



BLUE LAKE RANCHERIA

A Federally Recognized Tribe

1/11/23

Hula Health Clinic RFI Responses

Bid submissions due 1/27/23 by COB.

Building Design Questions:

- 1) Is having a roofline to match Toma required? Is a flat roof acceptable? **BLR prefers that roofs are not flat, if at all possible.**
- 2) Is there a budget ceiling that can be shared for the work requested in the RFP? **No.**
- 3) Should the installation and design of this building be planned to allow future phase of a campus to be physically connected to this building? **Yes.**
- 4) There are a variety of interior finish levels and construction quality available for modular facilities. Can you provide bidders with some guidance on finish levels and features? **Builder's grade medium quality/standard.**
- 5) Are there any additional design criteria available related to the specific use or HUD requirements? **Roll-in shower preferred.**
- 6) Defining Modular type will be of importance as a stick frame and a steel frame are a vast difference. We would deliver a steel frame with DRITT interior walls, which are very high end with unlimited long-range flexibility. **Either stick-built or steel frame can be proposed.**
- 7) Have site geotechnical, topographic and environmental studies and surveys been completed for this site – and if so, are those available to respondents for review? **A topographic survey has been completed for the entire BLR trust land. An environmental review was conducted as part of the proposal and grant process. Geotechnical studies have been conducted for nearby sites but not the specific location. All available materials will be made available to the successful bidder.**
- 8) With the solar system and roofline, the roof would be an added cost that's only purpose is to house the solar panels and will limit the building layout on the site as it will be sun direction dependent. [Many modular models] have a flat roof that can accommodate solar in any direction, more design flexibility. How open is BLR to seeing roofline options? **We would like to see options (again, a preference for a non-flat roof).**



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- 9) The spec mentions "laying of the concrete slab." What type of foundation is anticipated? Below are two scenarios. **Poured concrete perimeter "stem wall" foundation the foundation with finish floor level above the adjacent finish grade (sidewalks could be poured up to the doors and no ramps or steps would be required).**
- 10) If the foundation is to entail excavating the soil, pouring the concrete stem wall, then backfilling after the foundation is poured, we would assume that the excavation and backfill would be in the site earthwork contractor's scope of work and not in the modular building contractor's scope. Please confirm. **Yes. Not in modular contractor SOW.**
- 11) Which type of foundation should we anticipate for the initial proposal? **Stem Wall**
- 12) What is your expectation for a finish floor height? **Undetermined until determine the actual foundation type.**
- 13) Is BLR providing the main distribution panel which includes connecting the modular sub-panels to the MDP on site? **Yes.**
- 14) Water, and Sewer – Will BLR provide utilities within 5' of building envelope at designated POC. **Yes.**
- 15) Any low voltage systems to be included or conduit only (Nurse station, alarm, security, phone)? **Yes. Fire alarm.**
- 16) Do you want the building to be approved by the State of Californian and receive HCD tags. What is the process if approved locally? **NA.**
- 17) Can BLR provide finish schedule of nearby related project and any exterior pictures if available? **BLR would like the facility to be similar in appearance (to the extent possible) to the Toma Resilience Campus facility soon to be under construction. A rendering of the Toma is posted below:**



Figure 1. Rendering of Toma Resilience Campus



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Operational Questions:

- 1) what municipality will have control or oversight on permits? Inspection? Code review? **BLR.**
- 2) Based on our experience, we believe the current timeline is narrow. Please clarify what is driving the timeline (e.g., a grant?). According to our understanding, with a contract award at the end of February and completion by September 2023, the timeline spans only 6 months. By comparison, with similar projects we typically plan for 9-12 months. **Currently the timeline is driven by the grant performance period. Bidders should strive to meet the specific timeline.**

Contextual Questions:

- 1) [Will] the facility treat both beneficiaries and non-beneficiaries of the local or surrounding communities? **Yes**
- 2) Will you please provide an estimated number of COVID testing and vaccinations completed to date? **Accurate information is not available. Thousands were conducted on-site over the past few years.**
- 3) What type of training and/or emergency response has [BLR] been part of in the last 3 years? **BLR has a police and a fire department, and operates a Resilience Training and Innovation Center. Multiple incidents and trainings occur throughout the year.**
- 4) Do you anticipate using this facility for clinic overflow? (i.e., testing for RSV, COVID or Flu) prior to entering current clinic? **There is no current clinic at BLR.**
- 5) Is there any anticipation or need to dispense medication from this location or other laboratory testing for patients? **Spaces should be flexible and adaptable for such potential future uses.**
- 6) How close in proximity is this location to the current clinic? **There is no current clinic at BLR.**

Terms for Clarification:

- 1) On Page 5, the RFP states, "Licensure: the principal licensed to construct and install modular commercial facilities in California." If respondents use a partner to perform construction under the awarded contract, who is deemed the "principal?" Please help clarify how you define "principal."
 - a. **Typically the General Contractor is the principal and partners performing construction would be considered subcontractors. Specific contractual arrangements can be accommodated as long as the licensing requirements are met.**
- 2) Are there any TERO requirement on this project? If so, please provide the necessary information. **No.**
- 3) Does the tribe have a list of local preferred subcontractors that we can use for this project. **No.**
- 4) Is a plan holder or bidders list available for this project. **No.**
- 5) Parking lot construction. Page 2 Brief Project Description indicates project includes site work and parking lot by modular provider. Page 3 Additional Considerations indicate that BLR is providing grading and parking lot construction. Please clarify who is providing parking lot. **BLR.**
- 6) Who is providing sidewalk access to modular? **BLR.**