



**State of Rhode Island  
Department of Administration / Division of Purchases  
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**Solicitation Information  
October 5, 2016**

**ADDENDUM # 5**

**RFP # 7550785**

**TITLE: Architectural and Engineering (A&E) Design Services: Master Plan for  
Reorganizing and Improving the Eleanor Slater Hospital Building  
Facilities**

**Submission Deadline has been postponed until:**

**Friday October 28, 2016 at 10:30 am (Local Time)**

**Notice attached include:**

1. Questions received with responses
2. Clarifications and Additional Requirements
3. Additional plans and attachments

**Submit one original proposal with “Ten (10)” copies, five more than originally requested.**

**Tom Bovis  
Interdepartmental Project Manager**

*Interested parties should monitor this website, on a regular basis, for any additional information that may be posted*

## Questions and Responses:

**RFP # 7550785**

### **TITLE: Architectural and Engineering (A&E) Design Services: Master Plan for Reorganizing and Improving the Eleanor Slater Hospital Building Facilities**

1. **QUESTION:** Section 1.1.d – Is it the intent to prohibit the successful selected respondent and their subcontractors from bidding on A&E services for future portions of this project?

**RESPONSE:** No, it is not the intent to prohibit the successful selected Respondent and their subcontractors from bidding on A&E services for future portions of this project.

2. **QUESTION:** Should we assume that the \$20,000.00 Hazardous Materials Allowance will cover all hazardous material consultant services required for this project?

**RESPONSE:** This is an allowance for hazardous material consultant services for survey, testing, report and plan as described under 2.1.I,3,1, Existing Conditions Study. The successful Respondent shall obtain proposals from a minimum of three (3) environmental consultants. If the cost of the selected environmental consultant approved by DCAMM exceeds the allowance of \$20,000.00, a change order for the additional cost would be appropriate.

3. **QUESTION:** Will the design team have unlimited access; including concealed spaces, to the existing buildings to perform a full 3D scan in order to develop each Revit building model?

**RESPONSE:** There are multiple buildings involved in this project. Much of the space is in an occupied hospital environment. Access to occupied spaces will need to be planned and coordinated with administration of the Eleanor Slater Hospital and other tenant groups occupying the Mathias Building. Access to accessible concealed spaces such as above suspended ACT ceilings will be allowed. Access will be provided by the Respondent's team. Suspended ACT ceilings will need to be returned to their original condition after inspection. Any destructive investigation will require prior approval and if permitted finishes will need to be returned to their original condition by the Respondent's team.

4. **QUESTION:** Section 3.5.G of the RFP asks for construction drawings for the Wallum Lake House to be in Revit LOD 500. Since Revit LOD 500 is difficult to attain in an existing occupied building, and would require much more time and expense; will Revit LOD 350 be acceptable in the renovated areas?

**RESPONSE:** Construction drawings for the Wallum Lake House are to be provided in Revit with Model Elements at LOD 300.

5. **QUESTION:** Is an existing conditions study required in the Adolph Meyer Building and/or the Pinel Building?

**RESPONSE:** An existing conditions report is required for the Adolph Myer Building as well as the Regan Building, the Mathias Building and the Wallum Lake House. See also responses to Question #48 and Question #50.

6. **QUESTION:** How much input will representatives from BHDDH be able to give the selected consultant in terms of existing and anticipated operational costs?

**RESPONSE:** Please see operational information on pages 8, 13, 16 and 18 – 34 of the attached AMS report titled Eleanor Slater Hospital Assessment. As far as “anticipated operational costs”, the successful Respondent is responsible for projecting future operational costs. Representatives from BHDDH and their consultants will be available to share whatever information and insights are available.

7. **QUESTION:** Page 20 of the RFP asks for us to include Standard Form 330 for prime contractor and all sub-contractors in our proposal. Would you like us to include the full Part I and Part II forms, or just the Part II forms?

**RESPONSE:** Submit full Part I and Part II forms.

8. **QUESTION:** Section 1.1) d) Please clarify, “shall not be eligible to bid on any underlying construction or future consulting services for this project.” Does this pertain to providing A/E services for long term options for new hospital(s)?

**RESPONSE:** It is not the intent to prohibit the successful selected Respondent and their subcontractors from bidding on A&E services for future portions of this project as indicated in the response to Question #1 above. Note however, that A&E services for master planning for long term options for new hospital(s) are included in the Long Term master planning requirements that are part of this solicitation. In the event a new hospital is proposed and approved by the State, the selected vendor under this RFP is eligible to bid on future A&E services for a new hospital.

9. **QUESTION:** Since the study phase will determine what short term relocations and associated cost of renovations and new construction, it is impossible to provide a lump sum fee proposal for full A/E services. Would you consider a percentage based range of fee to be refined once the project(s) are defined?

**RESPONSE:** Respondents are to provide a lump sum fee for the entire project. Per the RFP, full A&E services are to be provided for short term improvements to the Wallum Lake House. Additional drawings of the building are also being provided in this RFP for informational purposes. See also response to Question #87 below.

10. **QUESTION:** Please provide total square footages of each building being considered. This will provide the basis for developing existing condition proposals. Will you accept electronic scanning of exteriors, interiors (including above ceilings) for the basis of Existing Conditions Study?

**RESPONSE:** Please refer to additional building floor plans provided as part of this addendum. The Respondent should be able to determine building square footages if needed from the plans provided. For reference only, a list of buildings with approximate square footages is attached. The Respondent will be responsible for determining definitive square foot numbers for each building. Regarding the question if the State will accept electronic scanning, scanning is acceptable. However, not completing the task and citing difficulties in documenting existing conditions based on any perceived limitations of scanning is not acceptable. The method of documenting existing conditions is up to the Respondent i.e. electronic scanning, laser measurements, hand taken measurements, etc.

11. **QUESTION:** We anticipate the cost of scanning all facilities to be excessive, so would you consider developing the study phase options using existing CADD or as-built plans and then determine more specifically which buildings or floors need to be scanned?

**RESPONSE:** The RFP does not state that the buildings must be scanned. The Respondent, however, must provide drawings of the buildings in Revit as indicated on page 9 of the RFP

under 3, EXISTING CONDITIONS STUDY. Also see Clarification #1 at the end of the questions and responses. Additional drawings are being provided for informational purposes as part of this Addendum including some CADD drawings. If any of this information is to be used by the Respondent, it should be field verified for accuracy.

