



COOK COUNTY HEALTH



Toni Preckwinkle
President, Cook County Board of Commissioners

John Jay Shannon, MD
Chief Executive Officer, Cook County Health

ADDENDUM NO. 1

October 4, 2019

Title: Harrison Square Tenant Improvement Procurement

RFQ # H19-0024

1. General

This addendum revises Request of Qualifications ("RFQ") documents. This addendum is issued to respondents of record prior to execution of contract, and forms a part of contract documents and modifies previously issued documents. Insofar as previously issued contract documents are inconsistent with modifications indicated by this addendum, modifications indicated by this addendum shall govern. Where any part of the contract documents are modified by this addendum, all unaltered provisions shall remain in effect.

2. Addendum Acknowledgement Form

Acknowledge receipt of this addendum in the space provided on the Addendum Acknowledgement Form. Respondents must include the signed form with their response. Failure to do so will subject Respondents to disqualification.

3. Changes and Clarifications

- a. Responses to Vendor Questions are provided below.
- b. Page 21 of the RFQ adding Attachment T to Section 9.2.21 List of Attachments.
- c. Addition of Attachment T – GC's and Fee Breakdown.
- d. Delete paragraph 2 in Section 6.19, Respondent's Disclosure and Conflict of Interest, of the RFP

4. Attachments

- a. Page 21 of RFQ H19-0024.
- b. Attachment T – GC's and Fee Breakdown.

	Section of the RFP	Question	CCHHS Response
1	Section 6.17	Section 6.17 Use of Subcontractors states that “Respondents response must include a description of which portion(s) of the work will be subcontracted out, the names and addresses of potential Subcontractors and the expected amount of money each will receive under the contract.” Since Respondents are not soliciting bids from trade contractors and providing costs associated with the work at this time, please confirm this is not required with the RFQ submission	A list of potential subcontractors (3) for each major trade will satisfy this requirement.
2	Section 6.18	Section 6.18 MBE/WBE Participation states that “Respondents are to include with their Proposals a fully completed Attachment A identifying their proposed M/WBE subcontractors and/or material suppliers.” Since Respondents are not soliciting bids from trade contractors and providing costs associated with the work at this time, please confirm this is not required with the RFQ submission.	A list of possible M/WBE subcontractors for each trade will satisfy this requirement. The total project M/WBE requirements will still be required to be met.
3	Attachment T	Are the General Conditions and Fee required as part of the RFQ, and if so, on what document should they be submitted?	A projection of General Conditions and Fees are required and should be submitted on Attachment T included in this Addendum No. 01.
4	Section 6.17, and Attachment S	When will RFQ drawings be available for pricing feedback? Section 6.17 requests a list of potential subcontractors and the expected amount of money each will receive under contract be listed. These subcontractors and values cannot be finalized without drawings for pricing.	RFQ drawings and narrative are provided in Attachment S of the RFQ. A list of potential subcontractors (3) for each major trade will satisfy this requirement.
5	Section 5	Please confirm the RFQ drawings will have been approved by the State Historic Preservation Office, National Parks Service and/or Chicago Landmarks prior to start of construction in December 2019.	The CCH Tenant Build-out RFQ drawings prepared by Holabird & Root do not require approval by State Historic Preservation Office, National Parks Service and/or Chicago Landmarks. The CHDG developer is responsible for design approval and construction of the Historic portions of the project.

