

December 5, 2022

TO: All Prospective Proposers

FROM: Christina Blair, Construction and Facilities Strategic Acquisitions

RE: NEW SCHOOL OF SOCIAL WORK BUILDING AT UMB
Solicitation #20-399 CB
Addendum #1 dated 12/05/2022

The following information is made available on the above referenced solicitation and is issued as Addendum #1 dated 12/05/2022. The due date and time for the Technical Proposal Submittals remains Thursday, December 15, 2022 on or before 2:00 p.m. Receipt of this addendum is to be acknowledged by completing the enclosed "Acknowledgement of Receipt of Addenda" form and including it within your Initial Technical Proposal.

- 1) Attached please find responses to the questions received. As a result of responses to these questions, the Solicitation had no amendments at this time.
- 2) **AMEND Section 4 Article 1, Item 4.1.4.F.(3) page 57**
"Project Specific Background: Provide summary information on your firm's specific background in doing a CM at risk project such as this one. Information to be provided under this category includes, but is not limited to, (i) percentage of work done by the proposing firm which is a renovation of an existing academic facility on a higher education campus and utility as well as hardscape construction utilizing the CM at risk or CM with GMP method, and (ii) applicable project experience other than the three (3) projects submitted under the Firm Experience Category (E.(2)(b)) above."

DELETE: renovation of an existing academic facility

REPLACE: new academic facility

- 3) **AMEND Attachment J, Item #2:**
DELETE:
The Phase 1 Submittal shall be submitted via email to the address(es) provided in the Section 1 Solicitation schedule with the 'sent' email time to be no later than the date and time indicated in the Section 1 Solicitation Schedule. Terms of the Bid/Proposal Affidavit included in this package (see Attachment A for this form) apply, which must be executed by each responding proposer and submitted with the proposer's technical proposal. Companies appearing on the Investment Activities in Iran list are ineligible for award.

Phase 3 Technical Proposals are at the University's sole discretion and will only be requested from those proposers who are shortlisted following the Phase 2

technical evaluation per the RFP. Interviews/Oral Presentations are also at the University's sole discretion only for those proposers who are shortlisted following the Phase 2 technical evaluation per the RFP.

Fee Proposals will only be requested from the proposer who is highest ranked following the Phase 3 Technical evaluation per the RFP. The due date for Fee Proposals will be set upon completion of the technical evaluation(s), however, the University anticipates the fee proposal due date to be as provided in the Section 1 Solicitation Schedule.

Proposers shall allow sufficient time in submitting responses to the RFP to ensure timely receipt by the Issuing Office via the email site (proc-oncallbids@umaryland.edu). **Due to file size constraints (25 MB), multiple files may need to be submitted by the Proposer.** Proposals or unsolicited amendments to proposals arriving after the due date and time will not be considered.

REPLACE:

The Technical Proposal Submittal shall be submitted via email to the address(es) provided in the Section 1 Solicitation schedule with the 'sent' email time to be no later than the date and time indicated in the Section 1 Solicitation Schedule.

Terms of the Bid/Proposal Affidavit included in this package (see Attachment A for this form) apply, which must be executed by each responding proposer and submitted with the proposer's technical proposal. Companies appearing on the Investment Activities in Iran list are ineligible for award.

Oral Interviews are at the University's sole discretion and will only be requested from those proposers who are shortlisted following the Initial Technical Evaluations per the RFP.

Price Proposals will only be requested from those proposers who are shortlisted following the Second Technical Evaluations per the RFP. The due date for Price Proposals will be set upon completion of the technical evaluation(s), however, the University anticipates the Price Proposals due date to be as provided in the Section 1 Solicitation Schedule.

Proposers shall allow sufficient time in submitting responses to the RFP to ensure timely receipt by the Issuing Office via the email site (proc-oncallbids@umaryland.edu). **Due to file size constraints (25 MB), multiple files may need to be submitted by the Proposer.** Proposals or unsolicited amendments to proposals arriving after the due date and time will not be considered.

END OF ADDENDUM #1

Attachments: Acknowledgement of Receipt of Addenda Form, and
Questions & Answers dated 12/05/2022

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA FORM

RFP NO.: RFP 20-399 CB

DUE DATE: Thursday, December 15, 2022 at 2 p.m.

RFP FOR: NEW SCHOOL OF SOCIAL WORK BUILDING FOR UMB

NAME OF PROPOSER: _____

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

The undersigned, hereby acknowledges the receipt of the following addenda:

Addendum No.	1	Dated:	12/05/2022
Addendum No.	_____	Dated:	_____
Addendum No.	_____	Dated:	_____
Addendum No.	_____	Dated:	_____
Addendum No.	_____	Dated:	_____
Addendum No.	_____	Dated:	_____

As stated in the RFP documents, this form is included in our Technical Proposal.