12. **QUESTION:** Section 3) 1. For insurance purposes, would you consider direct contract with providers for hazardous materials survey, testing, report and plan? The architect can remain responsible for coordination of these services.

**RESPONSE:** Per page 10 of the RFP: “A hazardous materials survey, testing, report and plan shall be conducted by a hazardous materials consultant for all buildings included in the Master Plan for the Eleanor Slater Hospital. The architect is to supply and coordinate these services. The hazardous materials consultant should be a sub-consultant to the architect. This work is to be included in the Offeror’s fee proposal.” Also see page 17 of the RFP, item III, 19.

13. **QUESTION:** In the RFP it requests that a “security consultant” be part of the design team. Is the security consultant intended to provide suggestions on door access and other recommendations for securing locked units, or are you looking for a consultant that can review the overall Eleanor Slater security plan/system and provide recommendations on how to improve the current approach to facility security?

**RESPONSE:** On page 10, under 3. Existing Conditions Study, please see item j which states: “Evaluation of security design and positive security control such as through card access, cameras, key pad, motion detectors, etc.” Consequently, the successful Respondent is to evaluate security at all five (5) buildings included in the Existing Conditions Study. Also on page 16 under III, A&E Services for Improvements to the Wallum Lake House, see item #7 which states: “Security Design. Positive security control such as through card access, cameras, key pad, motion detectors, etc.” Also see response to Question #19. Consequently, security design shall be provided for all areas to be renovated in the Wallum Lake House as recommended by the Building Study and approved by DCAMM, BHDDH and the Steering Committee. Note that the Building Study relates to the Short Term Goals of the Master Plan.

14. **QUESTION:** Item 1.1 (d): Please clarify if the firm selected for the RFP call continue to provide architectural and engineering services on the subsequent projects that result from this masterplan.

**RESPONSE:** See response to Question #1 above.

15. Item 3 Existing Conditions Study: The RFP states that the successful firm produce BIM (Revit) “...floor plans and documentation of layouts for all mechanical, electrical and plumbing components in the buildings including HVAC and sprinklers.” This raises several questions:

- A. **QUESTION:** While the RFP references Revit floor plans, Revit is a BIM platform that models in three dimensions. Please clarify that you expect full models of the buildings.

**RESPONSE:** Yes, please provide full model with plans (and other deliverables identified) arranged on Title Block Sheets.

- B. **QUESTION:** Is the FCA study going to model the exterior? If so, will those models be available or are we to assume that we must provide the exterior documentation?

**RESPONSE:** The FCA study will not result in models including the exterior. The successful Respondent shall provide exterior documentation.

C. **QUESTION:** What is the LOD required for the BIM drawings?

**RESPONSE:** Model elements at LOD 300. Also, under RFP page 25, item 3.5, g, the following language shall be removed: “Construction drawings for the Wallum Lake House shall be in Revit LOD 500.” Replace the removed language with the following: “Construction drawings for the Wallum Lake House shall be in Revit LOD 300.” Master Planning drawings shall remain unchanged in Revit LOD 200 per the RFP page 25, item 3.5, g.

D. **QUESTION:** Can you provide how you would expect us to document MEP/FP services that are hidden in walls and ceilings?

**RESPONSE:** See response to Question #3 above.

E. **QUESTION:** Would you consider laser scanning?

**RESPONSE:** Laser scanning is acceptable.

F. **QUESTION:** Can you describe your expectations of how to field document occupied buildings, particularly portions that house chronically ill people.

**RESPONSE:** See response to Question #3.

16. **QUESTION:** Item 3 f and g: Are these reports available to review?

**RESPONSE:** The reports will be made available to the successful Respondent.

17. **QUESTION:** Item 4: It is still unclear as to the scope of work for the renovations to the Wallum Lake House. Some areas seem to have been renovated, but it is unclear what we would be required to do. Supposedly the FCA study will help, but doesn't some of it depend on the masterplan study? Is it possible to identify what would be renovated to use as a basis for a fee?

**RESPONSE:** See response to question #19. Also, see response to Question #87 and Additional Requirements listed in this addendum.

18. **QUESTION:** Can we return with our consultants to review available plans and the Wallum House so that they can prepare a responsible proposal?

**RESPONSE:** Site visits were provided on July 28, 2016 as part of the Pre-Bid/ Proposal Conference/ Site Tour. No additional interior site visits will be allowed prior to submission of proposals, however, additional plans are being provided with this Addendum.

19. **QUESTION:** The design and execution of the Wallum Lake House will be completed prior to the completion of the masterplan. This implies that you have a reasonable idea of what must go into the masterplan study with regards to the Lake House. Does this mean that if the masterplan recommends that some other component from the Cranston campus should be relocated to Burrillville or that there are other options to consider that result from the masterplan that our fee would be modified accordingly?

**RESPONSE:** There are Short Term Goals and Long Term Goals for the Eleanor Slater Hospital as described in the RFP. See Item #2 on page 8 of the RFP for **Short Term Goals for the Wallum Lake House**. A Building Study is required for the Wallum Lake House. On page 10 of the RFP under item #4 it states: “The Building Study for the Wallum Lake House

shall include the more detailed existing conditions assessments, programming, conceptual floor plan layouts, proposed improvements, engineering narratives, cost estimate and other items which are to be included in the Short Term Goals portion of the Master Plan.” On page 16 of the RFP under III, 1, it states: “As mentioned above, the consultant shall provide full A&E design services for the design and construction administration of proposed improvements to the Wallum Lake House recommended by the Building Study and approved by DCAMM, BHDDH and the Steering Committee. This shall include the development of full Construction Documents and Construction Administrative Services.” Construction documents and Construction Administrative Services are required for the short term goals/improvements to the Wallum Lake House. Construction documents and Construction Administrative Services are not required for the rest of the Short Term Goals of the Master Plan or the Long Term Goals of the Master Plan. Any potential master plan recommendation to move a component from the Cranston campus to Burrillville or other master plan options does not require additional construction documents or construction administration and therefore no fee modification is applicable. The Respondent shall provide a lump sum fee for all the work described in the RFP.

20. **QUESTION:** Would you reconsider renegotiating the fee proposal for the Wallum Lake House once the scope is clarified during the study? Currently, we would need to add many qualifiers to our fee proposal which means that you do not have a clear baseline when evaluating fee proposals.

