

**Tri City Medical Center
Women's Center Cosmetic Upgrade
Responses to RFIs**

BY	RFI #	ITEM #		RFI REQUEST	RFI RESPONSE	ATTACHMENT
DPR	RFI-01	1	Proposal Scoring:	Please advise how proposals will be evaluated and scored, including any weighting of qualifications, experience, project approach, cost, safety record, or other requests in the SOQ.	See attached Scorecard	Scorecard
		2		The RFP notes selection will be based on experience and qualifications but also references that the Award of Contract will be to the lowest responsive and responsible bidder given that the "lowest Bidder will be determined by reference to the Total Bid Price shown on the Bid Form." How will the SOQ and project approach be part of this selection process?	See attached Scorecard	Scorecard
DPR	RFI-02	3	Duct Cleaning	During the jobwalk, we understand that duct cleaning is desired. The Project Overview references HVAC testing and adjustment but does not explicitly address duct cleaning. Please confirm duct cleaning cost can be excluded from Part A bid proposal. Duct cleaning scope and cost can be addressed during design.	Duct cleaning scope will be finalized with HCAI CO and addressed by Facilities Engineering. There is no need to include this in the RFP Response.	
DPR	RFI-03	4	Cost of Work Budget:	During the jobwalk, it was mentioned that cost of work pricing was desired. Given that final scope will be determined during Phase A design, please confirm that construction cost of work will be developed and provided as part of Part A services.	Scorecard asks for an anticipated range of construction budgets using ROM pricing. Teams should identify those items that are included/excluded at bottom and top of range. For example, bottom of range may relaminte 20% (or a specific l.f.) of existing casework and top range may include replacement of 30% of existing casework under a FREER permit. This is needed for Leadership to determine project budget.	
DPR	RFI-04	5	Bid Bond Amount and Copies:	Please confirm assumed Phase A costs for the ten percent (10%) bid bond. Please confirm bid bond applies to the Part A bid amount only. Also, please advise on the quantity of hard copies required for the bid bond.	Bid bond (10%) is only for Part A bid amount only. Provide 4 hard copies of the bid bond.	
DPR	RFI-05	6	Section 4: Relevant OSHPD-1 Project Experience:	Please provide the SOQ form as an editable word document in order for bidders to be able to expand the "Section 4 Relevant Project Experience" for 3-5 projects.	See attachments	SOQ Word doc
DPR	RFI-06	7	Prior Project Experience Format:	Please confirm if "Section 4 Relevant Project Experience" may be submitted using Design-Builder's Project sheets or similar formatted summaries, provided all required information is included.	"Section 4 Relevant Project Experience" can use Design-Builder's Project sheets or similar formatted summaries, provided all required information is included.	
DPR	RFI-07	8	Page Limit:	Please confirm there is no page limit for the Statement of Qualifications or overall proposal submission.	Page limits are shown on Scorecard	Scorecard
DPR	RFI-08	9	Subcontractor List (Phase 1):	Please confirm that a subcontractor list is not required as part of the Phase 1 / Part A submission, and that subcontractor listing requirements apply only at the time of bid for construction services.	Subcontractor list is not required as part of the Phase 1 / Part A submission. Subcontractor listing requirements apply only at the time of bid for construction services.	
DPR	RFI-09	10	Lighting Scope Clarification:	The RFP requests that bidders include pendant and wall sconce replacement but lighting work was noted to be excluded per the job walk as it is being captured separately by an Owner-provided vendor. Please confirm that all lighting scope is excluded from the Design-Builder's work.	All lighting scope is excluded from the Design-Builder's work.	
DPR	RFI-10	11	IFB -27 Liquidated Damages:	The RFP notes a rate of \$500/day for liquidated damages. Please advise if there is a cap for LD's. Please confirm that LD's are the Owner's sole remedy for delays per GC3-6, E.	There is no cap for LD's. LD's are the Owner's sole remedy for delays.	
DPR	RFI-11	12	Project Approach	Section E. Approach To Work notes for bidders to <i>"Submit a brief description on how the Bidder intends to approach the Work with respect to staging, fabrication (on or off-site), safety measures for accident prevention, handling of hazardous material or wastes, procurement of materials in coordination of scheduling subcontractors (i.e.; delays with materials, etc., for the job) or any other item that is important to the Work. Bidder shall submit all detailed safety and accident prevention plans and associated safety policies and practices required by law along with the Bid. Bidder's Bid will be rejected as incomplete and non-responsive if not accompanied by this safety documentation. Owner may reject Bidder's Bid if Owner is not satisfied with Bidder's safety documentation. Attach additional sheets if necessary."</i> Given that this is a progressive design build project, please advise on what specific information for this project is required for a complete response to Section E. Please advise if the Design Builder's approach to design, estimating and planning would satisfy the Section E requirements?	Responses to "PROJECT SPECIFIC APPROACH" section of Scorecard will satisfy this section.	Scorecard

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DPR	RFI-13	13	Bid Proposal form:	The bid proposal form seems to include scope that is not part of Part A services. Please confirm that the below mark ups are acceptable on the bid proposal form.	Markups are acceptable. See revised table below.	
