



GOBIERNO DE PUERTO RICO

Departamento de Salud
Secretaría Auxiliar de Administración
Oficina de Manejo de Reclamaciones por Desastres

22 February 2023

**PROJECT: LABORATORY FACILITY A&E DESIGN AND PROJECT
MANAGEMENT SERVICES FOR CENTRO MEDICO PUBLIC
HEALTH LAB**

BID NUMBER: # RFP-SP-2022-2023-022-DS

TITLE: ADDENDUM #2

Questions are answered in the language they were received.

#1 Warren J. Hendrickson, HDR – 29 January 2023

1. Is there any more information regarding the size of the project, functions of the labs, or the submittal requirements you could send me?

R: The estimated overall square feet for the new facilities is 50,000 SF and is indicated on page 12 of the RFP. Design deliverables per phase are also indicated. It is not possible to be more specific in terms of size or distribution, since these details will be determined by the Selected Proponent based on their analysis of existing codes and regulations, as well as the pertinent land studies of the site. These will determine the areas and/or laboratory spaces to be designed, which differ from the current laboratory.

The Public Health Lab will house many different types of laboratory services, which are summarized in the RFP in pages 11-16. Additional and detailed information on the functions of each laboratory will be provided to the Selected Proponent for design purposes.

The Selected Proponent, as part of their services, will determine the submittals for this project.

#2 Practical Engineering Services – 31 January 2023

1. Hay pliegos adicionales a los que se encuentran en la página salud.gov.pr, de si haber adicionales agradeceremos que se nos envíen.

R: No hay pliegos adicionales.

2. ¿Vimos que solicitan el RUL, podríamos enviar el RUP en sustitución del RUL ya que este contiene los documentos requeridos?

R: Sí, pueden someter el RUP.

#3 Edgar Morell-Rivera – 13 February 2023

1. Solicitamos por este medio una extensión de tiempo en la fecha límite para someter la propuesta, de marzo 1ro a por lo menos marzo 6 ya que por la complejidad de algunos de los servicios especializados solicitados se requiere de más tiempo para coordinar con los especialistas.

R: No se otorgará extensión de tiempo.

#4 Edgar Morell-Rivera – 14 February 2023

1. Por favor, indicar si hay planos completos (multidisciplinarios) de las facilidades de los 4 pabellones que se van a demoler en la Fase 2.

R: No hay planos.

2. De igual manera los planos de utilidades del área que ocupan los pabellones que muestren la distribución de los puntos de conexión de tales utilidades llegando a cada edificio o estructuras.

R: No existen planos de las utilidades. Esta documentación debe incluirse como parte del ‘Topographical Survey’ el cual es uno de los entregables de la Fase 1; según descrito en el RFP.

#5 Yamil D. Cirino CPM PR, LLC – 14 February 2023

1. (RFP Page 2) - The period of performance is stated as a term of 11 months. Based on the background and project overview, this period includes site evaluation and assessment, demolition, plan, and facility design. Please clarify if the construction execution, demolition of the second structure (Building A), and close-out shall also be completed within this period.

R: No, the 11 months period is for design related work. On page 21 “Delivery Time” it refers to the 11 months period as: “design phase period of performance”.

2. (RFP Page 9-10) - Phase 1 and 2 of the Scope of Work include report deliverables for PRDOH, COR3/FEMA evaluation and approval. What is the turnaround time for Agency approval?

R: This is a high priority project and turnaround time for PRDOH reviews will be tight (1-2 weeks). Turnaround times for COR3/FEMA reviews can only be estimated (approx. 3-4 weeks).

3. (RFP Page 18) - The description of the Project Management Services states that Design Services for the New Building are not part of this RFP. Does this mean that design development (Phase 3), will not have project management oversight? Please clarify.

R: Design services (and all Project Management services described on page 19 and 20 of the RFP) relate to the new laboratory facilities. Phase 3 (Facility Design PHL) is included in this RFP. PHL is an acronym for “Public Health Laboratories” which is the same as “new laboratory facilities.”

Neither the design nor the project management services for New Building A are included in this RFP. Those services will be provided through a different procurement process at a later date. The only information regarding New Building A that must form part of this RFP deliverable is its inclusion in the Conceptual Master (Site) Plan.

In other words, the Proponent must include the New Building A general location in the Conceptual Master (Site) Plan. However, it will not design New Building A nor provide project management services for its construction.

4. Can a proponent bid exclusively for the Project Management Services for all phases of the new Public Health Laboratories, i.e., Site Evaluation and Assessment, Demolition, and Design Development, Construction Execution and Close Out?

R: No this RFP is for all three (3) phases and the Project Management services.

#6 Ramón F. Morales Avila, FIAA+ – 15 February 2023

1. Page 7 of the RFP (Section 1 – BACKGROUND AND PROJECT OVERVIEW) mentions: *“Fees associated with the submission of permit applications will be direct reimbursable expenses. An allowance to cover these costs must be included as a separate line item on the RFP.”*

Then on pages 9-10, Section 3 of the RFP (SCOPE OF WORK) mentions for the Phase 1 – Site Evaluation and Assessment description that the *“Square footage requirements for the New Building A will be provided to proponent after award of contract.”*

The Demolition and/or Construction Permits Filing Process requires the applicant to enter a Cost Estimate of the Project for each application. Since the total square footage for the New Building A and PHL Facilities CONCEPTUAL SITE PLAN is not provided, please provide at least an approximate Owner’s Construction Budget for the Project. This information shall be provided to establish a cost for the Permits Allowance.

R: Permitting services are related to the PHL Facilities. The overall square footage for the PHL Facilities is 50,000 SF as stated in page 12 (under Phase 3- Facility Design). New Building A information will be provided to develop the Conceptual Site Plan described in Phase 1. Design work related to the New Building A is only at a conceptual level. No permitting is related to the New Building A. All permitting is related to the PHL Facilities.

2. Page 17 of the RFP mentions “*The proponent must supervise that the final design meet at all times the FEMA approved fixed cost for the project.*” Are there any State and/or Federal Funds assigned for this Project? If YES, please provide the amount and the Agency providing the funds.

R: Yes, this project includes federal funds from FEMA Public Assistance and Puerto Rico’s CDBG-DR programs. Federal funds account for 90% of project funds, while the other 10% come from state funds. The total funds available for the services provided in this RFP is approximately \$3.5 Million.

3. Please confirm that the Design Time Schedule requirement for all three phases shall be a total of 11 months (48 weeks) as described on Page 19 (Delivery Time) of the RFP.

R: Yes, 11 months is the Design Time Schedule for all three-(3) phases.

4. The RFP does not mention or requires any Green Building or LEED Certification. Please confirm.

R: At the moment this Project does not require Green Building or LEED Certification. Nevertheless, you may provide the additional design fees related to LEED Gold Certification as an Add Alternative.