**RESPONSE:** The Respondent is to provide a lump sum fee. The fee is not to be renegotiated. The general scope for the Short Term Goals for the Wallum Lake House that describes the relocation of 30 patients from the Regan Building at Pastore Center to the Wallum Lake House at Zambarano is described under item #2 on page 8 of the RFP. See also response to Question #19 above and Question #87 below.

21. **QUESTION:** It is not clear whether a LEED certification will happen at the Wallum Lake House. May we provide a separate fee for the paperwork and documentation that could be added to the contract if you decide to pursue LEED?

**RESPONSE:** On RFP page 17, item #15, LEED Design Services, the following shall be deleted: “LEED Design Services. The building renovation project (if applicable) will be designed to meet a minimum of LEED (Leadership in Energy and Environmental Design) Silver Level certification as governed by the US Green Building Council or a similar equivalent standard. All reference to LEED certification in this document shall be interpreted to mean LEED Silver or an equivalent standard as approved by the State. In addition, as part of this contract, the Respondent is to provide all administrative services, prepare any required applications, provide required documentation, etc., as may be required in the LEED Silver Level certification process. The Respondent will be responsible for all aspects of this endeavor.”

The preceding item to be deleted shall be replaced with the following: “A USGBC LEED “Certified” rating (or equivalent green certification) is required per Public Law No. 2009-212. The Rhode Island Green Buildings Act identifies the IgCC as an “equivalent high performance green building standard” to which all qualifying public projects must be designed and constructed. The Wallum Lake House Short Term improvements shall be designed to comply with the Rhode Island Green Buildings Act. In addition, as part of this contract, the Respondent is to provide all administrative services, prepare any required applications, provide required documentation, etc., as may be required relative to the Rhode Island Green Buildings Act. LEED certification including going through the LEED certification process with related LEED fees will not be required.”

In addition, on RFP page 20, under item A, viii, the following shall be deleted: “Does the Respondent have LEED Accredited Professionals on Staff?”

22. **QUESTION:** If you do pursue a LEED rating, the commissioning must be a third party hired by the Owner. We recommend this in any case as best practices. Can you give us direction as to how to deal with this potential conflict?

**RESPONSE:** The selected Respondent shall include commissioning as required by the IGCC. Also see response to Question #21 above.

23. **QUESTION:** Can you please tell us the gross square foot area of the Wallum Lake House?

**RESPONSE:** See response to Question #10 above. Also, additional floor plans are being provided with this addendum.

24. **QUESTION:** Can you clarify when the FCA report will be available?

**RESPONSE:** See response to Question #62.

25. **QUESTION:** Professional Fee Proposal (Page 22 of 26) states that “...the State reserves the right ...to award on the basis of cost alone...”. This project will make significant changes to the way the State serves a vulnerable segment of the population. As such, it is in the best interest of the State to hire a consultant with the skill and experience necessary to develop a cost effective plan for meeting the State’s needs. To select a consultant “on the basis of cost alone”, would be irresponsible. Please consider eliminating that possibility from consideration.

**RESPONSE:** This is standard language used by the Division of Purchases. The language in question shall remain.

26. **QUESTION:** Section 1.1 d) – Will the selected respondent be eligible to bid on future consulting services for this project?

**RESPONSE:** See response to Question #1 above.

27. **QUESTION:** What is the existing square footage of each building included in this project?

**RESPONSE:** See response to Question #10 above. Also, additional floor plans are being provided with this addendum.

28. **QUESTION:** Can additional plans of the existing buildings be made available by addendum?

**RESPONSE:** Yes. They are included with this addendum.

29. **QUESTION:** Are electronic scans acceptable as a means of documenting the existing conditions studies?

**RESPONSE:** See response to question #15 E. Also, see RFP page 18, Consultant Deliverables Checklist and Required Copies regarding Revit Drawings of Existing Buildings.

30. **QUESTION:** During the existing conditions studies, will ceilings be removed so the respondent can visually review building systems?

**RESPONSE:** See response to Question #3 above.

31. **QUESTION:** When will the Facilities Conditions Assessment for the Wallum Lake House be made available?

**RESPONSE:** Please see response to Question #62.

32. **QUESTION:** Page 10 #5 Programming: Are all of the referenced “functional hospital units” contained in the five buildings that were on the tours?

**RESPONSE:** The existing functional hospital units are contained in the five (5) buildings that were on the tour as part of the Pre-Bid Conference/Tour. Proposed new hospital units such as a Step Down Unit and an Out Patient Unit do not currently exist.

33. **QUESTION:** Given that the full scope for the Wallum Lake House renovations will not be determined until the building study and master plan are completed, how do we quantify that scope in order to provide a fixed fee for the A&E Services?

**RESPONSE:** See response to Question #20 above.

34. **QUESTION:** Page 16 #10 FF & E – What services are required to assist with the purchases of furniture and signage?

**RESPONSE:** For the Short Term Wallum Lake House improvements, the Respondent will be responsible for providing an FF&E bid package for all renovated rooms including window treatments and any new hospital room furniture including beds, and office furniture that is needed. Signage will need to be specified and/or designed, located, and installation details provided.

35. **QUESTION:** Page 16 #11 & 13 Testing. What is the scope of the required testing?

**RESPONSE:** Item #13 refers to any construction testing that may be required. It is up to the Respondent and/or their sub-consultants to determine what is required. Item #11 refers to any other testing that may be required such as items related to FGI guidelines, air quality, negative pressure rooms, etc.

36. **QUESTION:** Page 17 #14 Commissioning –Are these commissioning services in addition to the commissioning services required for LEED certification?

**RESPONSE:** See responses to Question #21 and Question #22 above.

37. **QUESTION:** As a result of the two pre-bid meetings, Stephen Turner Inc. understands that execution of projects under this RFP will seek LEED certification. All LEED projects require third party commissioning. Could you confirm that this project will seek certification under LEED v4?

**RESPONSE:** See responses to Question #21 and Question #22 above.

38. **QUESTION:** Is there a budget and or identified scope of work that the lump sum would be based on?

**RESPONSE:** The scope of work is the work identified in the RFP. Also see response to Question #87 below. There is currently no construction budget for the portion of the scope related to construction at the Wallum Lake House.

39. **QUESTION:** Are there any existing drawings available to the awarded firm.

**RESPONSE:** A number of drawings were included with the RFP. Additional drawings are being provided with this Addendum.

40. **QUESTION:** If so are those drawings available on CADD.

**RESPONSE:** Additional drawings are being provided for informational purposes as part of this Addendum including some CADD drawings. If any of this information is to be used by the Respondent, it should be field verified for accuracy.

