

Green Mountain Care Board

RFP: Construction Audit Consulting Services for Certificate of Need Program

Questions and Answers

1. Q: What is the estimated or planned duration of the contract?
A: The contract will be for twelve months, with up to three possible twelve-month extensions per agreement by the parties.
2. Q: How many projects are being estimated for audit scope during the contract period?
A: The GMCB cannot predict the number or frequency of future audits.
3. Q: What is the value of the projects being planned for the audit scope during the contract period?
A: The GMCB cannot predict the value to the potential respondent of future audits.
4. Q: What is the largest and smallest value of projects planned for the contract period?
A: The GMCB cannot predict the magnitude of future audits.
5. Q: Can GMCB provide a description or org chart of the current internal construction staff?
A: The GMCB does not have internal construction staff.
6. Q: To what extent, if any, will GMCB's own audit staff be involved in the engagement?
A: The GMCB does not have internal audit staff.
7. Q: Does GMCB use an industry template as their base contract such as AIA, AGC, Consensus, Etc.? If so, which one?
A: As the GMCB is not engaged in the construction business, it does not use such templates for contracts.
8. Q: Are the project's typically GMP, Lump Sum, T&M, or Unit Price? If a combination, please provide an estimate of the quantity and value of each that is being planned for the contract period.
A: Audit services will be paid by hourly rates. The rates will be "fully loaded," i.e. no separate expense charges.
9. Q: Does GMCB require prevailing wage or is it governed by the Davis Bacon Act?
A: Not applicable; the GMCB is a regulatory agency and does not directly employ or contract to employ laborers or mechanics.
10. Q: Are the contracts typically executed as CM, GC, multiple Primes, or something different?
A: Not applicable; the GMCB is not an entity engaged in the construction business or trade.

11. Q: Does the GMCB use an “Owner’s Rep” on some or all projects? If so, please provide additional detail about this role.
A: Not applicable; the GMCB is not an entity engaged in the construction business or trade.
12. Q: Does GMCB currently have an incumbent firm performing this work? If so, can you provide the name of this firm?
A: There is no firm currently contracted to perform construction project audits for the GMCB.
13. Q: Is the registration with Vermont required for the bid or may it be obtained afterward, if selected?
A: There is no registration process required outside of the RFP process.
14. Q: If required for the bid, is proof of the registration process acceptable?
A: See Answer to Question 13.
15. Q: Does GMCB use one architect or many?
A: Not applicable; the GMCB is requesting bids for auditing construction projects undertaken by third parties and which would be prospective, in progress, or completed.
16. Q: Does GMCB use the same pool of contractors for every project or do they publicly solicit for each project?
A: The GMCB uses a number of medical, technological, and architectural consultants to evaluate CON applications. The GMCB enters into contracts with each consultant through the RFP process, but engages its contracted consultants on an as-needed basis, depending on the unique needs presented by each Certificate of Need (CON) application and the monitoring of subsequent projects undertaken under the authority of the issued CON.
17. Q: Are CM’s selected to perform “Pre-Construction” work? If so, to what extent?
A: Not applicable; the GMCB is not an entity engaged in the construction business or trade. It is possible that a project in which a CM has done pre-construction work would be audited.
18. Q: Does the scope of work include reviewing the architectural agreements?
A: Such review may be within the scope of a given audit.
19. Q: What is the expected timing of the audit work in relation to the typical projects? I.e., schematic design, bid for CM, award of CM, etc.
A: The auditing of construction projects approved under the CON process may extend to all planning and construction phases.
20. Q: Please provide more explanation about how the audit activities will be used in your “Certificate of Need” requirements.
A: The construction audit services requested will be performed subsequent to the issuing of a CON, and will be used to verify that the project stays within the scope and cost approved

under the CON process. See Section 3 of the RFP for the specific nature and scope of the review.

21. Q: Will Green Mountain Care Board require and/or have a preference that each of the service provider team members assigned to this engagement have recognized certifications such as: Certified Construction Auditor, Construction Control Professional, Certified Internal Auditor, and/or Certified Fraud Examiner?

A: The GMCB will prefer and may require that all team members on a given engagement have professional certifications commensurate with and appropriate to the nature and type of construction work under review. The GMCB may allow divergence if the scope of review reasonably exceeds the scope of a particular certification and multiple members of the team have varied certifications that, taken together, are commensurate with and appropriate to the nature and type of construction work under review.

22. Q: Previous to the Request for Proposal, which organization has completed Construction Audit Services for Green Mountain Care Board, and will the incumbent for previously completed Construction Audit Service be bidding on this RFP?

A: The GMCB has not engaged any other construction audit consultants prior to the issuance of this RFP.

23. Q: The RFP indicates a separate Technical and Cost Proposal. Is it Green Mountain Care Boards expectation to have 5 copies, one unbound, and one electronic of both the Technical Proposal and Cost Proposal? Should these be mailed in separate packages as well.

A: Five copies, one unbound, and one electronic copy of both the Technical and Cost Proposal are required, however they do not need to be mailed in separate packages as long as each document is clearly identified.

24. Q: Can weighting for the evaluation of proposals be provided?

A: Evaluation factors are outlined on pages 5-6 of the RFP. The factors have not been weighted, but the GMCB reserves the right to do so while evaluating responses. If a weighting distribution is established, it will be equally applied to all respondents.

25. Q: How many CON projects are planned to be audited / reviewed per calendar year? Are the potential projects selected for review current projects, future projects, or a combination thereof?

A: Applications for CON projects can be submitted at any time and therefore the number and type of projects reviewed are not known in advance. At this time, the number of projects to be subject to a construction audit annually is not known. Construction audits may include current and future projects.

26. Q: What is the estimated number of payment applications and change orders that will be audited for wage rates, labor burden, other markups, etc. (either on a per calendar year or per project basis)?

A: Undetermined at this time. This is a new area of expertise needed for monitoring some Certificate of Need (CON) projects involving major construction/renovation. The scope of the construction audit review will be determined on a case-by-case basis.

27. Q: How many tiers below the Construction Manager or General Contractor are expected to be evaluated during the audits?

A: Undetermined at this time. To be determined on a case-by-case basis.

28. Q: What is the anticipated or required timeline to conduct and complete each project audit?

A: To be determined based on the timeline of the project requiring a construction audit review.

29. Q: What is the nature of the projects to be audited (maintenance, renovation, new construction, etc.) and what is the distribution of the sizes of the projects (small, minor, major, etc.)? How are projects selected for audit?

A: It is anticipated that the majority of the projects to be audited will be major construction and renovation projects, with few exceptions. Projects selected for construction audits will be determined on a case-by-case basis based on the scope of the project or concerns identified during Board review of an approved project.

30. Q: Where are the projects and associated project documentation located? Will travel to each project site be required to obtain required project documentation or can documentation be provided electronically?

A: It is anticipated that in most cases, the project documentation will be provided by the Board to the construction audit consultant.

31. Q: Will a single, comprehensive report of all project audits be required or will individual reports for each project audited be required?

A: Written reports and updates will be required for each individual CON project under construction audit review.

32. Q: Can additional information regarding management reports that are used for construction projects be provided?

33.

A: Not at this time. As this is a new consulting service for the GMCB, there are no management reports available. The content and scope required for management reports will be identified on a case-by-case basis.

34. Q: What is the GMCB annual capital budget for 2016 and what is the current status, scope, and budgets of the projects that will be audited?

A: This question appears properly directed to an entity engaged in the construction business or trade. The GMCB is not so engaged.