



University Medical Center of El Paso
Materials Management Department
4815 Alameda
El Paso, TX 79905
(915) 521-7419

Addendum 1

Date: April 18, 2024

Title: Commissioning Agent University Medical Center Hospital Miscellaneous Projects
RFP # 950-04-24-004

Subject: Questions and Answers – Revision to the Objective

On behalf of the El Paso County Hospital District d/b/a University Medical Center of El Paso (UMC), please accept our appreciation for your interest in the above-referenced solicitation. **Please note the following questions and revision:**

Question 1

If a firm has providing test and balance services to any of the listed projects, are they excluded from providing commissioning services for this contract?

Answer:

Award(s) to a Commissioning Agent providing Test & Balance services to a UMC General Contractor are not considered a conflict of interest and will not be excluded from the submitting a Proposal.

Question 2

Since the Children's Hospital ED Expansion is currently under design, does UMC desire the CxA to provide design reviews on this project?

Answer:

Design review is not currently in the Project Scope and may be negotiated with the Consultant after award(s) are fully completed.

Question 3

Children's Hospital Emergency Expansion – are the preliminary design drawings available? If so, please provide.

Answer:

Preliminary floor plans are included in a revised Exhibit included in the Addendum.

Question 4

UMC Thomason 8th Floor Renovation - is the preliminary 50% design documentation available? If so, please provide.

Answer:

Leo A Daly Design Development documents are not available at the time of this Addendum

Question 5

Is the intent to award to one provider or multiple awards?

Answer:

UMC maintains the option to award Agreement to a single Consultant or multiple Consultants who provide the best value each Project.

Question 6

Since the Thomason Tower 8th Floor Renovation is currently under design, does UMC desire the CxA to provide design reviews on this project?

Answer:

Design review is not currently in the RFP for Commissioning and may be negotiated with the Consultant(s) during Contract Initiation at Owner's discretion.

Question 7

What is the estimated construction cost of each project?

Answer:

Estimated construction cost for each Project is provided below with the stipulation that budgets for projects currently in design (*) will be finalized after General Contractor is selected:

- EPCH 8th Floor Tenant Build-out \$ 10,913,600
- EPCH Emergency Expansion \$ 2,250,000*
- EPCH Pharmacy Renovation \$ 2,014,400
- UMC Sterile Processing Renovation \$ 4,153,360
- UMC Thomason Tower Observation Unit \$ 7,250,000*
- UMC Core Lab Renovation \$ 1,360,000*

➤ **Section 1 Objective revised in red below:**

1. OBJECTIVE

The purpose of this Request for Proposal (RFP) is to solicit sealed statements from firms for selection of a Commissioning Agent on the behalf of The El Paso County Hospital District d/b/a University Medical Center of El Paso (“Hospital District, UMC, Owner or Hospital”). The Owner may choose more than one firm to perform the Commissioning work for the Projects listed below and the selection(s) will be at the sole discretion of University Medical Center of El Paso. The decision will be based on University Medical Center’s sole opinion about which firm(s) best meets the needs and requirements of University Medical Center. The services contemplated under this solicitation are for building commissioning services to implement the following Projects:

El Paso Children’s Hospital 8th Floor Tenant Improvement

Project Manager	Jones Lang LaSalle
Architect	HKS Inc.
Contractor	Robins & Morton

El Paso Children’s Hospital Pharmacy Renovation

Project Manager	Jones Lang LaSalle
Architect	Carl Daniel Architects
Contractor	Robins & Morton

El Paso Children’s Hospital Emergency Expansion*

Project Manager	Jones Lang LaSalle
Architect	HKS Inc.
Contractor	To Be Determined

UMC Sterile Processing Renovation

Project Manager	Jones Lang LaSalle
Architect	FOKUS Architecture
Contractor	To Be Determined

UMC Thomason Tower 8th Floor Observation Unit

Project Manager	To Be Determined
Architect	FOKUS Architecture
Contractor	To Be Determined

UMC Core Lab Renovation

Project Manager	To Be Determined
Architect	Huitt Zollars
Contractor	To Be Determined

Current status for each Project is as follows:

- El Paso Children’s Hospital 8th Floor Tenant Improvement is scheduled for Substantial Completion on June 27, 2024
- El Paso Children’s Hospital Pharmacy Renovation is scheduled for Substantial Completion on October 17, 2024
- El Paso Children’s Hospital Emergency Expansion is currently in the Preliminary Design Phase

- UMC Sterile Processing Renovation is schedule for Substantial Completion on October 14, 2024
- UMC Thomason Tower 8th Floor Observation Unit is currently in the Preliminary Design Phase
- UMC Core Lab Construction Documents are scheduled to be issued for Bid on April 29, 2024
- **Exhibit F which includes the fee & reimbursable for CORE Lab has been uploaded**

Again, thank you for your interest.

Sincerely,

Liliana Guerrero

Liliana Guerrero
Materials Resource Manager
El Paso County Hospital District
d/b/a University Medical Center of El Paso
4815 Alameda Avenue
El Paso, TX 79905
(915) 544-1200 ext. 41013