

Design Services for Parking Structure and New Main Entry Drive - RFIs

Contractor	Question	Response
AVRP Studios	Please confirm that the traffic study that is not part of this scope will determine the limits of the design scope regarding a potential traffic study at the main entry and if a traffic signal modification or removal is required at the existing entry. Please provide interim scope details on what will need to be done at the existing entry traffic signal.	Assume that the existing signal will need to be relocated to the new entry. Assume that no road work will be required other than restriping of Vista Way for the new entry. Assume removal of an existing Main Entry sign and installing a new Entry Monument sign at new Entrance. New sign will not be electronic. New sign to be as tall as the maximum height allowed by the City.
AVRP Studios	Has previous coordination been done with the utility providers at the proposed traffic signal for the main entry? If so, please provide information and contacts.	No
AVRP Studios	Scope of project Item #4 – This item lists the elements to be mitigated with the AHJ, but TCMC has hired a consultant to address discretionary review with the City of Oceanside. The design team will provide documents to assist in this effort but will not lead the effort to address all items listed. Can you refine this list to more clearly divide scope between TCMC's consultant and the Design Team?	4b and 4f will be provided by TCMC consultant. The rest of the items under item #4 are part of this scope. Design Team is responsible to produce construction documents that meet building codes from the Vista Way intersection through the property. Anything in addition to that will be provided by TCMC's consultant and processed as add service as needed. TCMC's consultant will utilize drawings produced by the Design Team for Plan Approval (site plan, landscape plan, exterior elevations) and no additional drawings will be required.
AVRP Studios	Scope of project Item #5 - Parking structure to be sack and patch finish temporarily and to be updated when new tower is constructed. Confirm aesthetic tie in to future campus removed from scope. Can you provide a master plan of the future campus expansion to facilitate the tie in requested? Can you provide a more detailed limit of work boundary?	Correct. Parking Structure to be sack and patch concrete. Finishes will be updated later with the new tower project. Unfortunately we cannot provide a copy of the master plan as part of this RFP. TCMC's Consultant will do constructability review and ensure that this project ties in with the future projects. The Design Team just needs to assume TCMC's consultant presence in all of the meetings and coordination of scope with the future projects. Document titled "Plan Showing Limits of Work" has been issued as part of Addendum #1 to show the limit of work boundary.
AVRP Studios	Scope of project Item #7 c - Site access and security – Could you please provide more detail – does this mean you want security gates and booths at the main roads (and would there also be parking control)?	Provide camera visibility for 100% of the parking structure area and the new entry road. Provide blue light emergency phones & call boxes at each elevator landing and stair entry from each floor. Provide a pay booth (initially used as a security booth) and infrastructure for future gates at the entry and exit points of the parking structure. Provide 300 S.F. of security office space inside the parking structure.
AVRP Studios	Scope of Project Item #8 g – There will be no deferred approvals? Will fire sprinkler and fire alarm drawings be under the contractor or will these be under the Architect?	The only deferred approval will be the fire sprinklers. The rest of design to be completed during the design phase as part of this scope.
AVRP Studios	Assumptions Item #1, #5 – These items state that we cannot rely on the accuracy of TCMC provided material. When these assumptions were discussed, the response was that the intent was to insure the design team visited and were familiar with the site but that accuracy of the material did not need to be verified. Please confirm that design team can rely on the accuracy of TCMC provided material.	1. TCMC will provide ACAD of the site survey. Architect to verify the accuracy of the survey. 2. TCMC will provide a Geotech Report. Architect to verify accuracy of the report. 3. TCMC will provide available as-builts of existing underground utilities in Addendum #1. Architect to review the as-builts provided as part of this addendum and decide whether or not underground utility location services will be required during the design. Do not leave the utility locating strictly for the contractor to do. Expectation is that the Architect exhausts all options of as-building the utilities before any construction.