41. **QUESTION:** If no drawings are available is there any square footage of the existing buildings.

**RESPONSE:** See responses to Question #10 and Question #39 above.

42. Various Item locations - Respondent is to provide a full A&E fee for Design Services for the design and construction administration of proposed improvements to the Wallum Lake House. **Question: How does the respondent develop a fee when the Building Study proposed improvements have yet to be developed and approved. What information should the respondent utilize to develop this fee?**

**RESPONSE:** See Response to Question #20 above.

43. Item 1.1.d – Selected respondent shall not be eligible to bid on underlying construction or future consulting services for this project. **Question: After completion of this Master Plan, will the selected respondent be ineligible for any future A&E Design Services for the building projects that come out of this Master Plan? (except for the Wallum Lake House)**

**RESPONSE:** See Response to Question #1 above.

44. Item 2/fourth paragraph – Improvements to the building that are planned for the near future include new windows, replacement of existing slate roofs on three wings and exterior masonry repairs including the monumental front stairs. **Question: if these improvements are already planned for the near future, does the respondent have to include these items in the Building Study for the Wallum Lake House and in the A&E fee for Design Services.**

**RESPONSE:** The successful Respondent will be provided with a copy of the contract documents for exterior improvements to the Wallum Lake House which are currently being completed by the architect for that project. Those documents should be referenced by the Respondent in the Building Study with a summary of work and cost of the work provided. Those particular exterior improvements should not be included in the A&E fee for Design Services as they are being designed by another architect.

45. **QUESTION:** On page 20, section A of 3.1 Responses references ‘include Standard Form 330 in this section.’ Please confirm that the 330 format is only part of the submission process and the remainder of the response can be in a custom marketing proposal format. If the 330 is the only submission allowed, please clarify.

**RESPONSE:** Standard Form 330 is only part of the required submission. Please see Section 3 – SELECTION PROCEDURE AND SUBMISSION REQUIREMENTS and Section 3.4 ADDITIONAL PROPOSAL CONTENTS. Also see Response to Question #7 above.

46. **QUESTION:** On page 9, 3. Existing Condition Study, it referred to the on-going FCA project to document all state owned building and say, "...that does not require the consultant to provide drawings as part of the work is currently out to bid." Please confirm whether Regan, Mathias, and Wallum Lake House are part of the FCA project.

**RESPONSE:** Yes, the Regan Building, Mathias Building and the Wallum Lake House are part of the ongoing FCA project.

47. **QUESTION:** Please, list the names of building that this RFP requires to have building survey done using Revit.

**RESPONSE:** Regan Building, Mathias Building, Adolph Myer Building, and the Wallum Lake House. It is not required for the Pinel Building.

48. **QUESTION:** On page 26, it says, Hazardous material survey should be conducted for all the buildings included in the master plan. Should Pinel and Adolph Myer Building be included in this survey? Please, list the name of building that this RFP requires to have Hazardous Material Survey done.

**RESPONSE:** Hazardous materials surveys should be conducted for the Regan Building, Mathias Building, Pinel Building, Adolph Myer Building, and the Wallum Lake House. A limited amount of previous hazardous materials information on the Mathias building is attached for reference. A current hazardous materials survey should be done for the entire Mathias building.

49. **QUESTION:** On page 26, Facility Task asks to list deficiencies and life expectancies of various existing buildings. We understand there are several buildings that were not mentioned in this RFP and visited during the walk thru but located within the two campuses. Does the scope include the evaluation and report of ALL the buildings within the campuses?

**RESPONSE:** Facility Tasks are not listed on page 26 of the RFP. It would appear that the comment pertains to page 13 of the RFP, not page 26. On page 13 of the RFP under Facility Tasks, item b, the following is stated: "To evaluate and determine useful building life expectancies for the various existing buildings being used for hospital purposes." The five (5) existing buildings being used for hospital purposes are: Regan Building, Mathias Building, Pinel Building, Adolph Myer Building, and the Wallum Lake House. All of these buildings were on the tour on July 28, 2016. However, the Pinel Building does not have to be evaluated for useful building life expectancy. Also see responses to Question #47 and Question #48 above.

50. **QUESTION:** Refer to Page 9 – "3. EXISTING CONDITIONS STUDY" – should the Pinel and Adolph Myer buildings be eliminated from the work, as they're not anticipated to be used for psychiatric patients?

**RESPONSE:** The Adolph Myer Building is to be included in the Existing Conditions Study, however, per this Addendum, the Pinel Building is not to be included in the Existing Conditions Study except for the hazardous materials survey, testing, report and plan. While the Adolph Myer Building is not anticipated at this time to play a role in the Short Term Goals, it could possibly play a role in the Long Term Goals. Also see response to Question #48 for buildings to be included in the Hazardous Materials Survey.

51. **QUESTION:** Refer to Page 9 – "3. EXISTING CONDITIONS STUDY" – is the intent to document all existing MEP systems and distribution in a Revit model?

**RESPONSE:** See response to Question #15C above.

52. **QUESTION:** Refer to Page 11 – “8. COST ESTIMATES FOR DESIGN OPTIONS FOR SHORT TERM PLAN” – this item refers to “energy conservation measures (ECMs)”, which is typically aligned with an energy audit. An energy audit is not included in the scope of the RFP. Please clarify the intent of establishing “energy conservation measures (ECMs)”.

**RESPONSE:** This item relates to tracking costs for proposed improvements that are part of the short term plan which would also qualify as energy conservation measures. An energy audit is not included in the RFP.

53. **QUESTION:** Refer to Page 16 – Paragraph III.4., requiring “Full HVAC design”. From our observation, most rooms do not meet the FGI guidelines for ventilation, and bringing these rooms into FGI compliance may not be feasible within the building constraints. Is the intent to achieve full compliance with FGI guidelines?

**RESPONSE:** The rooms at the Wallum Lake House that are to be renovated to achieve the Short Term Goals are to be improved as necessary to meet FGI guidelines for ventilation. Also note that there are four (4) recently renovated negative pressure isolation rooms at the Regan Building. No negative pressure rooms exist at the Wallum Lake House. The Hospital is actively exploring options with respect to location of medical services and the need for negative pressure rooms at the Wallum Lake House. The Respondent’s fee proposal should include A&E services for two (2) negative pressure rooms among the rooms to be renovated.

