

PRE-PROPOSAL RFI RESPONSE NO. 1

DATE: April 9, 2021

PROJECT: 19-1007 JPS 2 South Post-Partum Refresh

E4H Project No.: 3020039

NOTICE:

THIS PRE-PROPOSAL RFI RESPONSE IS ISSUED BY ARCHITECT TO ALL KNOWN FIRMS, CORPORATIONS OR INDIVIDUALS WHO HOLD BIDDING DOCUMENTS FOR THE ABOVE LISTED PROJECT.

THIS PRE-PROPOSAL RFI RESPONSE IS HEREBY MADE A PORTION OF BIDDING DOCUMENTS, AS APPROPRIATE. ACKNOWLEDGE RECEIPT OF THIS PRE-PROPOSAL RFI RESPONSE ON BID FORM.

A. GENERAL:

QUESTIONS –

1. Will there be an opportunity to walk the project before bid?
Response: No. Photos of the spaces can be downloaded from this location: https://e4harchitecture-my.sharepoint.com/:f:/p/ahillman/EkFPGmTnfq9PtAz7TATWoqYBSaRob4dvYc_piVaDaWgi4Q?e=cHhPQy
2. As per the Pre-Bid Conference it was mentioned that the phasing would be two rooms at a time. Please confirm this is right.
Response: Phasing is intended to be two rooms at a time; however this could vary based on patient census at the time of construction.
3. Is registration with www.sec3ure.com or www.Symplr.com required prior to our proposal submission? If required, is on preferred or do you require both systems?
Response: No, registration can be completed during the contract award process and does not have to be completed prior to bid submission.
4. Please confirm submission due time and opening date/time. Inconsistencies were found within the RFP and on the online bid posting. (Reference: RFP Document Cover Page, RFP Document Page 6 #2, and 00 Bid Opening Document).
Response: Bid submissions due (electronically): 2:00 pm, April 16, 2021
Opening date and time: 2:00 pm, April 16, 2021
5. RFP Page 17 – 2.a references AIA A305 Contractor Qualifications provided in Exhibit J. The AIA A305 form is not provided. Will you be providing a sample documents, or should we use the standard AIA A305 Contractor Qualifications Document?
Response: Submit the standard AIA A305.

6. Will any of the common areas be in use that are in the project area but not part of construction? Examples are Common restrooms, Break Areas, Nurse Station, etc.

Response: Yes, the department will remain operational including common areas, as this hospital remains open 24/7/365.

7. Advise if an elevator will be dedicated to the projects.

Response: No. Elevator use will have to be coordinated/scheduled with the Project Manager and Facilities Engineering.

8. Advise if dumpsters will be by GC or Owner.

Response: As stated in the pre-proposal conference, dumpsters will need to be provided and maintained by the GC.

9. Confirm the Labor and Delivery and Post-Partum projects will take place at the same time.

Response: The intent is that both projects will run concurrently.

10. I am inquiring to see if JPS or the contractor will be paying for the material testing for the project?

Response: If needed, JPS will engage testing agency.

11. For phasing purposes how many rooms can be taken off-line at a time?

Response: Phasing is intended to be two rooms at a time.

12. Can you tell me who the specific fire alarm, building controls and fire sprinkler subcontractors are for JPS?

Response: Fire alarm – Johnson Controls
Building controls - Climatec
Fire sprinkler – FireWise Texas

13. What is the nurse call scope to be provided by GC?

Response: GC to provide conduit, back boxes, and any required electrical for new nurse call systems. Please see attached LoneStar Communications, Inc. drawings. *Price "OPTIONS" as Alternate #1 on bid form.*
Owner to provide nurse call system installed by LoneStar Communications, Inc.
A coordination meeting is required with the GC, Electrical contractor, Architect, electrical engineer, Owner, and LoneStar prior to beginning any nurse call portion of work. GC must coordinate/manage LoneStar's install.

B. PLUMBING:

QUESTIONS –

14. Please provide a med gas layout.

Response: Refer Sheets A-510 – A-511.

15. Drawing PD-101 – Rm # 02-0543 key note # 3 calls MG wall outlets to remain as is, however P-101 key note # 2 calls for rework with new outlets. Please clarify.

Response: Keynote 3 on Sheet PD-101 should be changed to Keynote 2 at room 02-0543.

16. Need location and configuration of existing MG outlets on headwalls to more accurately determine scope of work. Will there be a site visit or can photos be provided?

Response: Photos of the spaces can be downloaded from this location:

https://e4harchitecture-my.sharepoint.com/:f:/p/ahillman/EkFPGmTnfg9PtAz7TATWoqYBSaRob4dvYc_piVaDaWgj4Q?e=cHhPQy

C. ELECTRONIC SAFETY AND SECURITY:

QUESTIONS –

17. Is there any information on current manufacturer/make/model of the fire alarm system that services the projects?

Response: Please reach out to the preferred FA contractor – Johnson Controls.

END OF PRE-PROPOSAL RFI RESPONSE NO. 1