AVRP Studios	Assumptions Item #4 – "Architect to coordinate final design and schedule meetings with the end users, provide meeting minutes and obtain sign off by the departmental end users." As discussed on site the new parking garage is primarily for patients and visitors. Please confirm that no user group meetings or end user sign off is required.	By end user TCMC refers to the executive team that will include the Director of Facilities, CEO and COO
AVRP Studios	Assumptions Item #12 – Architect to comply with the terms of the attached Professional Services Agreement Contract: No attached professional services agreement. Is the Architect Professional Service Agreement – the Professional Services agreement on the website? Some of the language of this agreement is better suited to a Contractor working on site. Will an updated agreement be provided?	The agreement posted on the website titled Designer Professional Service Agreement is the correct contract form and will not be changed.
AVRP Studios	Fixed Fee. Is anything allowed to be time and material (CA services since the Contractor will develop the construction schedule)?	No. Architect to estimate the fees. As of now TCMC is anticipating 13 month construction duration.
AVRP Studios	Reimbursable Expenses. Is printing and mileage allowed to be part of reimbursable expenses? The professional services agreement on the website does not list those as allowed.	Follow the contract requirements.

AVRP Studios	RFP Updated/Amended. Will an updated/amended version of the RFP be provided that reflects the changes as a result of RFI's received by TCMC?	All of the RFIs will be combined under Addendum #1. The RFP document will only be updated to reflect that Addendum #1 is part of the scope.
AVRP Studios	During the job walk discussions, it was noted the parking structure and new main entry drive power should not be derived from the Hospital distribution system in order to avoid OSHPD review and review schedule. Is it TCMC's intention that the new parking structure and new main entry drive electrical power be derived from a new SDG&E source or other on-campus existing electric power service not connected to the Hospital electrical service?	See the provided as-built sheet BMS E1. Assume source of power to be established at the line side of the 480 volt transformer to the South of the BMS (Business Management Services) building. Provide deduct alternate if the power capacity in the existing 480 transformer is adequate for this project. Deduct Alternate line item is listed on the revised RFP/Bid sheet.
AVRP Studios	Should parking garage telecommunications and security signals be connected directly to a monitoring center on the TCMC campus?	Yes
AVRP Studios	Does TCMC desire to have a generator for any function for the new parking structure or new main entry drive? If so, which functions?	No
AVRP Studios	Will TCMC accept central inverter powered emergency lights for the new parking structure where required -or- would local, individual emergency battery packs be desired for the new parking structure emergency lights?	Central Inverter is preferred.
AVRP Studios	Please confirm the fire alarm and fire protection drawings will not be "Deferred Approval" and must be provided by the Architect's Design Team as discussed at the job walk.	See response to question #9.
AVRP Studios	Does TCMC desire more EV Car charging spaces beyond California Green Code minimums?	No
AVRP Studios	There was discussion of some Medical Center site amenities possibly being included within the new parking structure which may be a future consideration. What magnitude of space (Square Feet) would TCMC like to include so utility services can be properly sized beyond the parking only function?	Don't assume as part of this scope. TCMC will upgrade utilities if needed in the future.
AVRP Studios	Are any restroom facilities desired for the new Parking Structure?	No
AVRP Studios	Other than HVAC for a possible elevator machine room and electrical room are there any spaces TCMC is considering in the new Parking Structure that require HVAC?	See question #8 for office space. No other space beyond that.
AVRP Studios	Will TCMC engage a parking management company to operate the new Parking Structure?	No
AVRP Studios	Will there be security/parking management booth at the new Main Entry Drive?	See question #8
AVRP Studios	Are illuminated site signs desired for the new Main Entry Drive entrance to TCMC or at the new Parking Structure?	Yes
Tucker Sadler	Question for RFP; In regard to team structure, is there any consequence to which firm takes the Project Lead role? In other words, can the Architecture firm that specializes in Parking Structure Design take the lead role, and team with a Design Architect experienced in Parking Structure facades?	Either firm can take the lead.
Cunningham Group Architecture, Inc.	Hospital property abuts a residential zone and the City of Oceanside requires screening of structured parking from adjoining residential district. Not knowing the exact way the city will interpret this statement now should project teams include design of a screening wall in their proposed scopes of work? If so quantify how much and where.	This information will be provided by TCMC's consultant during the entitlements process and will be treated as add service if required for this scope.