54. **QUESTION:** Refer to Page 17 – Item #14 – is the intent for the A/E to provide commissioning services? LEED credits require that commissioning services be contracted directly to the Owner through a third-party commissioning agent.

**RESPONSE:** See responses to Question #21 and Question #22 above.

55. **QUESTION:** Refer to Page 25 – Item g). - Revit LOD 500 is not a realistic expectation for construction drawings. LOD 200/300 is more common. Please re-evaluate this requirement.

**RESPONSE:** See response to Question #15C above.

56. **QUESTION:** Does the state intend to follow the RFP which states the lowest price receives the maximum points? Or can a best value selection be developed to place less emphasis on cost that is separated from qualifications?

**RESPONSE:** See response to Question #25.

57. **QUESTION:** Will there be an opportunity to present the details of the pricing before a firm is selected, so that all assumptions can be identified? The scope and lack of detail about the facilities require the consultant to develop many scenarios or estimated aspects that may be helpful in order to select the best proposer.

**RESPONSE:** A lump sum bid is required. See clarification of scope for the Wallum Lake House provided in response to Question #87. Additional floor plans of the existing buildings and other information is being provided with this Addendum. See also response to Question #62 below. Within their sealed cost proposal, vendors may provide any additional information they wish to provide on how they came up with their lump sum bid.

58. **QUESTION:** Will the submittal deadline be extended due to quantity and content of questions, time needed by the state to post responses and time for consultants to adjust based on those responses?

**RESPONSE:** The submittal deadline was extended in Addendum #3.

59. **QUESTION:** Will the consultant awarded the project be responsible to provide a comprehensive facility condition assessment of the existing facilities under the scope of services or will that be conducted and supplied by the current third party vendor.

**RESPONSE:** Please see RFP page 9, 3. Existing Conditions Study. Also, see Question #62 below and the response.

60. **QUESTION:** Will we have to perform a detailed facility condition assessment of the entire portfolio or will we be relying on the current 3rd party assessment.

**RESPONSE:** See response to Question #59 above. Also see response to Question #5 above.

61. **QUESTION:** Have you conducted a feasibility study for this master plan, and if yes, can you share this information?

**RESPONSE:** The proposed master plan is to be a feasibility study.

62. **QUESTION:** What level of existing conditions documentation are you planning to share with the design team?

**RESPONSE:** A 280 page draft Facility Condition Assessment for the Wallum Lake House has been prepared by EMG. This will be shared with the successful Respondent. Draft FCAs for the Regan Building, Mathias Building, Adolph Myer Building and Pinel Building are currently being compiled by EMG. Drafts should be available in the near future and will be made available to the successful Respondent. Additional floor plans and other information is being included with this addendum. Tours of all five (5) buildings were provided on July 28, 2016.

63. **QUESTION:** The RFP states (p.17) that the level of renovations at Wallum Lake House is intended to comply with LEED Silver certification requirements. It was mentioned at the walk-through and alluded to in the RFP that exterior improvements to the building envelope are being done under a separate contract. Is this work also being done under the LEED Silver criteria?

**RESPONSE:** Slate roofs, new windows and masonry repairs for the Wallum Lake House are to be done under a separate contract. Construction documents are currently being finished by the architect for that project. LEED was not required for this project.

64. **QUESTION:** What is the schedule of various parts of the master plan?

**RESPONSE:** See RFP Schedule “H”. Also see RFP page 11, item #11 – Short Term Schedule which states: “The consultant shall provide a detailed schedule to accomplish the short term phases of the Master Plan and the Building Study for the Wallum Lake House.” Also see RFP page 18, IV – Consultant Deliverables Checklist and Required Copies, item #19 which states: “Consultant’s proposed schedule to implement the Short Term Master Plan and the Long Term Master Plan ...”

65. **QUESTION:** Can you explain the effort around the “operational cost comparisons?” Are you talking about facility operations (maintenance, energy, etc.) or full operations—such as all clinical staffing or a combination of both?

**RESPONSE:** Both are required.

66. **QUESTION:** Can you explain the effort around “potential to move to patients to the private sector” - is this just analyzing the existing occupancy in the private sector hospitals? Or is it facilitating a series of meetings with the private sector providers about their interest in adding capacity to support the state and running some financial analysis for them on that potential?

**RESPONSE:** On page 5 of the RFP under 2.1, I. Short Term Goals, it states: “As part of the Master Planning services to be performed, the selected consultant shall analyze and determine what portion of the population that receives psychiatric care from BHDDH can be serviced by the private sector and how that can be best achieved.” Also, see RFP page 12, items 1, a – d. The successful Respondent will not be responsible for facilitating meetings with the private sector. See also attached AMS report on Eleanor Slater Hospital Assessment, page 4, Rhode Island Healthcare Profile.

67. **QUESTION:** Do you anticipate multiple rounds of user group meetings for the programming and design?

**RESPONSE:** The Respondent will need to allow for multiple meetings with the Steering Committee for both programming and design. On page 14 of the RFP, item 2, d, it states: “The consultant shall provide the design options to the Steering Committee for review and comments.” On page 14 of the RFP, item 2, e, it states: “Comments shall be compiled by DCAMM for transmittal to the Architect. The Architect shall formally respond to the comments and integrate into the required design options as applicable.” See also RFP page 16, item III, 1, and item III, 2. See also Schedule “H” regarding multiple review periods.

68. **QUESTION:** In the RFP, you ask that we use Standard Form 330 for Part One, Technical Proposal Part A: **Experience of the Respondent and Project Principals**. For the remaining sections of the Proposal, you do not specify that we use SF 330. Therefore, please confirm that we may use our own format to present the remaining sections of the proposal, including **“Project Plan”**, **“References”** and for **“Part Two – Professional Fee Proposal”** (which of course will be submitted in a separate, sealed envelope.

**RESPONSE:** See response to Question #7. The Respondent may use their own format for the Project Plan and References. For the Professional Fee Proposal, the Professional Services Fee Proposal Form included with the RFP must be used. For RFP Part Two, a, iii, on page 22, the Respondent may use their own format. Also see RFP page 23, 3.4 Additional Proposal Contents.

69. **QUESTION:** Does the State of Rhode Island plan to solicit an Owner’s Project Manager (OPM) for this project?

**RESPONSE:** This is yet to be determined. If an OPM is to be used, the OPM would be separately solicited by DCAMM.

70. **QUESTION:** Please confirm State’s goal for a minimum of 10% participation by MBEs.

