



COMMUNITY HEALTH PROGRAMS

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Community Health Programs
Architectural & Engineering Services
Request for Proposals
Response to Questions
November 22, 2021

Building/Practice

- Q: Can CHP confirm the assessed value of the building for purposes of compliance with 521 CMR 3.3 Existing Buildings?
- A: According to the Town of Adams Assessor's office, the building at 19 Depot Street was valued at \$811,500 in FY21. FY22 building values will not be available until late 2021.
- Q: Can CHP search current archives for prior DPH submissions associated with the current DPH licensed space and provide documentation to the selected Designer?
- A: CHP will search for prior submissions associated with the current Mass Department of Public Health licensed space. Anything available will be provided to the selected A/E contractor.

Equipment

- Q: Will the dental equipment be new?
- A: Yes.
- Q: Can CHP provide a copy of the Medical Equipment List utilized for the grant funding referenced in the RFP?
- A: Yes. See table below:



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Description	Quantity
Dental Chair	4
Accessory Connection Box	4
Swing Mount Pole w/ Auto Dental Unit & Light Pole	4
Rear Assistant Unit w/ Four Position Holder	4
Additional HVE, tubing and connector	4
Light 115V LED System Mount	4
ISO-C 6-Pin Power Optic HP Tubing	4
Single Handpiece Light Source System	4
Stool - Doctor	4
Stool - Assistant	4
Ultrasonic Cleaner 3.3 gal tabletop unit	1
Steam Sterilizer 115V	1
Handheld X-Ray System	2
Remote Water Control Valve	1
Remote Control Panel Switch	1
Boost Transformer Kit	3
AIRSTAR 40 air compressor	1
VACSTAR 80 wet vacuum hydromiser	1
HG5 Mini Amalgam Separator	1
VISTAPURE Water Filtration	1
DrainHub 8-port and CH8200 Fittings Kit	1
DrainHub Multi-Port Drain Adapter	1
VISTACOOOL 3 direct to drain cooling system	1
Statim G4 5000 Autoclave	1
KaVo OP 2D Panoramic X-Ray	1
KaVo IXS Size 2 Accessory Kit	2
KaVo X500 Intraoral Scanner	1
KaVo X500 Scanner Laptop	1
Regular/Jumbo Amalgam Carrier Double Ended Stainless Steel	2
STERLING 5 Explorer Double End #4 Handle Stainless Steel	1
STERLING DG16 EXplorer Endo Root Canal Double End #4 Handle Stainless Steel	1
College Plier Serrated Non-Locking	1
College Plier Fine Tip Non-Locking	1



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Iris Scissors 4.5" Straight	1
Round Gingival Cord Packer	2
Iris 3-6-9-12 mm plastic probe (3 pack)	1
Iwansson Calipers Sharp	1
Ivory Rubber Dam Clamp Forceps	1
Blumenthal Rongeur 30 Degree 6"	1
Howard Bone File 10 Double End Straight	1
Friedman Rongeur 5.5"	1
Cleveland Rongeur #4A 6"	1
College Plier Non-Locking Serrated	1
Patient Mirror 5" Double-sided	1
Sterile Disposable Scalpel No. 12 Blade Stainless Steel (box of 10)	1
Sterile Disposable Scalpel No. 15 Blade Stainless Steel (box of 10)	1
Front Surface Mouth Mirror 5 Simple Stem (box of 12)	1
Dycal Placement Instrument	1
Mirror with Millimeter Ruler	2
STERLING Extracting Forceps 151	1
STERLING Extracting Forceps 150	1
STERLING Extracting Forceps 88L	1
STERLING Extracting Forceps 88R	1
STERLING Pedo Extracting Forceps 150S	1
STERLING Extracting Forceps 23	1
STERLING Extracting Forceps 17	1
U Michigan Single-Ended Probe	1
Benco Front Surface Mouth Mirror 4 Cone Socket (box of 12)	1
Large Infinity Series 20 Instrument Cassette Black	1
Child Mouth Prop Black (box of 2)	1
Adult Mouth Prop Black (box of 2)	1
Multi-Function Composite Instrument	1
Friedman Bone Rongeur	1
#1 Sharpening Test Kit	1
Interproximal Carvers	1
Crown and Bridge Scissor	1
Plum Standard Steri-Container	1