Cunningham Group Architecture, Inc.	Oceanside zoning ordinance states: "Landscaping shall be provided on the upper levels of parking structures where these structures are visible from public streets, pedestrian pathways, or adjacent buildings." Given that the location of the proposed garage is set back from the main access street by some distance, should project teams include roof top landscaping in their proposed scopes of work?	No
Cunningham Group Architecture, Inc.	Please clarify entry drive. How many lanes, is it a divided boulevard?	The entry drive will be two lanes in each direction (4 total) separated by a landscaped island to a certain point and then merged to 1 lane each direction with no island. Document titled "Plan Showing Limits of Work" has been issued as part of Addendum #1 to show the limit of work boundary.
Cunningham Group Architecture, Inc.	Is landscaping required if so clarify intent – code minimum?	Landscape Master Plan has been issued as part of Addendum #1
Cunningham Group Architecture, Inc.	Are lights requested beyond code minimum?	No
Cunningham Group Architecture, Inc.	Will there be entry signage – if so will it be lit?	Answered in previous questions
Cunningham Group Architecture, Inc.	Who designs the sign an owner supplied signage contractor or the design team?	Design Team
Cunningham Group Architecture, Inc.	Is the entire bank lot to be regraded toward the future new hospital entry or just the road?	Yes. The entire lot needs to be graded and finished beyond the driveway per the Master Landscape Plan issued as part of Addendum #1.
Cunningham Group Architecture, Inc.	Is parking garage to be code minimum or is a decorative façade or skin required.	Answered in previous questions

Cunningham Group Architecture, Inc.	Please confirm offsite improvements which may come out of the entitlements process including turn lanes and traffic lights are not part of this project.	Answered in previous questions
Cunningham Group Architecture, Inc.	Will the garage require voice/data and or security cameras?	Answered in previous questions
Cunningham Group Architecture, Inc.	Will there be parking control and/or monitoring systems?	Answered in previous questions
Cunningham Group Architecture, Inc.	Teams do not have site survey to verify existing site electric/low voltage. Please stipulate extent of site electric/low voltage demolition. Are the site lights to be removed. Are there feeders or transformers on either the entry road/bank site or on the parking garage site. Are there street lights to be relocated? Are tele data cables or boxes to be removed?	Documents titled "as-built - parking lot lighting" and "BMS E1" were issued as part of Addendum #1 that address site lighting and other electrical items. No as-builts for telecom are available.
Cunningham Group Architecture, Inc.	Please confirm will the source of power be SDG&E or TCMC? While the garage load is minimal the future car charging that must be roughed in now is substantial.	Answered in previous questions
Cunningham Group Architecture, Inc.	Please confirm location of power source on site.	Answered in previous questions
Cunningham Group Architecture, Inc.	Please confirm location of Telecom source on site?	Closest telecom closet is in the Business Management Services building shown on the Conceptual Plan dated 7-28-17
Cunningham Group Architecture, Inc.	Please confirm source of water utility or TCMC?	Utility. See the provided As-builts.
Cunningham Group Architecture, Inc.	Are there any current or future functions within the parking structure other than parking?	Answered in previous questions
Cunningham Group Architecture, Inc.	Will there be parking control and/or monitoring systems?	Answered in previous questions
Cunningham Group Architecture, Inc.	Please confirm Electric Vehicle Charging requirements other than code minimum.	Answered in previous questions
Cunningham Group Architecture, Inc.	Please confirm if any Photovoltaic systems are proposed; new or future.	None
Cunningham Group Architecture, Inc.	Please provide contract limit lines to assure teams bid the same scope.	Answered in previous questions
HMC Architects	Limits of scope are unclear to establish services. Please provide boundaries/limits to scope of work.	Answered in previous questions
HMC Architects	It was stated that documents exist describing "as-built" conditions, do these define irrigation and planting within the proposed boundaries and adjacent?	Irrigation yes on Sheet BMS C4. BMS stands for Business Management Services Building. Planting no existing as-builts.
HMC Architects	Please provide narrative description of how the current irrigation is managed on the site. (i.e., Is there a single mainline with multiple controllers, or multiple mainlines and controllers within the limit of work? Is the system tied to a central control system?) Does the campus have a preferred system approach or standard for this new scope?	Reference As-Built Sheets BMS C4 and 1995 Master Water System Map. There is a single mainline loop around the hospital with multiple controllers. The controllers were all upgraded last year to central monitoring system through weathermatic. Stick with weathermatic central monitoring system for this scope of work.