Signature: _____
Name Printed: _____
Title: _____
Date: _____

END OF ADDENDA FORM

December 5, 2022

TO: All Prospective Proposers

FROM: Christina Blair, Construction and Facilities Strategic Acquisitions

RE: Questions & Answers for Proposers on the New School of Social Work Building at University of Maryland, Baltimore, RFP #20-399 CB

1. Question: Will the building have a structural steel or concrete frame?

Answer: At this time, it is unknown. Various options will be studied during design.

2. Question: Section 3, Article 2 3.2.6 states the General Conditions are an allowance. The RFP states each GMP would contain General Conditions. Does the total amount of General Conditions in the GMPs have to match the General Conditions amount quoted in the pricing submission of the RFP.

Answer: The total sum of General Conditions amongst GMPs must not exceed the amount quoted in the CM's pricing proposal, though it may be less than if agreed upon.

3. Question: Laydown area will be critical, Would UMB re-consider the use of the future building site for laydown and trailers? Otherwise, the project will have to rent right away from the City of Baltimore, which will reduce the amount of dollars available for the building.

Answer: We cannot commit to laydown area availability at this time. Cost associated with laydown and trailers should be broken out in the price proposal phase.

4. Question: Does UMB have an anticipated location for the geo-thermal wells?

Answer: At this time, it is unknown. Various options will be studied during design.

5. Question: Does the University own/control the street between the Post Office and the Building Site or is it City controlled?

Answer: No, the University doesn't own/control the street between the Post Office and the Building Site.

6. Question: Can UMB confirm that what is in the RFP related to the early GMP package has time built in for a 2 month bidding GMP prep time - does this include the minimum 6 week BPW approval process from final GMP submission?

Answer: If a proposer wishes to disagree with the schedule provided, they may do so in their Technical Proposal.

Please refer to RFP p12, Section 3 Article 2 Item 3.2.2.F. regarding the anticipated contents, as well as handling of exact scheduling and composition of an Early Package. No work will be bid on drawings or specifications that aren't 100% complete. 100% Bid Documents related to early work may be available sooner than the completion of all Construction Document designs, allowing Early Package bidding to begin sooner.

Note that Capital improvement contracts and modifications to such contracts in excess of \$1,000,000 shall be submitted to BPW. If an Early Package is under that threshold, the BPW review time period may not apply. In the event that BPW approval is required, the CM will plan accordingly, and there is no additional effort expected.

Typically, an approved final submission of a qualifying BPW Action Item is due to the University 28 days prior to a scheduled BPW meeting.

7. Question: Can UMB confirm that this timeframe is adequate to allow for early GMP bidding, scope review meetings, and GMP preparations as it relates to the first early release package(s) and subsequent full GMP to follow.

Answer: See the response to Question #6 above, which also applies to this response.

The timeline for bidding, scope review meetings, and GMP preparations is to be managed by the CM, and for a small package it's not expected to be excessive. It's expected that the CM prepare its bid manual and review with the University in advance to ensure bidding can begin as soon as 100% bid documents are available from the A/E for GMP packages.

Bidding of the full GMP is expected to occur in tandem with that of an Early Package, rather than sequentially following it.

8. Question: As it relates to the prescribed Key Personnel – MEP Engineer:
MEP Project Engineer: Person from the Construction Manager who must be on site 100% once construction of the MEP trades commences and will be responsible for the direct supervision of the MEP trade contractors, daily coordination of the work on site to maintain the schedule, on site management such as quality control, submittals, RFI's, outages, etc.

Can this role also be performed by an MEP Superintendent?

Answer: The proposer is to submit documentation requested for each key personnel role, and the University will evaluate qualifications based on the RFP and the CM is committing to handle each in accordance. If an MEP Superintendent is submitted to perform the MEP Project Engineer role, the University will evaluate qualifications based on the criteria stated for the MEP Project Engineer role in the RFP.

9. Question: We're asking if 1 of the 3 projects we are to have submitted for firm experience can be at 50% completion vs the prescribed "substantial" to be used in evaluation.

Answer: A project that is 50% complete wouldn't meet the criteria under "Firm Relevant Experience" 4.1.4.E.(1)(c) p55. However, the RFP allows for applicable project experience other than the 3 Firm projects to be submitted under "Project Specific Background" 4.1.4.F.(3) p57.

10. Question: Are we allowed to recreate the forms in the same format?

Answer: The forms in Attachment A that relate to the Technical Proposal Criteria are provided for the convenience of proposers and the University to ensure that the requested information is provided in an easy-to-read format and may be recreated. We recommend maintaining the format. It is the proposer's responsibility to ensure that the requested information is provided.

END OF Q&A DATED 12/05/2022