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ADDENDUM NO. 2

March 24, 2021

TITLE: Oak Forest Health Campus – CMAR Services

RFQ Number: H21-0009

1. General

This addendum revises 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 is 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. Proposers must include the signed form with their response. Failure to do so will subject Proposers to disqualification.

3. Changes and Clarifications

4. Attachments:

Please see attached Sign- in- Sheet to this pdf as a paperclip on the left side.

	Section of the RFP	Question	CCH Response
1.		Is there any information on the structure of the existing buildings? i.e.: clay tile, structural steel, etc. This will affect the demolition schedule	There are existing drawings for most of the buildings that the A/E will utilize to design the demolition documents. The campus was constructed during various timeframes, so we anticipate that there will be variations in their design and construction. Some of the buildings contain a superstructure of perimeter load bearing masonry walls with interior concrete or concrete encased steel columns.
2.		Are all the existing asphalt parking lots, sidewalks, curb/gutter, drive lanes, etc. associated with the buildings required to be removed as part of the project?	Yes, with the exception of the parking lots and sidewalks associated with the DEMRS buildings. These will be detailed in the final plans developed by the A/E.
3.		What is the final required condition of the site at the completion of phase 2 as a part of this project scope? i.e.: seeded grass, CA-6 backfill, grading requirements, etc.	All abandoned underground structures and utilities to be removed and infilled with compacted clay. Anticipate 6" of topsoil brought to grade and seeded. Final grading plan to be developed by the A/E.
4.		Are any site utility reconfigurations required at the completion of demolition? Will all incoming underground and overhead services need to be demo'd back to the source at the property line if no longer required?	Site utilities are to be removed back to the property line if not planned for reuse. Utilities will need to be reconfigured to service the remaining four DEMRS buildings on the site.
5.		Please confirm if existing foundations and any basement slabs are to be fully removed as part of demolition or if they can be crushed and placed in the hole as fill?	Existing foundations, basement slabs and utility tunnels will need to be removed in their entirety. The use of crushed concrete for use as infill material will be discussed during the design phase of the project as an option for the County's consideration. Tunnel openings for two of the DEMRS buildings will require concrete or block infill at their foundation walls.
6.		Please advise if concrete crushing can be done on site and non-hazardous fill utilized as backfill after demolition?	Please see the response to Item #5 above but the infilling requirements will be determined during the design phase of the project along with whether on-site crushing will be acceptable with Oak Forest and the County.

	Section of the RFP	Question	CCH Response
7.		Please confirm if any tree removal is required besides those required to be removed to complete the required building demolition.	Trees not required to be removed as a result of the building/utility demolition are anticipated to remain and protected. This will be determined during the design phase of the project.
8.		Please confirm if there is any required scope related to the existing water tower on campus.	The existing water tower is planned to remain.
9.		Is attachment I required to be completed and submitted as part of our RFQ response?	Yes, please complete and return with your response.
10.		Can gas services be isolated for each building by contractor or will Nicor/People's gas be brought on site to isolate each building and collect the meters?	The CMAR will be expected to coordinate this work as a part of their contract with Cook County. This will be determined during the design phase of the project.
11.		What cooling systems are servicing each building? This will affect timelines for refrigerant reclaims prior to demolition.	The Powerhouse provides chilled water via the underground tunnels to each of the buildings, as they contain air handling units for distribution.
12.		Are isolation valves for critical systems (steam, CW/HW, plumbing, electrical, etc.) available at each building or will temporary valves & feeders need to be added prior to demolition?	The only isolation valves that are critical pertain to the first 8 buildings planned for Phase 1 demolition. Grumman/Butkus Assoc. have developed a report identifying the required procedures for the isolation of these systems and this information will be confirmed by the A/E. The remaining buildings will not be demolished until after the Powerhouse has been decommissioned.