DPR		14	Prri fin	TCHD Women's Center (L&D and NICU) Cosmetic Remodel <i>Bid Proposal applies exclusively to Part A services and must be fully completed.</i>	? I see the bid form d with the	Se TCHD Women's Center (L&D and NICU) Cosmetic Remodel <i>Bid Proposal applies exclusively to Part A services and must be fully completed.</i>
DPR		15	Sc co			card
Align		16	Bo fo		ding capacity for	card
Align	RFI 001	17	Co	1. Furnish contract bonds, project insurance, and project permits (not to exceed two percent (2%) of the Total Bid Price) and Mobilization/Demobilization including project closeout (not to exceed 3% of the Total Bid Price.)	gramming, design, ted Part A is to carry addendum.	idum #01
Align	RFI 002	18	Prri Cli	2. State required line item for Labor Code Sections 6705 and 6707, excavation safety measures.	alifications and that ade to the lowest ased on	idum #02
Align	RFI 003	19	Pa	3. All Work, labor, materials, equipment, taxes and incidentals to provide a complete Project in accordance with Contract Documents which are not already included in Items 1 and 2	osal currently :t pricing which	idum #01
Align	RFI 004	20	Re Re		uction safety plan, sts items are not	idum #01
				for Part A services		
Align	RFI 005	21	Schedule Duration Conflict	Please reconcile / provide clarity for the contract duration requirements. One section states 150 business days to completion, while another states 230 business days. Please confirm the governing duration.	Governing duration is 150 days. Substantial Completion date is August 28, 2026.	
Align	RFI 006	22	Permit-Exempt Basis Definition	Please provide the written criteria for determining permit-exempt work. It was noted during the site walk that we will be dependent on the FREER Manual - If reliance on HCAI FREER Manual or other framework is intended, please issue formally and clarify responsibility if a permit is later required.	The HCAI Compliance Officer has tentatively agreed to Field Review as allowed under the FREER Manual (https://hcai.ca.gov/wp-content/uploads/2025/09/FREER-Manual_Revised-09-17-2025-A.pdf). A Field Reviewed HCAI Building Permit will likely be required. Design-Build Team shall communicate with Compliance Officer Daniel Wolfe regarding scope of construction he will review in the field and plan for these reviews in the Project Schedule.	
Align	RFI 007	23	Regulatory Risk Allocation	Please confirm whether the owner or design-builder bears cost/schedule responsibility if scope assumed permit-exempt is later deemed to require permit or inspection.	Teams should plan on a Field Reviewed FREER Building Permit and build this into the Project Schedule with reasonable durations and planning around HCAI field visit schedule.	
Align	RFI 008	24	HCAI Consultation During Part A	Please confirm whether the design-builder is expected or authorized to engage HCAI during Part A to validate permit-exempt assumptions.	The design-builder is expected and authorized to engage HCAI during Part A to validate permit-exempt assumptions.	
Align	RFI 009	25	Permit Strategy Clarification	Please reconcile/ provide further clarity for the noted intent to avoid permits with language indicating permitting may occur if needed and certain scopes may proceed if permits can be obtained.	Design-Builder is expected to engage with HCAI Compliance Officer to develop a strategic permitting plan that utilizes FREER Manual and Field Reviews.	
Align	RFI 010	26	Lighting Scope Clarification	Please confirm the exact lighting scope, including fixture counts, responsibility boundaries, controls, circuits, and coordination with any owner-retained specialty vendor. During the walk it was noted that some light fixtures may be replaced under an existing permit, some light fixtures may be painted, and other may not be. Are we to assume this evaluation process is to take place through the course of DD/CD or is tis work going to shift entirely to NIC?	All lighting scope is NIC.	
Align	RFI 011	27	HVAC / TAB / OR Scope Clarification	Please define the exact scope and acceptance criteria for TAB, OR humidification adjustments, and isolation room testing. Clarify whether these involve code-governed performance requirements and potential permit implications. Are bidders to assume whole footprint of project is scope is out of compliance? Or is the team to focus Pre-Tab, TAB efforts strictly on ORs and Isolation Rooms?	TAB by DB Design Builder will measure, repair, and adjust OR Humidification and Isolation Rooms to CBC requirements that governed original construction.	
Align	RFI 012	28	Bond Requirements for Part A	Please confirm whether bid, payment, and performance bonds are required for a Part A-only award or if bonds are required for Part B services.	Bid, payment, and performance bonds are only required for Part B.	
Align	RFI 013	29	Contract Form for Part A	Please provide the contract form intended specifically for Part A services, as the current agreement appears to be a full construction contract.	See attached Addendum #01	Addendum #01
Align	RFI 014	30	Occupancy Status	The specifications note that both L&D and NICU are currently vacant and non-operational, but also require ICRA/PCRA/ILSM measures to protect adjacent departments. Please confirm exact occupancy conditions in adjacent spaces, whether utilities remain live, and what infection-control class the owner anticipates.	ICRA/PCRA/ILSM standards will be established at meetings with Tri City Facilities Engineering. It is anticipated that the only containments needed will be at the elevator lobby and bridge to adjacent Central Tower.	