**RESPONSE:** See RFP page 4, 1.2, k.

71. **QUESTION:** Does the State have any funds set aside for this project? If so, are you able to share the dollar amount?

**RESPONSE:** The Short Term and Long Term Master Plans as well as the A&E Services for short term improvements to the Wallum Lake House will be funded from funds designated for BHDDH. We do not share that information.

72. **QUESTION:** Given the extensive requirements requested under this RFP and that only 4 day have been allowed for questions would the State consider granting additional time for questions?
- RESPONSE:** The question period was not four (4) days. The RFP was posted on July 13, 2016 and questions were due August 4, 2016. That is over three (3) weeks.
73. **QUESTION:** Would the State consider breaking out this proposal into two parts, A& E services for existing condition survey and the Master Plan submission?
- RESPONSE:** No, a lump sum bid is required for all the work covered in the RFP and addenda.
74. **QUESTION:** Can you elaborate what you consider existing condition drawings, and the extent to which such drawings should be produced?
- RESPONSE:** See response to Question #15C above.
75. **QUESTION:** You are requesting that all existing conditions for all building are to be completed within 9 months. That is an extremely aggressive schedule, will the State consider extending that schedule to a more realistic time frame?
- RESPONSE:** There are only five (5) buildings involved: Regan Building, Mathias Building, Adolph Myer Building, Pinel Building and the Wallum Lake House. For the Pinel Building, only the Hazardous Materials survey, testing, report and plan are required. Also see RFP Schedule "H". Less than three (3) months is allowed for existing conditions. This time frame will remain.
76. **QUESTION:** 2.1 Para 2: Please confirm that Architect/Hospital Programming Consultant will determine patients that can be offloaded to private facilities.
- RESPONSE:** See response to Question #66 above.
77. **QUESTION:** Section III; A&E Services for improvements to the Wallum Lake House
- RESPONSE:** This is not a question.
78. **QUESTION:** Will the square footage of renovations and/or the construction budget to be used for these A&E services be provided?
- RESPONSE:** The RFP describes the number of patients to be moved from the Regan Building to the Wallum Lake House. It is up to the Respondent to determine the number of rooms and square footage that will need to be renovated to accommodate both the move as well as the prescribed overall occupancy per room as described in the RFP. Also see response to Question #87 below. Per RFP page 17, item #17: "The construction budget shall be determined following the Wallum Lake House Building Study based on itemized improvements and costs identified in the study which have also been approved by DCAMM, BHDDH and the Steering Committee."
79. **QUESTION:** Will floor plans of existing conditions be provided?
- RESPONSE:** Additional floor plans of buildings are provided as part of this addendum.
80. **QUESTION:** Hazmat Consultant:

Please confirm Hazardous materials consultant is required to survey all buildings included in the Master Plan Study.

**RESPONSE:** See response to Question #48 above.

81. **QUESTION:** Will attachment “H” be provided for the preliminary schedule for design and construction of potential improvements to the Wallum Lake House?

**RESPONSE:** The preliminary schedule for Short Term design and construction of potential improvements to the Wallum Lake House has been provided in Attachment “H”. See Attachment “H” starting with line number 12.

82. In regards to the Master Plan for Eleanor Slater Hospital (both campuses):

- a. **QUESTION:** Is the consultant to provide Master Plans for the entire Regan Building, Mathias Building, and Wallum Lake House or just those sections discussed in the RFP?

**RESPONSE:** The question is misleading as it does not differentiate between short term plans and long term plans. The consultant is to provide both short term and long term plans as described in the RFP. Please refer to the RFP for what is required for the Existing Conditions Study, Building Study for the Wallum Lake House, Short Term Program, Long Term Program, Short Term Design Options, Long Term Design Options, Short Term Engineering Narratives, Long Term Engineering Narratives, Short Term Cost Estimates, Long Term Cost Estimates, Short Term Operational Costs, Long Term Operational Costs, Wallum Lake House Design and Construction Project Items, etc.

- b. **QUESTION:** Is the consultant to be involved with the repurposing of the space in Pinel Building currently occupied by the Forensic Unit?

**RESPONSE:** The Respondent is responsible for a hazardous materials survey, testing, report, and plan on the Pinel Building. The current thinking is to demolish the building after Forensic is relocated. The land currently occupied by the building could play a role in the Long Term Master Plan that the Respondent is responsible for developing.

- c. **QUESTION:** Is the consultant to be involved with the repurposing of the space in the Adolph Myer Building currently used for psychiatric patients and forensic overflow patients?

**RESPONSE:** The Respondent is responsible for an Existing Conditions Report on the Adolph Myer Building as well as a hazardous materials report. It is not anticipated that the Adolph Myer Building will play a role in the Short Term Master Plan, however, it is up to the Respondent to determine the usefulness of the building and if it is to play a role in either the Short Term Master Plan or the Long Term Master Plan that the Respondent is to develop.

- d. **QUESTION:** When was the current radiology equipment installed in the Regan Building and what is its expected useful life?

**RESPONSE:** The equipment was acquired and installed in 2011. The useful life remaining is likely to be 5-7 years.

- e. **QUESTION:** Specifically, what existing information is available for the structural, MEPFP, telephone, television, WiFi, Data, storm drainage, security, etc. for each building?

**RESPONSE:** See response to Question #40 above.

- f. **QUESTION:** Is the consultant expected to perform any selective demolition in order to obtain missing information (structural, MEPFP, telephone, television, WiFi, Data, security, etc.) about each building?

**RESPONSE:** The successful Respondent shall document existing systems in the different buildings as required by the RFP. Also see response to Question #3 above.

- g. **QUESTION:** What is the presumed duration of the Short Term Goals?

**RESPONSE:** See Attachment “H”.

- h. **QUESTION:** Do the Short Term Goals only include those items mentioned in the RFP or is the consultant to identify other Short Term Goals?

**RESPONSE:** In the RFP, an overview of Short Term Goals is provided for various functional components of the Eleanor Slater Hospital. This is the minimum that is to be evaluated by the consultant. In addition, the consultant may provide alternate approaches based on their analysis of the population to be served, existing buildings, existing building conditions and other relevant factors.

- i. **QUESTION:** What is the extent of the site component for the Master Plan?  
i. Just the area immediately surrounding the buildings?  
ii. Both campuses, in their entirety?

**RESPONSE:** For the Long Term Master Plan, the Respondent does not have to limit the potentially available land area to the area immediately surrounding the existing hospital buildings. Other available parcels of land on both campuses may be used in the Long Term Master Plan. This should be coordinated with separate planning efforts that may be taking place in the near future at the Pastore Center.

