

**TO:** All Bidders  
Construction Management Services for a  
Laboratory Addition to the  
International Center for Public Health  
Newark, New Jersey  
(Proposal # P06-059)

**SUBJECT:** Addendum #1

**DATE:** December 29, 2005

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The following are answers to questions submitted by prospective bidders.

I. Morgan Construction Enterprises Questions:

1. RFP Page # 1 - Item 1.3 Submittal Deadline

This paragraph states "The deadline for submittal of proposals is 2:00 PM Tuesday, January 10, 2006. UMDNJ Department of Purchasing Services must receive all Proposals by 2:00 PM, on Tuesday January 6, 2006. All proposals must be delivered or mailed. Faxed proposals will not be accepted."

Q. Please verify that the proposal due date and time is 2:00 PM EST on January 10, 2006.

A. The deadline for submittal of proposals is 2:00 PM Tuesday, January 10, 2006. UMDNJ Department of Purchasing Services must receive all Proposals by 2:00 PM EST, on Tuesday, January 10, 2006.

2. RFP Page # 5 Item # 4.0 Description of Proposed Work

This section specifies the proposed construction of the facility including square foot size and what will be on each floor. This section states that the first floor will house the ABSL-3 animal facility and MEP spaces. The second floor will contain the BSL-2 and BSL-3 labs office space and MEP space.

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Q. - Please clarify the Quantity of proposed labs for each designation ABSL-3, BSL-2 and BSL-  
This information is requested to aid in our planning of the project.

A. The following table is a non-binding approximation of spaces as currently designed.

<b>Area</b>	<b>Summary of Area (n.s.f.)</b>
<b>BSL-3 Laboratories</b>	<b>2480</b>
<b>BSL-3 Animal Laboratories</b>	<b>7890</b>
<b>BSL-2 Laboratories</b>	<b>3745</b>
<b>Animal Support Space</b>	<b>250</b>
<b>Office and Office Support</b>	<b>1235</b>
<b>Storage</b>	<b>590</b>
<b>Building Support and Loading</b>	<b>13900</b>
<b>Public Space/Building Core</b>	<b>140</b>
<b>TOTAL</b>	<b>30230</b>

2. RFP Page #9 Item 5.2.1.1.3 Required Services. This section specifies participation FP&C web-based Project Management System.

Q. Please clarify the intent of this program for example is this a complete PM system that will track all facets of the project like submittals, RFI's, schedules, payment requisitions.

A. At this present time, UMDNJ - Facilities Planning and Construction (FP&C) does not utilize a web-based Project Management System. The CM must have the ability to provide submittals, RFI's, and schedules electronically. Payment requisitions will not be required to be submitted electronically.

## II. Gilbane Questions

### 1. 5.2 Required Services

#### 5.2.1.12 Development of Guaranteed Maximum Price

Q. What is the anticipated date for the GMP and what will be the status of the design documents at that time?

A. The anticipated date for the GMP to be accepted by UMDNJ is early 2<sup>nd</sup> quarter 2006. The construction documents will be 70% complete, as defined by UMDNJ, except for Footing, Foundations, and MEP Equipment. It is anticipated that Footing, Foundations, and MEP Equipment documents will be 95% complete for early submission for State review and Permits.

#### Attachment A; Agreement Between Owner and Construction Manager

### 2. Article 2 Construction Manager's Duties

Q. What is the extent of professional services and/or deliverables (e.g., number of estimates, schedules, etc.) required during the pre-GMP phase of the project?

A. The CM will be responsible to provide an initial project estimate and schedule based on the 35% design drawings. The CM will be responsible to provide updated estimates and schedules at the 70% (GMP) submission, 95% submission and 100% submission. In addition, constantly during design the CM will be responsible to review the drawings to identify potential constructability issues (coordination issues, conflicts, etc.). The comments are to be submitted to the owner in a spreadsheet format for the A/E to respond.

The CM will be responsible to attend bi-weekly design meetings to provide pre-construction support during the design process. The CM will also be responsible to assist with the coordination of the new utilities (gas, electric, water, sewer, etc.) with the owner to ensure the new utilities does not conflict with the construction site.

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3. Article 3.2

Q. There appears to be duplication between Articles 3.2.1 and 3.2.2. We are assuming that 3.2.1 was intended to reference the Schematic Design Phase. Is this correct?

A. The correct language should read:

3.2.1 Thirty three percent (33%) upon completion of the Design Development Phase;

3.2.2 Thirty Three percent (33%) upon completion of the Construction Documentation Phase; and

3.2.4 Thirty Four percent (34%) upon delivery to Owner of the final itemized GMP described in Article 2.8.

4. Q. What are the anticipated dates for the completion of the Schematic Design, Design Development, Construction Document phases?

A. The 35% complete construction documents were submitted to UMDNJ on December 14, 2005. The 70% complete drawings are scheduled to be submitted late 1<sup>st</sup> quarter 2006 with the 95% / 100% construction documents 2<sup>nd</sup> quarter 2006.

