

RFP 21-006 Questions & Answers:

- Q1** What are the requirements of “linear buildings”?
Answer Goal is to maximize parking and minimize liner buildings. Design team responsible to coordinate with City on requirements with Owner’s goals in mind.
- Q2** Are there existing construction documents for the parking ramp?
Answer Yes. For the existing Purple Ramp.
- Q3** Has the FAA been contacted regarding this project?
Answer No, not at this time. 9MN9 is the helipad identification number. MNDOT aviation would also need to be coordinated with.
- Q4** Is the relocation of the oxygen tanks part of this project?
Answer Yes. Refer to the details within the RFP.
- Q5** How far below grade is the existing purple ramps?
Answer We will provide construction documents that should confirm this information.
- Q6** What programs do the request loading docks serve?
Answer They serve as a back-up if the main docks go down—they will therefore service the entire campus on an as-needed basis.
- Q7** Has Praxair been engaged?
Answer Yes, for schematic layout. Praxair will be the preferred vendor.
- Q8** What are the expectations with tank storage screening and fencing?
Answer Screening is required. HHS expects the design team to partner with HHS and facilitate neighborhood engagement on this topic. For example, Elliot Park Neighborhood. Security, surveillance, monitoring will be required as part of the program and scope of services. Aesthetics are an important aspect of design. Business continuity of the tank are a critical component of life support.
- Q9** What is the history of the site?
Answer Survey and geotechnical efforts are expected to be completed in July.
- Q10** Would like more details on the connection expectations and structural design of the Thrivent skyway connection.
Answer A site plan is being provided for reference. The selected design team will be provided a set of concept plans.
- Q11** In Walker Parking study, there are several costs associated with this project, what is HHS Construction Budget & projected Project Cost? Construction cost including Bridge and relocation of Oxygen.
Answer We are not releasing these numbers as part of the RFP.
- Q12** The concept in Walker Parking states “An opinion on probable costs for this revised concept is \$30.9 million in 2020 dollars (\$35,520 per space x 871 spaces constructed). Please confirm?
Answer See Question #11
- Q13** There is a mention of 1000+ parking spaces required – what is the max and min numbers? Was there a more detailed study completed to validate if this works on this site?

Answer The goal is to maximize the parking spaces within the constraints of the project and city requirements. Interaction and layout of existing purple ramp is part of the program and scope of services.

Q14 If the City requires housing to be built, will HHS/HCMC be the owner of the units and will the cost of that be included in this project?

Answer Housing is not in scope for the project.

Q15 HHS assumption on projected cost per stall? Please Confirm?

Answer See question #11

Q16 What level of cost estimating is expected by the selected design team?

Answer As estimates will be based on design, we will continue to develop estimates based on design as we move along. As part of this process, it is expected that we will be engaging a pre-construction manager to support cost estimating services.

Q17 Is the intent that this would be a detailed cost estimate to which to compare the pre-construction firm's cost estimate?

Answer Refer to RFP.

Q18 Is the helipad on the roof of the existing ramp currently active and if so, is it intended to remain?

Answer It is a back-up and must remain so for as much as we are able to keep it running. During required down-time, the other option is landing elsewhere and transferring via ground units. The helipad is functional but as a back-up or staging pad and we would instruct MNDOT Aviation as to the activity and use the south primary pad only, Ambulance dispatch can control the helipad use. Also, our helipads are identified as 9MN9 in all charts and references.

Q19 Does Hennepin Healthcare have a preferred signage vendor who we should anticipate working with for interior wayfinding signage?

Answer Archetype, but is TBD based on internal factors.

Q20 Please further describe the intent or level of detailed required for virtual reality and "live, drivable mock-ups".

Answer The firm proposing should define their intent of use of virtual and live drivable mock-ups.

Q21 Does HCMC have a preferred project information system they would like to see used to manage and maintain project information?

Answer The communications plan is part of the RFP. As an organization, we have Outlook email, newsletter, organizational communication ladders, and intranet site building options (i.e., SharePoint).

Q22 What size trucks are expected to use the proposed loading docks?