	Section of the RFP	Question	CCHHS Response
6	N/A	What is the anticipated submission date of the Tenant Improvement drawings to the City of Chicago for Building Permit Review?	The anticipated submission date of Tenant Improvement drawings to the City of Chicago for Permit Review is October 18, 2019
7	N/A	What is the anticipated approval date of a Building Permit for this tenant improvement?	The anticipated approval date of a Building Permit for this tenant improvement December 16, 2019.
8	Attachment E	What are the liquidated damage rates for not achieving substantial completion by June 1 st , 2020?	Liquid Damages rates can be found in Attachment E, Special Conditions for Construction Manager
9	N/A	Please confirm any additional framing at walls and columns necessary to account for variations in the existing conditions will be noted or shown on the construction documents.	Additional framing at walls and columns necessary to account for variations in the existing conditions will be noted or shown on the construction documents.
10	N/A	Please confirm any fees associated with construction use of the elevators will be paid for by owner.	There are no fees associated with the use of the elevator. Contractor will be responsible to protect the entire elevator system during the duration of the construction and turn it back over to the owner in the same condition that it was provided to the contractor.
11	CCH	Section 6.18 of the RFQ lists a recommended 35% MWBE participation goal. The Contracting lines below that paragraph lists a 35% minimum MBE goal and a 5% WBE goal, for a total of 40% MWBE. Please clarify which is correct.	35% MBE or 35% WBE for the Professional Services aspect or phase of the project. 24% MBE and 10% WBE for the Construction aspect or phase of the project.
12	CCH	What are the fees or penalties associated with not achieving the listed Minority and Women Owned Business Enterprise goals?	Fees and/or penalties may be assessed; this topic will be discussed during the contract award with the selected vendor.
13	CCH	What are the fees or penalties associated with not achieving the listed EEO Workforce utilization goals?	Fees and/or penalties may be assessed; this topic will be discussed during the contract award with the selected vendor.

	Section of the RFP	Question	CCHHS Response
14	N/A	Will this project or tenant improvement be required to achieve any sustainability certification such as LEED Silver or Green Globes?	This project or tenant improvement will not be required to achieve any sustainability certification such as LEED Silver or Green Globes. The project is required to comply with the Cook County Green Construction Ordinance that is found in Attachment I in the RFQ.
15	Section 9.2.6 and 9.2.7	Reference: 9.2.6 Construction Management Experience and 9.2.7 Specific Project Experience Question: The instructions in 9.2.6 request five to ten examples of similar projects with particular interest in a) Experience constructing tenant improvements with office and clinical programs; b) similar projects in urban environments; c) healthcare projects . . . The instructions in 9.2.7 request three projects with multi-floor, public sector capital construction management with a focus on health care and hospital systems.	No question is asked, no response is provided.
16	Sections 9.2.6 and 9.2.7	It is unclear how the projects in 9.2.6 will be evaluated versus how the projects in 9.2.7 will be evaluated. How will projects in 9.2.6 be evaluated versus the projects presented in 9.2.7?	The projects presented within each section will be evaluated relative to the experience requested in that section.
17	Sections 9.2.6 and 9.2.7	Will respondent's be penalized if they duplicate projects between 9.2.6 and 9.2.7? The three most relevant projects to be submitted in 9.2.7 will likely also exist in 9.2.6.	Respondent's will not be penalized for duplications in 9.2.6 and 9.2.7.
18	Section 9.2.7	Is there a maximum number of projects to be submitted in 9.2.7? The RFP only states a minimum.	There is no maximum number of projects, however Respondents are encouraged to present their qualifications succinctly.

	Section of the RFP	Question	CCHHS Response
19	Section 9.2.8	The ten projects in 9.2.6 and the “at least three” projects in 9.2.7 both ask for client contact information. Section 9.2.8 also asks for at least three references. Will CCHHS please clarify their intent for contacting references? Is CCHHS intending to call at least 3 references as described in 9.2.8 or is CCHHS going to call every reference, which could total upwards of 13 points of contact?	The County reserves the right to contact any and all references provided.
	Attachment T	We understand there is a bid form representing contractor fees, general conditions, insurance etc. We have looked through the attachments and are unable to locate. Can you please direct us to this form.	A projection of General Conditions and Fees are required and should be submitted on Attachment T included in this Addendum No. 01.

ADDENDUM ACKNOWLEDGEMENT FORM

As required by the RFP, Proposers must submit this acknowledgement form with their response. One acknowledgement form per response, listing all addenda, is appropriate.

Addendum No.: _____

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Company Name: _____

Representative's Name: _____

Signature: _____

Date: _____

END OF ADDENDUM