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Small Straight Elevator	1
Medium Straight Elevator	1
Wolf Elevator #34S	1
Instrument Cleaning Brushes Metal 7-1/4"	1
#3 Composite Manipulation Instrument	1
#5 Composite Manipulation Instrument	1
Lower Anterior Beveled Beaks X-TRAC Forceps	2
Upper Anterior Beveled Beaks X-TRAC Forceps	1
Pro-Ties Yellow & Green (pack of 6 each)	2
Steri-Containers	3
Carver De Hollenback #3S	1
Three Prong Adjusting Plier	1
902-45 Periosteal Elevator	1
Wingrove N128B-L5M Titanium Implant	1
Small/Medium Composite Contract Instrument	1
#27/29 Burnisher with #41 Round Handle	1
#150AS Split Beak Serrated Forceps	1
Crown & Bridge Curve Scissors	1
#9 Black Line Molt Periosteal Elevator	1
#23/CP-11.5B Color-Coded Expro with #6 Stainless Steel Handle	1
#23/UNC15 Color-Coded Expro #31 Handle	1
#1 Glick Blade Root Canal Plugger	1
Universal Tofflemire for Adult	1
#74 Serrated European Style Forceps	1
Straight Luxating Elevator 3mm with Ergo Dynamic Handle	1
Universal Root X-TRAC Forceps	1
#23/Thin Williams Color-Coded Expro with #6 Stainless Steel Handle	1
#23/Thin Williams Color-Coded Expro with #31 Round Handle	1
#3 Curved Halsted-Mosquito Hemostat	1
Black Line Posterior Periotome	1
Black Line Wise Periotome	1
Zoll AED 3 Semi-Automatic Defibrillator	1
Essential Emergency Medical Kit	1
Emergency Oxygen Unit "D" Size	1



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5-Hole Midwest Stylus Coupler	1
Midwest 40k Ball Bearing Push Button Latch Contra Angle Head	1
Contra Angle Sheath	1
Straight Attachment 0-8000rpm	1
STERLING S495 NSK-Style High-Speed Fiber- Optic Handpiece	1
Push & Swivel Plus High Speed Fiber Optic NSK Handpiece	1
Push & Swivel Non-Fiber Optic 4-Hole	1
e-type Airmotor Handpiece 20000 RPM Motor	1
RPM Straight Nose Cone	1
Soleil 770 LED Curing Light	1
Quattrocare Plus	1
Cavitron Plus Package w/ Tap-On Technology	1
e-on Capsule Maker	1

Q: Has the preferred Dental Equipment Vendor verified that the equipment desired by CHP can fit within the previous dental operatories (Vendor has performed a "fit-test")?

A: Yes.

Systems

Q: Does CHP have a preferred location for the compressor?

A: Yes. Previously, the compressor was in a crawl space. For ease of access and increased safety, it will now be located on the first floor.

Q: Is the existing domestic water heating system expected to be sufficient to support the proposed renovations?

A: Yes. The new dental chairs in the operatories will have bottle systems as standard equipment.

Q: Are any medical gas systems expected to be included in the base scope of design services for the project? If so, can you please identify the gases to be provided?

A: No. Only cart-based nitrous oxide will be included if needed.

Q: What is anticipated for new water filtration and treatment equipment, and will this equipment be specified by (or design parameters defined by) CHP or their Dental Equipment Vendor?