HMC Architects	Are there any future irrigation management requirements or components that need to be incorporated into this project to tie into the future campus modernization?	To be determined during the design. Irrigation in the median of the new driveway and on each side of the driveway might need to be sized properly to accommodate the future expansion/continuation of the driveway.
HMC Architects	To better understand appropriate level of services, please elaborate item 3, "Scope of Project" from the Request for Proposal: a) Has a preliminary Design been prepared for the entry? b) How many lanes in and out of the campus are desired? c) Will the new entry have a center median similar to the existing campus main entry? d) Will the new entry have a new entry monument sign similar to the existing campus main entry? e) Has the campus masterplan established ADA walkways, and will this new entry way require access on both sides of the new main entry? f) Has a traffic study been completed to verify the number of lanes required for the campus at final build-out? g) Will a traffic signal be anticipated at this new intersection and will it be included in the project?	Most of these items were answered in previous questions. Below are the answers for remaining questions: a) no. however please see the attached document titled "Plan Showing Limits of Work" that was issued as part of Addendum #1. E) Master plan did not establish ADA walkways. Architect to evaluate code requirements for the driveway and the parking structure and provide appropriate ADA requirements. f) no.
HMC Architects	It is understood that a traffic study is forthcoming and prepared by others. This study will determine the limits of the design scope for the main entry. Will there be interim scoping details on what will be needed to address the entry traffic within this project?	Answered in previous questions
HMC Architects	Please provide information and contacts regarding any coordination with the utility providers associated with the proposed traffic signal at the main entry.	Don't have any

HMC Architects	<p>As described under "Scope of Project:" item 6-e: "Owner will hire a separate consultant to create entitlement and California Environmental Quality Act (CEQA) documents and process through the city for approval. Architect to include coordination efforts with this consultant.":</p> <p>a) If a separate consultant hired by the client will be "Creating Entitlement Documents" for processing with the City, please clarify what coordination items will be required from the design team?</p> <p>b) Will TCMC or their separate consultant be preparing a comprehensive landscape and site master plan as part of the entitlement package?</p> <p>c) To enable the teams to provide an accurate basis of comparison for services, is there an expectation level as to how many meetings/coordination time be anticipated by the successful team?</p>	<p>Questions a) and c) were previously answered. b) Landscape Master Plan has been issued as part of Addendum #1</p>
HMC Architects	<p>Regarding the existing easements stated in the RFP, it was mentioned that the mapping exhibits for potential easement quick claims and dedications would be done by another civil engineer. Please confirm that easement and other mapping requirements will be performed by others and are not in scope.</p>	<p>Correct. TCMC will have another consultant do that.</p>
HMC Architects	<p>Regarding potential entitlement requirements, please confirm that potential unknown conditions of development are not included in scope and any design requirements associated with unknown conditions of developments are not included in scope.</p>	<p>Answered in previous questions</p>
HMC Architects	<p>Is it anticipated that the design team provide noise, greenhouse gas (GHG) emissions, biological and cultural studies within the scope?</p>	<p>No</p>
HMC Architects	<p>At the site visit it was mentioned that the user groups are limited to just the public authorities having jurisdiction (AHJ) and TCMC administration. Please confirm that this is the scoping limitation and no private user groups and coordination for those groups are required within this scope.</p>	<p>Confirmed.</p>
HMC Architects	<p>If supplemental surveys are required to complete the design, please confirm that this will be provided by the current civil engineer for the existing topography provided in the RFP</p>	<p>Answered in previous questions</p>
HMC Architects	<p>Please confirm if any below grade "basement level" parking is anticipated?</p>	<p>No below grade parking is anticipated</p>
HMC Architects	<p>Who is the Constructability Review Consultant and at what phase will they will provide comments to the Architect?</p>	<p>Vanir is the consultant. 100% SD and 50% CD</p>
HMC Architects	<p>It is anticipated that you will require full professional services from Architects consultants including construction administration, please confirm. What is the expectations for meeting frequency (weekly, every other, etc.) during construction?</p>	<p>Confirmed. Weekly Meetings. Architect in charge needs to attend every meeting and the subconsultants on as needed basis.</p>
HMC Architects	<p>What is your expectation for Closeout documents.</p>	<p>Industry standard. Details to be determined during design.</p>
HMC Architects	<p>What is your expectation for BIM on this project?</p>	<p>No BIM required.</p>