Answer Up to and including semi-trailers up to 53'.

Q23 Please share the existing and proposed parking user groups for the existing and expanded facility.

Answer Patients, visitors, and employees. Not commercial vehicles.

Q24 Is parking count data from the existing Purple Ramp PARCS system available for our review?

Answer Not at this time.

Q25 Is there an expectation for number of meetings that are in-person versus virtual?

Answer No. Virtual is now the preferred forum for meetings. Exception being anything requiring a tour or inspection.

Q26 Is a project budget available, to which we need to design?

Answer Part of the Proposal

Q27 Will HHS partner with a developer for the housing component?

Answer HHS will develop the shell of the liner buildings for retail, commercial, medical, etc., for a service partner that complements hospital services.

Q28 Will affordable housing Credits, HUD Financing or MHFA financing be sought?

Answer No residential financing is being sought, HHS prefers a tenant that provides healthcare services.

Q29 Would it be acceptable to partner with a contractor for the cost estimating, phasing scenarios, schedule insight, etc.

Answer Acceptable and encouraged.

Q30 Will the ramp and housing be owned by HCMC? If not how will a development partner or housing operator be selected? And at what point in the design process?

Answer The county owns the land and HHS is the operator.

Q31 In the modified B101, article 12.6, it notes that an SBE can signify a small, small minority, or small women owned business. The goal is noted as an SMBE goal, not an SBE goal. Please clarify whether 30% of the contract: (a) Can be any combination of a women owned (WBE), minority owned (MBE), and/or small business (SBE), (b) Must be satisfied by participation of entities that are designated as both MBE and SBE in the CERT directory.

Answer Article 12.6 should be "SBE" and the goal can include any combination. This provision is not intended to be exclusionary for purposes of RFP participation. A word version will be provided to all firms that have expressed an interest in responding to this RFP.

Q32 Page 7 of the RFP, scope of services – confirm low voltage connection for parking ramp equipment, security, etc will be connected back to current Purple ramp low voltage.

Answer Program should include IT network space within the expansion and connection with campus.

Q33 Page 17 of the RFP notes the interviews will be the week of June 28, 2021. Page 20 notes the interviews will be the week of July 19, 2021. Please clarify which is correct.

Answer June 28th.

Q34 Has phase I or phase II Environmental Site Assessment been conducted? Is there anything known in the soils that hasn't yet been shared but should be mitigated as part of this work?

Answer Scheduled for July

Q35 Is this project required to meet B3 due to State of MN funding? If it received State funding, typically we would be required to submit a Predesign document using the State of MN RECS Predesign Guidelines. Please note if basic services should include creation of and approval of a State of MN Predesign.

Answer B3 is a consideration in design—as identified in the RFP.

Q36 Exhibit D Questions, 11.10 (page 18): Please clarify when payments will be made to the design team.

Answer Negotiated with the terms of the contract.

Q37 Exhibit D Questions, 12.5.6 (page 20): We'd ask for further clarification by HCMC relative to the intent for the design team to carry these vendor contracts. We'd more typically coordinate with designers/vendors typically contracted with the Owner.

Answer Working with internal and external stakeholders with regard to approving and providing input into the aesthetic design of the exterior to align with branding strategy.

Q38 Considering that each team's organizational approach may be different, some teams may not be well structured to support an SBE goal of 30% and be responsive to all of the technical requirements of the RFP. Will a good faith effort, including supporting documentation of such, be considered and accepted, or is any effort that is short of the goal considered unacceptable?

Answer Yes. HHS continues to align its procurement standards with that of Hennepin County and the present proposal represents those standards. However, we are cognizant of the challenges with meeting certain goals. We are prepared and anticipating modifications with the awarded firm that will align with the County's overall objectives while at the same time seeking reasonably attainable goals.

Clarifications:

1. Alignment of campus with CSC and new campus branding. –

Answer Goal is to ensure the exterior aesthetics of the existing ramp and expansion ramp align with HHS campus branding. The project is to include exterior aesthetics finishes upgrades to the existing purple ramp similar to the Clinic and Specialty Center.