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- A: It is anticipated that any water filtration and treatment will be specified by and installed by CHP's Dental Equipment Vendor.
- Q: Please confirm that the building is not currently protected by an approved automatic fire sprinkler system, and that the base scope of design services does not include fire protection engineering services.
- A: CHP confirms that the building is not currently protected by an automatic fire sprinkler system. CHP does not currently anticipate the base scope of design services to include fire protection engineering services.
- Q: Will CHP provide/source/secure an air testing and balancing report if no recent ATB report exists? Or, does CHP anticipate that an air testing and balancing report for the entire portion of the building subject to DPH licensure would be undertaken by the HVAC Engineer as part of the A/E Services Contract?
- A: CHP will provide existing air testing and balancing report information to the selected A/E contractor. Additional testing may be undertaken based on the relevancy of these data to current conditions and needs. If needed, CHP would need recommendations from the HVAC Engineer as part of the A/E Services Contract.
- Q: Given the limited nature of renovation anticipated for this project, please confirm that modifications to the existing electrical distribution equipment or electrical service upgrades are not to be considered in the base scope of design services, and only modifications to branch circuits or addition of local sub-panels are anticipated.
- A: At this time, CHP does not anticipate modifying the existing electrical distribution system. However, it may be prudent to include this as an optional task.
- Q: Can it be reasoned that if the Electrical Utility serving the building determines that the building's metering system must be changed to reflect that five (5) metering sockets are no longer suitable, that such work shall not be the responsibility of the A/E (unless such services are to be requested by the Owner as an additional service)?
- A: If the questioner is referring to the need for design and/or schematic plans due to changes in the building's metering system, it would be prudent to include this as an optional task. If the questioner is referring to the need for electrician services to implement changes in the building's metering system, CHP will contract directly for such services.



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Q: Similarly, can it be reasoned that if the Gas Utility serving the building determines that the building's metering system must be changed to reflect that five (5) gas meters are no longer suitable, that such work shall not be the responsibility of the A/E (unless such services are to be requested by the Owner as an additional service)?

A: If the questioner is referring to the need for design and/or schematic plans due to changes in the building's metering system, it would be prudent to include this as an optional task. If the questioner is referring to the need for plumbing services to implement changes in the building's metering system, CHP will contract directly for such services.

Q: For the base scope of services, we would expect to design a backbox and raceway system to support a tel/data/security system(s) based upon layout input from CHP; however, the design/specification of cabling and head-end systems would be provided by CHP's preferred IT Vendor(s). Please confirm.

A: CHP will provide the design/specification of cabling and head-end systems through our existing IT and telephone vendors.

Process

Q: Would CHP be open to virtual design meetings?

A: Yes.

Q: Would it be helpful to include hazmat consultants on our team?

A: Yes.

Q: Can CHP confirm that all correspondence with the Grant Authority will be managed and undertaken by CHP [provision of plans or other documentation for grant compliance, other than plans/documentation typically provided by the A/E under the Terms and Conditions of the Owner – Architect Agreement as part of the standard services shall be provided by the A/E]? Or, is the A/E required to provide documentation for grant compliance, other than plans or other documents typically associated with A/E services under the Terms and Conditions of the Owner – Architect Agreement?

A: Yes. CHP would be handling all correspondence with HRSA. A/E is not required to provide documentation for grant compliance beyond what CHP requires in the contract for typical A/E services. However, the selected A/E will need to assist CHP in preparing the HRSA required "Project Completion Certification – Construction Related" form found on <https://bphc.hrsa.gov/program-opportunities/capital-development>.



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Budget

Q: If the construction costs associated with the project exceed the 30% Rule (Massachusetts AAB, 521 CMR, 3.3), will the Owner seek to pursue those improvements under this project, presumably through a negotiated amendment to the A/E Services Contract?

A: CHP will determine the appropriate approach to pursue such improvements if and when this scenario arises. One option may be to amend the A/E contract.

Q: If the budget for dental/medical equipment increases during the development of the project, does the A/E have a responsibility to reduce the anticipated construction cost accordingly?

A: CHP recognizes that dental/medical equipment costs may have increased since the time of grant application and award. CHP is aware that we may need to seek additional sources of funding to complete all aspects of the project without sacrificing the quality of services we aim to provide for our patients.