HMC Architects	<p>You state, "There will be no deferred approvals." How will this affect the coordination with final aesthetics coordination with tower team for parking structure elements? Would you accept any exclusion of this requirement should the AHJ require certain packages to be deferred?</p>	<p>We will pull a new permit when doing the aesthetics for the parking structure and treat it as a new project. If AHJ requires deferred approvals we will cross that bridge during that time.</p>
HMC Architects	<p>You note "The Owner is not responsible for the accuracy of the electronic drawing background provided. Architect to verify accuracy." And "The Architect is responsible for field verification and documentation of existing condition for the development of the Construction Documents." For site will we need to have cost for a surveyor and underground utility location.</p>	<p>You will need to reconfirm the existing survey completed. Architect to review the as-builts provided as part of this addendum and decide whether or not underground utility location services will be required during the design. Do not leave the utility locating strictly for the contractor to do. Expectation is that the Architect exhausts all options of as-building the utilities before any construction.</p>
HMC Architects	<p>"The Architect and Engineers to attend plan approval appointment for "over the counter" plan review (if applicable)." We assume this pertains to OSHPD OTC. However, we anticipate this project to be in local AHJ.</p>	<p>Correct the project will only be submitted to the City. However if required to meet deadlines the Architect and subconsultants will be required to do an over the counter final review with the City.</p>
HMC Architects	<p>You state in the RFP, "No changes to the design fee will be accepted by TCMC if the construction schedule will take longer than anticipated by the Architect. Unless the Contractor performs below industry standards and requires additional work from the Architect." Does this include additional meetings?</p>	<p>If the contractor performs below industry standard and prolongs the project then the Architect would be reimbursed for additional meetings/construction administration.</p>
HMC Architects	<p>What is the expectation for construction duration for fee purposes?</p>	<p>Answered in previous questions</p>

HMC Architects	The RFP indicates the proposals will be opened on August 25, 2017 at 3:00 p.m. What date and time are the proposals due to Tri-City Medical Center Proposal Administrator?	By 3:00 pm on August 25, 2017. Make sure that you submit your proposed price on the Bid Document provided by TCMC as part of Addendum #1 and not on your letterhead with your own assumptions. Bidders submitting bids on their own letterhead with their own terms and assumptions will be automatically disqualified.
HMC Architects	Please provide required number of copies and format of the proposal.	1 hard copy and one flash drive. See question 74 for format.
HMC Architects	The RFP states that TCMC desires an expedited schedule, please clarify the level of detail you would like to see on the schedule.	Milestones. NTP, Design Completion, City Submission, City Approval, Construction Start and Finish.
HMC Architects	TCMC is currently selecting the DB team for the new tower. What is the expectation as to how the parking team integrates with that team?	No expectation. Parking team will receive any coordination items from TCMC or Vanir directly.
HMC Architects	It was described during the site walk that the finishes of the parking structure would be "sack and patch" and that once the tower design is established the parking structure would incorporate those finishes. Will this effort be provided by the parking team or the tower team?	Tower Team
Sfeir Architects	SCOPE OF PROJECT: 4.b, Existing easement mitigation to be provided by TCMC entitlements consultant?	Yes
Sfeir Architects	SCOPE OF PROJECT: 4.f, Environmental reports to be provided by TCMC entitlements consultant?	Yes
Sfeir Architects	SCOPE OF PROJECT:4.g, Please clarify what is required by Design Team, and what mitigations will be provided by TCMC consultant.	Answered in previous questions
Sfeir Architects	SCOPE OF PROJECT:6.a, Geotechnical report update to be provided by TCMC?	Answered in previous questions
Sfeir Architects	SCOPE OF PROJECT:7.f, Specialty consultant to mitigate AHJ issues to be provided by TCMC?	Correct
Sfeir Architects	Do we include SDGE and fire water dedicated service for this project from Vista road? Or do we assume we have enough power and fire water to tap into on the existing campus?	Electrical question was answered in previous questions. For fire water see as-built sheet BMS C4 provided as part of Addendum #1
Sfeir Architects	Do we assume that the new curb cut scope on vista is limited to the property line?	Answered in previous questions
Sfeir Architects	Please provide schedule of entitlement mitigation and traffic study to be provided by others.	Entitlements schedule: o Create entitlements documents [SEP – DEC] 2017 o Entitlement process [OCT – APR] 2017-2018
WatryDesign , Inc.	In reading the contract it calls for \$1m per occurrence and \$3M in the aggregate for General Liability. Would \$1M per occurrence and \$2M in the aggregate with at \$5M umbrella policy be acceptable. Also, for Professional Liability Insurance (E&O) the contract calls for \$5M per claim. For a parking structure project of this size would \$2M per claim and \$2M in the aggregate be acceptable?	Possibly. This will need to be reviewed by TCMC's Compliance Department during contract process. For now follow existing requirements.
