



Rio Arriba County

149 State Rd. 162

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Procurement: Bonnie Brown-Cordova

Date 08, 2023

TO ALL HOLDERS OF SOLICITATION DOCUMENTS FOR:

Request for Proposals No. 23-03

RFP Name: RAC Skilled Nursing Facility & Rehabilitation Hospital

Mandatory Pre-bid Meeting Questions Supplement

Meeting: Rehabilitation Hospital and Nursing Facility Pre-bid meeting held Thursday, February 2, 2023 at 1:00 P.M. Espanola Commission Chambers

Budget \$14.82 million

Actual Site location: 601 Calle Chamisal, Espanola NM

Questions:

1. Are there any existing plans showing utilities? No, do not have existing utility plans, however: we are confident that utilities for the project are at or near the proposed parcels.
2. Is the site permitted for use as a Rehabilitation Hospital and Nursing Home?

Yes, the City of Espanola re-zoned the property from R-M residential and multi-family to B-3 Central Business District on April 20, 2022 City of Espanola Ordinance number 2022-3. The recommendation from the City of Espanola Planning and Land use Department in a meeting held on March 10, 2022 stated recommendation to approve this rezone to B-3 with a condition to be only used for the skilled nursing and rehabilitation hospital.

3. Is there an operator?

No, the facility does not currently have an operator. Our understanding is that an operator would need to have an idea of facility footprint and operational structure. The County is engaged in a search for an Operation for the facility and has engaged Alivia, LLC and NorthStar NM to assist in this process.

4. Have you had any initial study, Initial design, been completed for the Project?

The Rehabilitation Hospital and Nursing Home project is based on a GO bond passed in 2019 by the voters of Rio Arriba County. At that time NCA Architects, a conceptual "Preliminary Program Layout" to Rio Arriba County. At present, no design firm has been contracted or is associated with this project.

- Provide any documentation, numbers, or study on the initial design.
- Provide name of contacts (vendors): Municipal Capital Markets Group LLC, Alivia LLC, and NorthStar NM – Project team

5. What is the timeframe the county has in mind?

The estimated project schedule for this project is included in the RFP. The estimated delivery date for the building is January 2025. The County recognizes that this schedule is estimated on what the County would like to see transpire and is open to a schedule based on fact and market current reality's.

6. Does all the property allocated to the project have to be developed?

The available developable property for this project is outlined in the RFP. It consists of parcels on the north and south side of Calle Hacienda. The available property should be used in a manner that provides the best possible design solution based on cost and criteria. The sum total of the parcels does not require development.

7. When it comes to construction, can the property, not used in the development, be utilized for the project yard and storage? Yes, so long as appropriate precautions and security are implemented for that purpose. The property's primary purpose is for project development so other, temporary uses will need to be discussed on a case by case basis and may require approval by the City of Espanola.

8. For the purpose of the bid is there a list of equipment items project specific or specialized items of the facility are required.?

All FF&E will be provided and installed by the owner. Facility Generator is necessary the sizing and type to be determined by in design.

9. Is there an expectation for a multi floor complex?

No, a multilevel complex is not project requirement. Elevator information or items on the bid sheet indicating a multistory facility can be left blank as long as it is understood that the structure design does not require the item. The option to have multilevel facility would be based on best practice and cost and provide flexibility to the design builder.

10. Are they going to be changes to the road or entrance? Currently there is no indication that the road or current property entrances changes are needed. That does not preclude a future need based on design needs or regulation requirements that are unknown currently.
11. Is this going to be a one or two phase project? This is a one step process for evaluation and contracting.
12. Are there other specialized rooms that are required for the building that are not in the RFP?

Medication Room and Oxygen storage area may require ventilation and climate control.

13. Will the design build team be working with contractors?

The county has retained Alivia LLC, NorthStar NM and Municipal Capital Markets Group, Inc as project team member for this project.

14. Why was cost not included in the evaluation criteria?

Cost should always have been a requirement of the evaluation criteria. An Addendum for adding cost as an additional criterion will be forth coming, page 15 Evaluation Criteria (price)