83. In regards to the Building Study for the Wallum Lake House:

- a. **QUESTION:** Is the consultant to study just the hospital building or the other buildings on the campus, as well?

**RESPONSE:** The Wallum Lake House is the only building involved the Building Study for the Wallum Lake House.

- b. **QUESTION:** The consultant is instructed to provide “three design options for each building.” What buildings does this reference?

**RESPONSE:** The RFP states: “The architect is required to provide three design options for each building that are feasible for meeting the Short Term program portion of the Master Plan.” This pertains to the Short Term program. The vendor’s question pertains to the Building Study for the Wallum Lake House. Please note the difference between the overall Short Term Goals which involves multiple buildings and the Building Study for the Wallum Lake House. The

Building Study for the Wallum Lake House, however, does require conceptual floor plan layouts but Section 2.1, I, 4, does not state how many conceptual floor plan layouts are required for that building.

- c. **QUESTION:** Are any exterior modifications to be included in the cost estimates?

**RESPONSE:** Currently, construction documents for new windows, masonry repointing, and replacement of existing slate roofs are in the final design stage under a separate contract. The successful Respondent shall be provided with a copy of the draft Facility Condition Assessment (FCA) for the Wallum Lake House that is also being done under a separate contract. The proposed Existing Conditions Report or Building Study included under this RFP may recommend additional improvements to some exterior items beyond just repair such as enhanced improvements to accessibility items. The Building Study might identify the need for exterior improvements to the accessible main entrance to the building including the ramps and canopies, and also handicap parking improvements at the main entrance. These items would then need to be included in the cost estimates and also the design services.

- d. **QUESTION:** Are existing operational costs for the building available to use in the comparison with projected operational costs?

**RESPONSE:** BHDDH Finance (and its other consultants, if appropriate) will work with the selected Respondent to provide requested information. Also see response to Question #6 above.

- e. **QUESTION:** What is the extent of the FF&E scope?  
i. New furniture/equipment in new areas?  
ii. Full replacement/equipment of all furniture?

**RESPONSE:** This question was listed under the Wallum Lake House Building Study. For the Building Study, the successful Respondent shall include an evaluation of existing furniture in the affected spaces and the cost for new or replacement furniture in those areas as may be warranted. FF&E should include: New furniture and equipment for new patient rooms including full fit-out for new patient rooms including privacy curtains, hospital gases, bed lighting, etc. Also see RFP page 16, III, Item #10.

84. Site/Environmental Questions:

- a. **QUESTION:** Which buildings/areas require inspection?

**RESPONSE:** See response to Question #5 above.

- b. **QUESTION:** What parameters are to be included as part of the HAZMAT inspections (asbestos, lead, PCBs, etc.)?

**RESPONSE:** A full hazardous materials study including asbestos, lead paint, PCBs, and other hazardous materials is required for the Regan Building, Mathias Building, Pinel Building, Adolph Myer Building and the Wallum Lake House.

- c. **QUESTION:** Should we assume full inspections to include the exterior and interiors?

**RESPONSE:** It appears this questions pertains to the previous question of HAZMAT inspections. The hazardous materials study should include both the interiors and exteriors.

d. **QUESTION:** Can site work be performed during normal business hours?

**RESPONSE:** There is no site work involved in this project. It appears this question may refer to working onsite at the buildings. See response to Question #3 above.

e. **QUESTION:** If roofing is to be evaluated should we include the cost of having a licensed roofer make repairs?

**RESPONSE:** Yes

f. **QUESTION:** In addition to reports do they want specifications for abatement/remediation?

**RESPONSE:** A hazardous materials survey, testing, report and plan shall be conducted for each of the following five (5) buildings: Regan Building, Mathias Building, Adolph Myer Building, Pinel Building and the Wallum Lake House. Additionally for the Wallum Lake House the following shall be provided: an Abatement Plan to be submitted to the Department of Health, specifications for abatement, and monitoring of the abatement by the environmental consultant. The abatement at the Wallum Lake House shall be part of the construction documents and construction project for proposed improvements to the Wallum Lake House recommended by the Building Study for the Wallum Lake House.

g. **QUESTION:** What would be the time-frame we would have to complete the inspections?

**RESPONSE:** This would be part of the detailed schedule to be provided by the successful Respondent.

h. **QUESTION:** Are as-built drawings available for all buildings to be inspected?

**RESPONSE:** Available drawings are included with this addendum.

i. **QUESTION:** Do we need to include abatement monitoring services with our quote?

**RESPONSE:** Abatement monitoring will be part of the work at the Wallum Lake House. However, there is to be no separate quote for the hazardous materials study, testing, report, plan and monitoring as this is to be covered by the allowance indicated on the bid form which is to be included in the Respondent's base bid. Note there is an allowance of \$20,000 for Hazardous Materials Consultant Services listed on the Bid Form.

j. **QUESTION:** What is the extent of the proposed parking/recreational improvements for the Wallum Lake site?

- i. Just the area immediately surrounding the building?
- ii. The entire campus?

**RESPONSE:** Please refer to the RFP page 10, item #4, Building Study for the Wallum Lake House which is included under Short Term Goals. Other than potential minor parking improvements mentioned under 83-c above, parking and recreational improvements should be part of the Long Term Master Plan for the Eleanor Slater Hospital.

#### 85. Security/IT Questions:

a. **QUESTION:** In the RFP it states, "...consultant shall provide full A&E design services for the design and construction administration of proposed improvements to the Wallum

Lake House.” From this statement, we assume no A&E design services are needed for the buildings at the Pastore Complex (including; Adolph Myer Building, Pinel Building, Regan Building, and Mathias Building). Please confirm whether or not this assumption is accurate.

**RESPONSE:** See response to Question #19 above.

- b. **QUESTION:** If A&E design services are required for all buildings involved in the Master Plan and Building Study, what would the schedule look like? It is our understanding that the Master Plan should be completed within nine (9) months and the Building Study should be completed within four and a half (4.5) months.

**RESPONSE:** See response to Question #19 above.

- c. **QUESTION:** In the RFP it states, “...the consultant shall perform an existing conditions survey of all buildings deemed to be applicable to the proposed Master Plan for both Short Term Goals and Long Term Goals.” We assume these buildings “deemed applicable” include; the Regan Building, Mathias Building, and Wallam Lake House. Please confirm whether or not this assumption is accurate.

