

**RFP 352-01 Nursing Sim Lab Q&A****Updated: 12-20-22**

<b>QUESTION #</b>	<b>QUESTION DATE</b>	<b>QUESTION</b>	<b>RESPONSE DATE</b>	<b>RESPONSE</b>
1	12/14/22	Can you confirm the following consultant scope: Mechanical, electrical and plumbing are engineered and included in project scope. If the college has a pathway to having these be design-build we would recommend this as a cost-saving strategy	12/15/22	The project must conform to the original requirements of the EDA grant, which do not permit design build except in very limited cases. We recommend that offerors review and familiarize themselves with EDA construction requirements prior to offering. Regarding the scope of work, the A/E must confirm what elements are included based upon the scope of work anticipated. However, our preliminary estimate does include cost for plumbing, mechanical, fire alarm, security, concrete, electrical, low voltage and other trades.
2	12/14/22	Do you feel that engineered acoustic and fire protection design is critical to this project? From the information provided in the RFP we do not recommend retaining consultants for these services, but wanted further insight into why there were included in Part 2. Having them certainly wouldn't hurt the project, but I worry that this isn't the best use of your design budget. Will security design be by your vendor? Will overall low voltage design be by your vendor?	12/15/22	See response to question #1 regarding scope inclusions in preliminary estimate. The expectation is that the successful A/E will provide all services required for their scope of work.

3	12/14/22	Part 3.4 Criteria D: Is a full project manual required or are sheet specifications acceptable? For a project of this size we recommend sheet specs and have successfully used this format for competitive construction bidding on several Linn Benton Community projects.	12/15/22	Sheet specs are acceptable. However, the A/E needs to comply with EDA construction standards as indicated in the RFP.
4	12/14/22	Criteria E1: Utilization of local A&E resources during the course of Construction Administration is an interesting part of this, and the implication is that this is above and beyond full service construction administration. Can you expand on your vision for this a bit more?	12/15/22	The intent is not to enforce an administrative geographic preference, but to evaluate proposals to the extent we are able to ensure local vendors equitable opportunity to participate. Procurement will be in accordance with 2 CFR 200.319(c) for all phases of the project.
5	12/15/22	3.1 Proposal Format (d) Proposal may not exceed 25 pages or less in length, not including reports, resumes, cover letters, and like attachments. In Section 3.1 referring to page count – I just want to confirm that all of the required attachments are not in the page count – including Attachment H in the References section. If we include a Table of Contents is that counted in the page count? What about blank pages to separate sections?	12/16/22	Required attachments, table of contents, and blank pages do not account against page limit.
6	12/15/22	3.2 Attachments: Proposer Certifications and Representations Each proposal will include a completed Attachments B, C, D, F, G, and H, signed in ink or indelible pencil. An electronic signature will not be accepted in lieu of an original handwritten signature.	12/16/22	Only the original needs original signature

		<p>For Section 3.2 - Should every copy of the proposal (i.e. the 1 original and the 5 copies) include the required forms?</p> <p>And if so, is each copy of the required forms supposed to be hand signed? Or was the intention that just the "original" includes forms with wet signatures?</p>		
7	12/15/22	<p>Also, Attachment F states on the form: "To be used only when Consultant claims to be exempt from Workers' Compensation coverage requirements." We are not exempt, so do we still need to include the form?</p>	12/16/22	<p>Include the form but indicate "Not applicable" if no exemption claimed.</p>
8	12/19/22	<p>"The EDA grant materials authorize the College to receive and expend an amount not to exceed \$1.5 million for the Project. The College's budget for architectural services is \$83,002. The College's budget for Project inspection services is \$50,000."</p> <p>The EDA attachment then states:</p> <p>"14. Regardless of who furnishes the construction inspector, the agreement requires the A/E to make sufficient visits to the project site to determine, in general, if the work is proceeding in accordance with the construction contract."</p> <p>And...</p> <p>"17. The A/E agreement provides for surveillance of project construction to assure compliance with plans, specifications, and all other contract documents. If the Recipient chooses the A/E as the project inspector, the requirements for inspection services shall be clearly defined and the amount the Recipient</p>	12/20/22	<p>EDA requires the A/E to remain engaged with the project for observation per the sections indicated. This service may be included as part of the inspection scope budget should the A/E elect to perform both scopes due to the overlap.</p>

		<p>is required to pay for such services shall be stated.”</p> <p>Item 14 leads one to believe that construction observation is required under the architect’s contract. Item 17 seems to indicate some sort of additional inspection service is required that could potentially be carried out by the architect.</p> <p>Is the construction inspector, for which there is a budget of \$50,000, supposed to be an addition to the architect’s standard construction observation tasks? If so, and the architect elected to perform those tasks is there a defined scope of services for those tasks in addition to the standard construction observation? We should note that Oregon OAR 806-010-0050(2) requires the architect to include construction observation services in the contract. Should the fee for that effort be drawn from the \$50,000 inspection budget or the \$83,002 design fee budget?</p>		
--	--	--	--	--