we anticipate that the 105 days will need to start when the design process is complete, and we have permits and materials in hand. With long lead times and the City of Richmond permitting, we will need the full 105 days for construction.

Response 16:
The 105 days start when the Notice to Proceed is signed.

Question 17:
What notice will be required to get access to the main electrical room in the back of the cafeteria we visited today as there will be people in that area during construction.

Response 17:
The Site Project Manager will need 2-days' notice for contractors to gain access to the main electrical room. This will have to be coordinated as this is an area that cannot be accessed without Site Project Manager.

Question 18:
What are working hours? Will we have badge access 24/7 or limited to certain hours?

Response 18:
The working hours will be from 7:00 am – 6:00 pm Monday through Friday.

Question 19:
What level of containment will be required?

Response 19:
Plastic sheeting and/or other containment strategies must be in place to minimize dust and debris from non-construction/treatment areas.

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Question 20:

What COVID restrictions are in place? Mask mandate always while indoors?

Response 20:

The RBHA follows CDC guidance for masking in health care facilities. Masks must be worn at all times when in areas where you may come into contact with staff and clients. If construction area is contained and separate from treatment areas masks are optional.

Question 21:

Can you tell us if the project involves assessing hazardous materials such as asbestos or lead-based paint?

Response 21:

No, the building does not have hazardous materials.

Question 22:

Can you please provide the attendance of the Mandatory Pre-Bid Meeting?

Response 22:

The Mandatory Pre-Bid Meeting sign in sheet is part of this Addendum.

All other terms and conditions remain unchanged.

Note: A signed acknowledgement of this addendum must be received by this office either prior to the due date or attached to your bid. Signature on this addendum does not substitute for your signature on the original bid document. The original bid document must be signed.

Sincerely,

Dawn Parent

Dawn Parent, VCA, VCO
Senior Procurement Manager
Richmond Behavior Health Authority

Name of Firm

Signature/Title

Date