**RESPONSE:** Existing Conditions surveys shall be done for the Regan Building, Mathias Building, Adolph Myer Building, and the Wallum Lake House. For the Pinel Building, only the Hazardous Materials survey, testing, report, and plan are required.

86. **QUESTION:** Section 3.1A: For projects completed in the last 10 years, does this require construction to be completed or if construction documents are completed and project is underway, will the project be considered.

**RESPONSE:** While we are looking for fully completed projects, it would be useful to see any projects under construction as well.

87. **QUESTION:** The RFP calls for the Consultant to provide a fixed fee for design and construction documents related to the relocation of 30 medical beds to the Wallum Lake House, and suggests an approach that would require one or more enabling moves. As noted by several at the Pre-Bid/Proposal Conference/ Site Tour, there is not sufficient information on the scope – or expected budget – to allow a responsible bid. Will the Division of Purchases release more definitive information concerning the scope of this portion of the project, to allow respondents to make a more responsible bid?

**RESPONSE:** See RFP page 8 item 2, Zambarano Campus – The Wallum Lake House at Eleanor Slater Hospital. Also see Attachment “D” which provides a detailed Bed Analysis for the Wallum Lake House by room. From this information, the Respondent should be able to determine the number of additional patient rooms that will need to come online to house the 30 patients from the Regan Building plus one patient from each of the triple occupancy rooms in the Wallum Lake House and two patients from each of the four person occupancy rooms in the Wallum Lake House. Based on the information provided, it appears there would need to be 15 new double occupancy rooms to accommodate patients from Regan and 7 new double occupancy rooms to accommodate patients from the Wallum Lake House for a total of 22 new double occupancy rooms. Some new single rooms are acceptable if this helps with the layout. Offices which currently occupy former patient rooms can potentially be relocated to the three (3) vacant floor areas in the wings. See RFP last paragraph on page 8 for the locations of the three (3) vacant areas. Both the new patient rooms which need to come online and the currently unoccupied vacant areas

in the wings which would be used for offices will need to be renovated. Vacant floors in the wings will need new HVAC. Fan coil units have been recently installed in occupied areas of the building and new vertical risers have been installed in the vacant floor areas of the wings. Rooms to be renovated for patient rooms should receive new finishes and the same with the new offices, i.e. floors, walls, and ceilings. New office area corridors should also receive similar new finishes. Additional floor plans of the Wallum Lake House are being provided with this addendum. There is currently no budget for this proposed renovation work. The budget will be determined based on the Building Study for the Wallum Lake House. See Additional Requirements in this Addendum for renovations to be included for the current ambulance entrance/main entrance to the building as part of the scope to be included.

88. **QUESTION:** Will BDDH be able to provide historical patient volumes information as well as projected future patient volumes to allow the analysis of what portion of the patient beds may be relocated to private off-site facilities? Information required typically includes diagnosis, length of stay, etc.

**RESPONSE:** BHDDH does have historical patient volumes and profiles as well as current alternative sites available to the types of patients seen by ESH. The approach to handling the ESH population is under review with new medical leadership. This topic will be discussed at the Steering Committee level with the selected consultant. Also, see response to Question #66 above and RFP page 12, items 1, a – d.

89. **QUESTION:** Does BDDH have information relative to the availability of patient beds in private facilities, or will the consultant be responsible for investigating and gathering that information? Are private facilities aware of this potential plan?

**RESPONSE:** The community is aware of the State's openness to new providers in the sector traditionally serviced solely by ESH, including a recent opening of long-term psych beds at CharterCare (St. Joseph Hospital's Fatima location). See also attached AMS report on Eleanor Slater Hospital Assessment, page 4, Rhode Island Healthcare Profile.

90. **QUESTION:** Will 3d Laser Scanning be an acceptable way of documenting existing building configuration?

**RESPONSE:** See responses to Question #15 E and Question #29 above.

91. **QUESTION:** Please clarify the type of patient population/services related to your medical patients. Including those 30 served at Regan and those 140 at the Lake House.

**RESPONSE:** See RFP pages 5, 6, 7 and 8.

92. **QUESTION:** Is there any addition information on the scope of services/program parameters that would help to us determine a lump sum fee?

**RESPONSE:** Yes, see additional floor plans and other information included with this addendum as well as other questions and responses listed above.

### **CLARIFICATIONS:**

1. On RFP page 25, item g, the following shall be deleted: “Construction Drawings for the Wallum Lake House shall be in Revit LOD 500.” This shall be replaced with the following: “Construction Drawings for the Wallum Lake House shall be in Revit LOD 300.” Immediately following that sentence add the following sentence: “Existing Condition drawings for the Regan Building, Mathias Building, Adolph Myer Building and the Wallum Lake House shall be in Revit LOD 300.”
2. On page 17 of the RFP, item #18, the following shall be deleted: “DOA Capital Projects” and replaced with “DOA Division of Capital Asset Management & Maintenance”.

### **ADDITIONAL REQUIREMENTS:**

1. As part of the Short Term improvements to the Wallum Lake House, the Respondent shall provide design services to provide improvements to the current ambulance entrance/main entrance to the building which is located in the rear of the building. **These improvements shall be included in the construction documents as an Alternate.** This shall involve minor reworking of the existing interior space in the building to provide a larger lobby entrance, new exterior entrance doors, new interior vestibule doors, a new security office adjacent to the lobby, new finishes, and new lighting. HVAC modifications that may be required as a result of the lobby improvements and new security office shall also be included. The Respondent shall provide full construction documents and construction administration for this work similar to services required for the other short term improvements to the Wallum Lake House required under this RFP. Existing security audio/visual equipment located in the existing security office is to be removed and reinstalled in the new security office. Design for all necessary power, wiring, and connections related to relocating the security equipment is to be provided including connections to generator back-up.
2. As part of the Short Term Improvements to the Wallum Lake House, the successful Respondent shall provide design services to evaluate the condition and functionality of the existing oxygen system in the building that services patient rooms. This shall include documentation of the entire existing oxygen system in the building including determining which patient rooms have an oxygen system and the functionality of that system. The evaluation of the system shall be conducted by an expert in that field who shall be a sub-consultant to the successful Respondent. In addition, the successful Respondent shall provide design services to provide a built-in oxygen system for any new or renovated patient rooms that are to be provided as part of the design services under this RFP. These services shall be part of the Respondent’s Base Bid for design services.