	Section of the RFP	Question	CCH Response
13.		<p>During the pre-bid conference it was mentioned that the CCEMRS building staff may be relocated off campus and that this scope may be included in the project as an alternate in the future. For the alternate price, we were told to only include the pre-con cost necessary to evaluate, schedule and price the alternate location for a new building. We were told not to worry about putting a fee for building the new building since don't even know the size for what is needed. Please confirm this is correct</p>	<p>This is correct, but this work may include multiple possible locations. Anticipate the evaluation, scheduling and estimating for a total of 5 locations within your response. Identify this as a separate line item in your response.</p>
14.		<p>Many of the Attachments requiring data to be filled out are not noted where to be included within the RFQ under any of the sub-sections detailed in section 8 of the RFQ detail "Format and Content of Submittal" (Example, Attachment V). Please advise if it will be acceptable to include any necessary attachments at the end of the RFQ response as an appendix</p>	<p>Yes, please include this information as an Appendix to your response.</p>
15.		<p>Which MBE/WBE certifications will be acceptable for this project (state, city of Chicago, etc.)?</p>	<p>Cook County and the City of Chicago</p>
16.		<p>Does ComEd own any electrical vaults on the property? If so where are they located.</p>	<p>There are several electrical vaults on the property. The A/E will be responsible for determining which will need to remain and those that must be removed. All of this work will be detailed in their design documents.</p>
17.		<p>What is the status of the selection process for the Architect and the Environmental company for this project and how does this effect the selection of the CMAR?</p>	<p>The Environmental Assessment firm is in negotiations with CCH Procurement at this time. The contract is expected by the end of April. CCH is currently evaluating qualification submissions to the A/E services procurement. This is expected to be completed by the end of May. This will not affect the CMAR selection timeline.</p>

	Section of the RFP	Question	CCH Response
18.	8.1 Format`	Please confirm that Attachment A, the Joint Venture Affidavit, and resumes and tabs do not count in the 100 page limit.	Correct, the Attachment A and the JV Affidavit will not count towards the 100-page limit
19.	5.6 Delivery	Can Respondents hand-deliver the proposal on the due date?`	Yes.
20.	5.19 MBE/WBE Participation	Section 5.19 of the RFQ states that the MBE/WBE goal for this project is 35% overall. Please confirm that is a combined MBE and WBE goal of 35%.	Yes, the 35% MBE/WBE goal is combined for the professional services portion. The participation goals for the construction services portion of the contract are 24% MBE and 10% WBE. CMAR's are directed to achieve the levels of participation throughout the life of, and for the full value of, every contract, including any additional services, allowances, or change orders.
21.	Attachments	Please confirm the sample CMAR agreement will be issued prior to bid.	That is the County's intent. If it is not completed prior to the date of the response, then the County will issue it during the negotiation phase with the short-listed vendors.
22.	Attachments	Where in the RFQ response should we include Attachment V CMAR Preconstruction, GCs, & Fee Workbook?	Please see the response to Item #14 above
23.	Attachments	Is Attachment I Cook County Affidavit for Green Construction Ordinance required to be completed and submitted with the proposal? If so, where in the RFQ response should it be included?	Yes, please complete and return with your response. Include this as an Appendix as noted in Item #14 above.
24.	8.2.12.1 MBE/WBE Participation	Section 8.2.12.1 states "the Respondent must complete and provide the M/WBE forms set forth in this RFQ." Is this referring to Attachment A and its corresponding certifications? If not, please specify which M/WBE forms are required.	Correct, Section 8.2.21.1 is referring to the forms and certifications related to Attachment A.