Align	RFI 015	31	Part B Rights	Please confirm whether the selected Part A design-builder has any exclusive negotiation period or right of first negotiation for Part B, or whether Tri-City may immediately re-procure Part B at its sole discretion following Part A completion.	Part A Design Builder will have right of first negotiation for Part B.	
Align	RFI 016	32	NTP & Schedule Clarifications	Current RFP Table indicates award / NTP for Part A Services to be 3/27. Schedule referenced on page 91 indicates team selection prior to commencement of Part A - Design Development. Please clarify date / milestone ranges noted in project schedule (Pg 91).	We are slightly ahead of the Schedule shown on page 91. Award / NTP for Part A Services is planned for 3/27. Contract negotiations and execution are anticipated to take approximately 1 week. Design Development should start April 6.	
Align	RFI 017	33	Permit Fees in the Instance it's needed	Please confirm whether permit costs are to be excluded from Part A pricing given the owner's stated no-permit intent and the written statement that Part B includes permitting if needed.	Permit Fees, if needed, will be reimbursed by he Owner. Part B is excluded from Part A contract.	

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Align	RFI 018	34	Liquidated Damages	Please confirm whether liquidated damages apply to Part A only, Part B only, or the combined Part A/Part B effort. Current language appears written as though the entire construction contract is being awarded now.	Liquidated Damages will apply to both Part A and Part B once a Project Schedule is established.
Align	RFI 019	35	Insurance Requirements	Please confirm the insurance requirements applicable specifically to Part A services. Current requirements appear written for active construction operations, builder's risk, pollution liability, and OCIP participation, which may not be appropriate for a design/preconstruction-only contract.	Part A insurance requirements are limited to Professional Liability and General Liability.
Align	RFI 020	36	Chlorination Requirements	Please explain the basis for including chlorination of the water system "as required by OSHPD" within a project intended to avoid OSHPD permit and inspection. Please identify the exact affected system, triggering condition, extent of work, testing requirements, and whether this is by owner vendor or design-builder scope.	Design Builder is to establish Chlorination requirements with HCAI during Part A, for execution during Part B. This would be for domestic water, possibly at both L&D and NICU as required by the CO. He mentioned this at an initial walk thru but no specifics were provided.
Align	RFI 021	37	Nurse Station Scope	Please define the permitted extent of nurse station upgrades. The RFP mentions resurfacing, replacement, and new solid surface countertops, but it is unclear whether scope is strictly like-for-like finish replacement or whether modifications to dimensions, millwork configuration, support framing, power/data, nurse call, medical equipment interfaces, or accessibility compliance are anticipated.	Extent of Nurse Station upgrades are to be established during Part A by the Design Builder based on discussion with HCAI. The intent is to replace Nurse Stations in their entirety if this can be done within the Project Schedule, and probably with a FREER Permit.
Firestone	Email 01	38	Multi-discipline assessments	1. Part A requires full multi-discipline assessments including Mechanical, Electrical, Plumbing, Structural, Fire & Life Safety, Air Balance, Low Voltage, and Security systems, as well as ADA path-of-travel review and building code compliance analysis. Engaging these disciplines at a design level on a licensed healthcare facility would typically trigger HCAI review. Is it the Owner's intent that these assessments remain advisory/preconstruction in nature, or are they intended to produce permit-level deliverables?	These assessments are advisory/preconstruction in nature as needed to support the intended scope. For example, if we rebuild the Nurse Stations, new casework should be ADA compliant. We will not undertake a complete ADA assessment of the unit. The HCAI CO has determined that a FREER permit is required to track items such as TAB and chlorination that HCAI feels are required to bring the unit back on line. He has committed to doing these plan reviews on site.
Firestone	Email 02	39	HCAI FREER Building Permit	2. Part A.1 explicitly requires preparation of an HCAI FREER Building Permit application package. This appears to be a new requirement not contemplated in the original RFP and directly conflicts with the original scope's exclusion of HCAI plan check and review. Can you confirm whether a formal HCAI permit is now required for this project? If a permit is now required, has the construction scope changed beyond the cosmetic items originally described? Our proposed team composition, schedule, and fee structure are materially different depending on the answer.	The HCAI CO has determined that a FREER permit is required to track items such as TAB and chlorination that HCAI feels are required to bring the unit back on line. It may also be needed for casework replacement and other potential scopes of work.
Firestone	Email 03	40	Schedule Impact	3. Schedule Impact — Occupancy Date at Risk: We want to be transparent about a significant schedule concern. Based on the original cosmetic scope, we believe the project's accelerated timeline is aggressive, but achievable. However, if the scope is expanded to include full MEP engineering, HCAI permitting, and Construction Documents as described in Addendum No. 01, the occupancy date as currently projected will not be achievable. HCAI FREER permit review alone introduces a review and approval timeline that is outside the Design-Build team's control.	The responses above provide clarification. The HCAI permitting process will be reduced as much as is possible.