WatryDesign , Inc.	Please confirm the AHJ is the City of Oceanside.	Confirmed
WatryDesign , Inc.	Please confirm that Planning Department will be OTC review and Building Department will be standard in-take review.	Architect to determine this.
WatryDesign , Inc.	Please confirm the following trades should NOT be deferred submittal – Stairs, Fire Sprinkler, Elevator, Shoring Walls. Often times these items are design build as the contractors that are awarded the projects each have specific methods of design/detailing the elements.	Answered in previous questions
WatryDesign , Inc.	Please confirm that the drawings provided for Building Department submittal on 1/11/18 are to be used as the 'Bid-Set' package.	To be determined in the future
WatryDesign , Inc.	Please confirm if pedestrian bridge access from the parking structure to the new tower will be required for this project, or if bridge access will need to be designed for future installation. If so, confirm if this is to be included in the scope.	Bridges are not part of this scope. However the Architect needs to collaborate with Vanir and TCMC to ensure that elevations of finish floors align with the new tower elevations.
WatryDesign , Inc.	Please confirm that a cast-in-place, long span parking structure with shearwalls, and post-tensioned beams and slabs are to be utilized for the project.	Confirmed
WatryDesign , Inc.	Please confirm if there is a requirement for the project design deliverables to be produced in Revit or Autocad drawing format.	To be determined by the Architect. Architect to use best practices to make the determination.
WatryDesign , Inc.	Please advise if a breakdown of professional design fees per discipline and phase is to be included along with the total lump sum amount.	No breakdown needed.
WatryDesign , Inc.	Please elaborate on the services anticipated for 'Site access and security' that is listed in Scope of Project Section 7.b.	Answered in previous questions
WatryDesign , Inc.	Please advise if there is intent for a vehicle entry/exit to be provided on the north edge of the parking structure. If so, should the scope of work include modifications to the existing parking lot to the north?	Parking Structure Entry and Exit to be on the South Side. Elevator Shaft to be on the South East corner.
WatryDesign , Inc.	Please advise if a Master Grading Plan can be provided due to the large grade change between the future tower and new main entry road.	No master grading plan exists for the future work. Reference the ALTA survey posted on the website for the existing grades.
WatryDesign , Inc.	Please advise if the new main entry road is intended to be a public roadway or private.	Private hospital road with access for anyone coming to the hospital other than the loading dock deliveries.

WatryDesign , Inc.	Please advise if the traffic study for the new entry road intersection at Vista Way is available at this time.	Answered in previous questions
WatryDesign , Inc.	Please advise if the utility survey that will be provided by TCMC is available at this time.	Answered in previous questions
WatryDesign , Inc.	Please advise if the ACAD site plan that will be provided by TCMC is available at this time.	Yes the pdf is posted on the website. ACAD will be provided to the selected firm.
WatryDesign , Inc.	Please advise if a parking guidance system and its related infrastructure will need to be included in the design.	No parking guidance system other then directional signage. Directional signage to be provided on the entry road and in the parking structure.
WatryDesign , Inc.	Will telecommunications structured cabling design, including WAP, need to be included by the A/E team? Or will raceways only need to be provided, and TCMC's vendor will design and install the cabling system?	The entire scope to be provided by the Architect.
WatryDesign , Inc.	Will the parking structure electrical service be served from an existing campus system or by a new SDG&E service?	Answered in previous questions