	Section of the RFP	Question	CCH Response
25.	5.19 MBE/WBE Participation	Section 5.19 states, “During the performance of this Project, the M/WBE and Employment utilization goals relating to contracting and workforce are as follows. Please see Attachment T (Scope of Work and Existing Documents) for additional information related to the Diversity & Inclusion requirements for this project. The above EEO utilization goals are based on labor hours and wages generated by workers in the labor classifications provided above.” However, no additional information pertaining to MBE/WBE or EEO utilization goals is provided in Section 5.19 or Attachment T. Please clarify.	Please refer to Attachment A, Economic Disclosure Statement and Execution. Additionally, the CMAR may include an outside Diversity, Equity, and Inclusion Consulting Firm as a part of its team. <u>During the preconstruction phase and in conjunction with the entire project team, this firm will be engaged to assist with the development of mutually acceptable diversity and hiring goals for the project with Cook County.</u> This work will also include the development and identification of multiple bid packages to ensure inclusion of as many Cook County residence employees as possible. At a minimum, the diversity and inclusion plan will meet the Cook County Residency Goals that are required by ordinance, and the County’s MBE/WBE requirements as established in this RFQ.
26.		The term “Sub-consultant” is used throughout the RFP. Please confirm that the term Sub consultant and Subcontractor is being used interchangeably.	Sub-consultants are those firms that are anticipated as a part of the Respondent’s Team (i.e.: Diversity, Equity, and Inclusion Consulting Firm).
27.	5.19 MBE/WBE Participation	Section 5.19 states “Respondents are to include with their Proposals a fully completed Attachment A identifying their proposed M/WBE Sub consultants and/or material suppliers. Attachment A can be found as part of the full RFQ Package.” Because of the delivery method used for this project, the work is not sufficiently defined enough to procure subcontractors or material suppliers and provide best value to Cook County Health. Please remove this requirement.	Attachment A pertains to the firms and sub-consultants that will be included within your response. It does not pertain to future subcontractors and material suppliers that will be utilized to complete “The Work”.

	Section of the RFP	Question	CCH Response
28.	"5.18 Use of Subconsultants 7.2 Responsiveness of Submittal"	<p>A) "Section 5.18 Use of Sub-consultants correlates with the evaluation criteria in Section 7.2. Section 7.2 lists Qualifications of Sub-consultants as 15% of the weighted evaluation criteria. However, this item does not correspond with any requirements in Section 8 - Format and Content of Submittal.</p> <p>B) Additionally, because of the delivery method used for this project, the work is not sufficiently defined enough to procure subcontractors or material suppliers and provide best value to Cook County Health.</p> <p>Please clarify the intent of this requirement."</p>	<p>A– This item corresponds to section 8.2.4 Respondent’s Team.</p> <p>B – The Respondent’s Team will identify all firms and sub-consultants that are included within your response. It does not pertain to future subcontractors and material suppliers that will be utilized to complete “The Work”.</p>
29.	Attachment P	<p>"Attachment P was included in the RFQ as a sample schedule. Are we to assume the same durations for this project? If not, please provide anticipated dates for the following:</p> <ul style="list-style-type: none"> - Purchase order - NTP - Final facility assessment report - 100% schematic drawings - 100% design development package - 100% construction package - Final documents - Phase 1 construction start & completion - Phase 2 construction start & completion" 	<p>Attachment P is a sample project schedule and relates to Attachment O’s scheduling requirements.</p> <p>Attachment BB is the preliminary schedule associated with this RFQ.</p>