Attachment B; Agreement Between Owner and Construction Manager for Guaranteed Maximum Price Where Construction Manager Holds the Trade Contracts

5. Article 7

Q. Can corrective work, after all measures to correct through the appropriate Trade Contractor are expended, be considered as a reimbursable to the limit of the GMP?

A. Yes

6. Article 9.1.10

Q. We are assuming that all trade contractors, in addition to the Construction Manager, will be bonded and that associated costs for such bonds will be a reimbursable item. Is this correct?

A. Yes

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7. Article 9.1.17

Q. This article states that the removal of hazardous material is excluded as a reimbursable item. Is this because such removal is to be done under a trade contract and is therefore a reimbursable under Article 9.1.6? If not, please clarify who would be responsible for such cost.

A. If hazardous material is identified during the project, removal of such material would not be considered part of the GMP contract and would be handled on a case by case basis. UMDNJ would be responsible for the cost to remove the hazardous material, whether removal be subcontracted through the CM or by a contractor retained by the University.

III. Henderson Corporation Questions

1. Q. Schedule - Mention was made verbally regarding Project time frames. Please verify if these dates are accurate as listed and if they are contractually binding to FP&C and their consultants, either by NIH or agencies having jurisdiction;

- 1a. 35% NIH review on 1.6.06 - correct?
- 1b. >> Is that deadline going to be met?

A. Yes

- 1c. 70% NIH review on 3.15.06 - correct?
- 1d. >> Is that deadline going to be met?

A. Yes

- 1e. Building must be operating by 6.2008 - correct?

A. Yes

- 1f. Is substantial completion [per UMDNJ Agreement] required by 1.2008?

A. Substantial completion is anticipated to be by January 2008 to allow for sufficient time to ensure all systems are fully operational by June 2008. Due to the complexity of the systems servicing the building, it is anticipated 6 months of system testing will be required.

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1g. Or Application for certificate of Occupancy required by 1.2008?

A. Substantial completion is anticipated to be by January 2008 to allow for sufficient time to ensure all systems are fully operational by June 2008. Due to the complexity of the systems servicing the building, it is anticipated 6 months of system testing will be required.

1h. Is it fair to assume approximately [14] months of construction time?

A. The bidder is responsible for such assumptions, and the construction schedule accepted by the University as part of the accepted GMP package shall be the determining factor in construction time.

## 2. Schedule

Q. What are the durations of review time anticipated for DCA, NIH, or other regulatory agencies? What are those agencies?

A. Standard review times for the DCA for plan reviews and permits. NIH reviews are during the design phase only. DCA for plan reviews and field inspections. NIH for plan reviews and final review at the end of the project.

## 3. Budget

Q. Is a final preliminary estimate available to the prospective bidders?

A. Detailed estimate is not available to the prospective bidders. A preliminary estimate was provided in the RFP (Section 2.0)

## 4. Part A

4a. Q. What value engineering exercises have occurred thus far?

A. Significant cost control efforts have been spent in order to get the scope and budget to its current condition.

4b. Q. Has the design scope been solidified and the Project now in design development?

A. "Solidified" is not an easily definable term in this instance. The project is in design development phase and the scope is appropriately defined.

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4c. Q. What additional scope can be anticipated from the design review agencies?

A. This calls for a projection of unknowns that the University cannot make.

4d. Q. If a 70% NIH review is scheduled for 3.15.06; Will the GMP be requested by FP&C of the CM at that time also?

A. Yes

4e. Q. Will the CM be required to attend any out or in-state meetings such as NIH, DCA or other governing jurisdictions for constructability, cost verification, or other backup? If so, what quantity of meetings are anticipated?

A. It is anticipated the CM will attend bi-weekly meetings at UMDNJ during the design phase of the project. Other additional meetings anticipated would be 3 (three) meetings at the A/E (CUH2A) office in Princeton, New Jersey with the A/E Team, UMDNJ and the NIH. These meetings are used to present the design submission to the NIH. The CM will be required to attend to provide updates on the preliminary construction schedule(s), estimates, and construct issues on the project. It is not anticipated any out of state meetings will be required.

4f. Q. Part A - Has the commissioning agent reviewed and provided a schematic review of the Project?

A. Yes

4g. Q. Is that CX Report available to the bidders?

A. The CX report will be made available to the successful bidder.

5. Part B

5a. Q. Will an estimate of the CM General Conditions be required for this proposal?

A. No estimate is required for this proposal.

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5b. Q. Controlled Inspections; Will the Owner be providing third party inspections of soils, concrete, steel, welding, TAB, hoods, & the like?

A. Controlled inspections of soils, concrete, steel and welding are to be provided by the CM. The TAB contractor is to be provided by the CM via a direct contract. The TAB contractor shall not be a subcontractor to the mechanical contractor. Fume hood testing / certification will be by UMDNJ.

End of Addendum #1