

**Request for Qualification for Construction Services
Mental Health Diversion Facility
Responses to Written Inquiries**

**Date: January 12, 2018
By 4:00 P.M. [EST]**

Question #1: What is the proposed construction cost for this renovation? \$40,000,000?

Response #1: Third-party cost estimate completed in August 2017 based on final drawings submitted for permitting estimated direct/hard costs at \$32.7 million.

Question #2: Will there be any Distributed Antenna System or Wireless Systems integrated into the building?

Response #2: Yes, there is a DAS system for life safety, but no DAS for cell phones. Regarding wireless, there is infrastructure in the project (wiring and cabling) for an owner provided WiFi system.

Question #3: Would you be interested in potentially purchasing the low voltage material direct and simply sub out the labor portion?

Response #3: South Florida Behavioral Health Network has not made a final determination on how it will purchase these types of commodities.

Question #4: For onsite-tuosie type of items do you purchase those direct? Such as maybe patch cords, servers..etc? Would you be interested in setting up something to where GLD Group would be able to sell those directly to you since it is small dollar amount items or do you have existing contracts set up for that?

Response #4: South Florida Behavioral Health Network has not made a final determination on how it will purchase these types of commodities, because we are in the initial stages of the project. Once the construction is complete we anticipate that each individual provider of services will be responsible for purchasing these types of commodities needed for their operations.

Question #5: Clarification 01 - “For the last decade the local and national trend has been to construct detention centers in lieu of “mental health and substance abuse treatment facilities social justice rehabilitation facilities.” Accordingly, we would request that the qualification criteria for such projects be extended to last 20 years, instead of just the last 10 years.

Response #5: The RFQ is intended to ascertain recent performance which is considered to be within the past 10 years. Qualification criteria for past performance on similar projects are not limited to mental health and substance abuse treatment facilities. Per the RFQ, section 9a., similar projects include:

- i. Large scale renovations and upgrades of multi-story existing facilities in excess of 150,000 sf and with budgets of \$30 to 40 million.**
- ii. Inpatient and/or residential healthcare facilities. Experience with mental health and substance abuse treatment facilities preferred.**
- iii. Outpatient health care facilities. Experience with mental health and substance abuse treatment facilities preferred.**
- iv. Administrative offices, medical offices, educational spaces (including classrooms and conference rooms), and plaza/landscape enhancements.**

Question #6: We would further request that the Owner consider similar projects with budgets greater than \$30 M. Preventing qualification via completion of projects greater than \$30 M would serve the same purpose and wouldn't prejudice a company who, for example, completed a similar project with a \$150 M budget."

Response #6: Qualification criteria as described in section 9a.i. is amended to read: Large scale renovations and upgrades of multi-story existing facilities in excess of 150,000 sf and with budgets of at least \$30 to 40 million.

SFBHN's intent is that this project be a priority for the vendor regardless of the budget amount. SFBHN will accept experience with larger construction projects. Under those circumstances the vendor should indicate how this project will be a priority and will adhere to the timeframes.

Question #7: For the Purpose of the Request for Qualification for Construction Services for the Mental Health Diversion Facility, should we follow the specifications laid out on the South Florida Behavioral Health Network RFQ or the Project Manual in Volume 1 of the Miami-Dade County Internal Services Department Design & construction Services Division?

Response #7: Please respond to the specifications provided in the RFQ. The Project Manual is provided for information only at this time.

Question #8:

Are the financial documents requested under Section 10.e, *Submittal Contents - Financial and Bonding Submittals*, considered confidential and exempt from public record? Are we allowed to submit our financial information in a separately

sealed envelope to be returned to us, provided we include a return envelope, upon final selection?

Response #8: SFBHN will follow its policy regarding the handling of materials identified as confidential and will not release such information without prior consent from the potential vendor/applicant. Potential Vendors/Applicant can submit their financial information in a separately sealed envelope labeled as "Confidential Material. SFBHN will not return documents identified as confidential.

Question #9:

Section 14, *RFQ Submission Evaluation*, mentions that the submittals will be evaluated based off of the criteria in Section 9, *Qualification Criteria*, however the method of scoring is not included. Could you please tell us how the proposals will be evaluated and what is the point system to be used?

Response #9: SFBHN uses a non-numerical scoring system for the evaluation of bids such as this Request for Qualification. Below is a brief summary of how SFBHN's non-numerical scoring system for bids is approached.

Evaluators will be instructed to recommend bidders by answering "Yes" or "No" on a sheet that will contain the Qualification Criteria listed in Section 9 of the RFQ. Evaluators are expected to provide comments that identify the bidder's strengths and challenges/weaknesses for the criteria identified in the RFQ, the likelihood of success of the project should the bidder be selected as the final general contractor for this project, and whether the project presents the best value to the community. If deemed necessary by the evaluators, evaluators will provide questions that the SFBHN staff can ask the bidder in order to better understand key elements of the application.

With a non-numerical rating system it is necessary, for the sake of fairness to the competitors, for Evaluators to explain in writing they arrived at the decision

they did. Evaluators are instructed to provide their explanation in a rational manner that must be and consistently applied from competitor to competitor.

At the debriefing meeting, each Evaluation Team will be afforded an opportunity to debrief to ensure that all considered the same information when reviewing the information provided in the applications. The evaluators will be asked to reach a consensus and provide a list of the bidders recommended for Phase II of the procurement process. This list will be provided to SFBHN President/CEO for final consideration and approval.

Question #10:

Is there a goal for local workforce participation, and if so, what is the percentage(s)?

Response #10: Per the sublease agreement: The SUBLESSEE acknowledges and agrees that during the course of making the improvements to the Subleased Premises, the SUBLESSEE shall, at no cost to the SUBLESSOR, to utilize, if applicable, Employ Miami-Dade (in accordance with [Miami-Dade County Administrative Order 3-63](#)), as employment resources for skilled workers and for training unskilled workers, all of which will be working in conjunction with the general contractor, and any and all subcontractors, to perform the improvements on the Subleased Premises.

Furthermore, this project will be administered in accordance with [Sec. 2-8.2.10. of the Code of Miami-Dade County](#).

Question #11:

Please confirm if the contract agreement will be with South Florida Behavioral Health Network, or with Miami-Dade County. Additionally, we were not able to

located a copy/draft of the proposed contract agreement(s) to be utilized for this project, can you please provide them?

Response #11

The contract will be with South Florida Behavioral Health Network. A copy of the proposed agreement was not attached to the Request for Qualification – Phase I. A copy of the proposed contract will be shared with the successful vendor during contract negotiation phase.

Question #12:

Please provide what the format, and presentation and scoring criteria will be for those selected for the Phase 1 interviews.

Response #12: Please see response to question #9.

Question #13:

Please provide the names and titles of the Project Selection Committee Members.

Response #13: The selection committee has not been finalized yet.