	Section of the RFP	Question	CCH Response
30.		Does the project require any permits from the EPA, in addition to the demolition permits and IEPA environmental permits for abatement work? Please provide more information on what is expected of the CMAR with regard to EPA permits and what duration the CMAR should assume in its schedule.	Any additional EPA permits (beyond that of the demolition and IEPA permits) will be determined by the A/E and identified within the project documents.
31.		Will the owner be responsible to remove all FF&E and misc. items from the buildings prior to demolition, or should that be included in the CMAR's scope?	All FF&E items that are not removed by the County will become the responsibility of the demolition contractor for their disposal during the work associated of each of the buildings.
32.		Will the owner require any items be salvaged during demolition?	There could be some items such as the stained-glass windows within the churches that may need to be salvaged. These items will be determined during the design phase of the project.
33.	Attachment T	Attachment T Site plan indicates Building F as "scheduled to be relocated by the end of 2020." Can CCH confirm the relocation is complete? Should Building F and the associated unmarked annex be included in the list of buildings to be demolished in Phase 1?	Building F contains the Mail Order Pharmacy. This department will be relocated to Stroger Hospital and the completion of that project is scheduled for the middle of May 2021. Phase 1 demolition will be limited only to the eight buildings identified on the site plan.
34.	Attachment T	"Attachment T includes a list of Phase 1 targeted buildings and associated square footage, as well as a table of "Buildings Information" indicating a total square footage of 1,207,620. Please confirm 1,207,620 SF represents the total anticipated demolition square footage combined for Phase 1 and Phase 2. "	1,207,620 SF is the approximate total square footage of the entire campus (excluding the underground tunnels and two water reservoirs). The DEMRS Buildings identified in this chart are: DHSEM Homeland Security – 49,065 SF Homeland Security Garage – 18,520 SF
35.	Section 8.1	Section 8.1 dictates a 100-page limit. Do resumes, audited financials and other attachments count toward the total?	The resumes will count towards the 100-page limit. Audited financials and other attachments will not count towards this limit.

	Section of the RFP	Question	CCH Response
36.	Section 8.2.4	Section 8.2.5 requests similar projects. As a CMAR, many of our projects contain demolition to enable a renovation or to make way for a new building. Will this experience qualify? If the project experience is not demolition only will the proposal be deemed nonresponsive?	The County is looking for relevant experience but understands that a project of this magnitude is unusual. Demolition experience associated with renovations or new building construction will qualify as being responsive to the RFQ.
37.	Sections 8.2.5 & 8.2.6	Section 8.2.5 and 8.2.6 both request project experience. Please clarify the difference and how it relates to the demolition scope of this RFP?	<p>Section 8.2.5 pertains to project examples relative to the Project Scope.</p> <p>Section 8.2.6 pertains the respondent's experience with large, complex, public sector projects.</p> <p>Some of these projects may overlap but your emphasis should be noted differently with the priorities rated based upon the factors requested in each section.</p>
38.	Sections 8.2.6 & 8.2.7	Section 8.2.6 and 8.2.7 Ask for references for relevant projects. Should these references be the same or in addition to?	The References of Section 8.2.7 can be in addition to those noted in Section 8.2.6 but must be of Relevant Projects completed by your firm.
39.	Section 8.2.8	8.2.8 requests Key personnel. Please clarify which personnel the County considers "Key"?	<p>Key personnel are those people who are essential to carrying out the work of a project, typically those responsible for carrying out the day-to-day operations of the project.</p> <p>At a minimum, this would include the Project Executive/Principal in Charge, Project Manager(s), Project Superintendent(s), Assistant Superintendent(s), and Safety Officers.</p>
40.	Sections 8.2.8 & 8.2.9	8.2.8 and 8.2.9 both request and organization chart. Do we need to project the organization chart in one or both sections?	<p>Section 8.2.8 pertains to the relationship between the key personnel working on the project.</p> <p>Section 8.2.9 pertains to the Respondent's team organizational chart of the various companies and/or services that the CMAR plans to provide on the project.</p>

	Section of the RFP	Question	CCH Response
41.		Please clarify. Is it correct to assume the schedule is to include preconstruction only up to bidding of the first demo package?	The schedule is to include all work from the preconstruction phase through final acceptance of the entire project. The respondent should provide an educated estimate of the time frames for the work contained within the scope of this RFQ. This will allow them to highlight their ability to construct a logical, understandable schedule based upon the overall timeframe noted in Attachment BB.

ADDENDUM ACKNOWLEDGEMENT FORM

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

Addendum No.: _____

Company Name: _____

Representative's Name: _____

Signature: _____

Date: _____

END OF ADDENDUM