



The Coquille Indian Tribe: Operations & Planning Department
3050 Tremont Street
North Bend, Oregon 97459
RFQ ADDENDUM
RFQ TITLE: Ko-Kwell Wellness Center Project: Design Build Proposal
Addendum No. 1
Direct All Inquiries to: Todd Tripp, Property & Project Manager
Date: February 7, 2019
Phone: (541-756-0904) - Email: toddtripp@coquilletribe.org

All information, specifications terms, and conditions for the above-referenced RFQ, are included on the document posted on the Coquille Indian Tribe web site:

<http://www.coquilletribe.org/?p=5449>

I acknowledge receipt of Addendum Number 1

(PLEASE TYPE OR PRINT BELOW) LEGAL NAME OF BIDDER:

MAILING ADDRESS: CITY, STATE ZIP CODE:

TELEPHONE NUMBER: _____ E-MAIL: _____

FAX # _____

BY: SIGNATURE: OF AUTHORIZED REPRESENTATIVE

NAME: OF AUTHORIZED REPRESENTATIVE

_____ TITLE _____

This addendum modifies the conditions of the above-referenced RFQ as follows:

The attached pages containing clarifications, additional information and requirements constitute an integral part of the referenced RFQ.

1. Can you release the names of the selection committee?
Answer: This has not been determined. Members of our project team include Mark Johnston, Executive Director, Kelle Little, Health & Human Services Director, Fauna Larkin, Operations & Planning Director, Mark Gagnon, Chief Financial Officer, Todd Tripp, Property & Projects Manager among others.
2. No mandatory meetings required for with this RFQ correct?
Answer: Correct, only interviews will be required for the top two or three candidates.
3. Architect to provide the following consultants?
 - a. Architecture?
Answer: Yes
 - b. Interior Design not including furniture, fixtures, and equipment?
Answer: Yes, complete design and alternatives, the design build team will assist the Tribe in the recommendation and selection of FF&E as well, the Tribe will purchase the FF&E directly outside of the construction contract, contractor will provide the installation.
 - c. MEP Engineering?
Answer: Yes
 - d. Structural?
Answer: Yes
4. Coquille Tribe to provide the following consultants?
 - a. Civil/Surveying?
Answer: No, the Tribe will provide the survey and provide the preliminary site plans obtained by Stuntzner Engineering. The design-build team will need to contract their own civil engineer, as mentioned in the RFQ, the preliminary site plan is for descriptive purposes only. The design-build team has the latitude to use their creativity to design and locate the building for the best fit on the property with input with the Tribe's project team. More site civil/survey/construction staking/ingress and egress and utility coordination work will be required by the design-build team.
 - b. Landscape Architect?
Answer: No, The landscape Architect will be hired by design-build team as well as the landscape contractor in the construction phase.
 - c. Environmental?
Answer: Yes, the Tribe will provide the environmental review.
 - d. Special Inspections during construction?
Answer: The Tribe will contract and pay for the required permits and inspections through independent building inspection firms. The design-build team will be responsible for notifying the Tribe of any special inspections and scheduling the inspections with the inspectors.
 - e. Geo-technical report?
Answer: The Tribe has a preliminary geo-technical report from Cascadia Geoservices Inc, and the Tribe will provide that as well, further geo-tech work will likely be required and will be hired as part of the proposer's design-build team.
5. Who is Data/Security/Door access design and drawings by?
Answer: The design-build team.

6. Are we to assume that IHS will need to review the designs?
Answer: No, the Tribe is a self-governance compact Tribe, I.H.S. is not required to review the design although the USDA may require review of all PS&E as well as the competitive procurement process for the sub-contractors per their funding requirements.
7. There are a lot of different dental and vision equipment providers! Are we to include in our scope of work, the full design and equipment selection for these spaces?
Answer: Yes, with input from the Tribe's project team.
8. Will there be a medical x-ray room or any other digital imaging?
Answer: No, the Tribe may discuss this in the programming phase to potentially plan for future space, but we do not have the patient load to make this cost effective.
9. How many Architect/Engineer site visits do you want during construction?
Answer: The design-build team will perform, conduct and document a minimum of weekly progress meetings during construction with a representative of the design-build team, contractor and the owner's representatives.
10. Do we include 11-month warranty walk with proposal?
Answer: Yes
11. In review of the RFQ for the Ko-Kwell Wellness Center Project, submission requirements item 5. F. Can we get a more definitive response relative to possible restrictions for the design build contractor to self-perform some divisions of sub trades scope of work?
Answer: The design-build contractor will be able to self-perform divisions of the sub-trades as long as the costing documentation for self-performing this work meets industry competitive cost standards and is justified to meet USDA and CIT's approval.
12. Does the RFQ require company profile's from all of the design-build team of professionals?
Answer: Yes, please provide a short company profile and biography of each firm, listing the primary personnel that will form your team for providing all A&E & MEP design including the general contractor for the project.
13. Can you supply the preliminary geo-tech report?
Answer: Yes CIT will provide the geo tech report and the survey with this addendum.
14. You have discussed completing some of the initial excavation efforts. Are you planning to hire a civil engineer?
Answer: To expedite the site preparation CIT intends to utilize the engineer and geo tech firms that provided the preliminary site plan, survey and geo tech report. A construction contractor will assist in filling the site to a preliminary site grade prior to completing the contract with the design build team.
15. Would you propose that the same civil engineer complete the rest of the civil design scope?
Answer: This is not required, and it is the choice of the design-build team
16. If so, at what point do you anticipate that the design-build team would take over the excavation scope?
Answer: The design build team will take over the remaining civil site work at the time the contract is signed.
17. Can you provide the name and contact info of your civil engineering firm?
Answer: Stuntzner Engineering and Forestry LLC, Coos Bay, Oregon

18. Do you expect the civil engineering fees to be included in our initial proposal for this project, or as part of the construction costs?
19. Answer: Yes, all design aspects including architectural, structural, civil engineering, mechanical, plumbing, landscape design will be included in your proposal.
20. Is the design build team to include a landscape designer? And are those fees expected to be included in our initial proposal, or as part of the construction costs?
Answer: Yes, costs for landscape design will be included.
21. Mechanical/Electrical/Plumbing trades: Are you open to using design-build subcontractors for these scopes? Or do you want us to fully design the MEP systems and have an MEP Engineering firm on board for the proposal?
Answer: This is at the discretion of the design-build team, but initially you should estimate including the MEP Engineering firm(s) you will use. These costs will be included in your proposal. If there are value engineering cost savings that can be contributed to the project by utilizing design-build subs for the MEP system design this can be presented in your proposal as an option.