

June 25, 2024

TO: All Prospective Proposers

FROM: Christina Blair, Construction and Facilities Strategic Acquisitions

RE: ON CALL CM AT RISK SERVICES FOR UMB
Solicitation #91097 CB
Addendum #1 dated 06/25/2024

The following information is made available on the above referenced solicitation and is issued as Addendum #1 dated 06/25/2024. The due date and time for the Technical Proposal Submittals remains Tuesday, July 2, 2024 on or before 2:00 p.m. Receipt of this addendum is to be acknowledged by noting in the Certification included within your Technical Proposal.

1) **AMEND Section 2 Article 1, Item 2.1.11 page 8**

DELETE: “The University anticipates the first year of the contract to be slow, with one to two projects awarded per year following.”

REPLACE: “The University anticipates the first year of the contract to be slow, with one to two projects awarded to each Contractor per year following.

2) **AMEND Section 4 Article 1, Item 4.1.1.D page 65**

“**Bond Capacity** per project and aggregate. (Note that shortlisted firms will submit a letter from their surety confirming amount.)”

ADD: Proposers must have a minimum of \$15,000,000 bond capacity per project and \$30,000,000 aggregate.

3) Attached please find responses to the questions received. As a result of responses to these questions, the Solicitation has the following amendments at this time.

4) **AMEND Attachment I, Section 00700, Article 6.06.B.(3) page 20 of the Section**

“Comprehensive general liability insurance including all extensions – \$2,000,000 each occurrence; \$2,000,000 personal injury; \$2,000,000 products/completed operations; \$2,000,000 general aggregated”

DELETE: \$2,000,000 each occurrence; \$2,000,000 personal injury; \$2,000,000 products/completed operations; \$2,000,000 general aggregated

REPLACE: \$1,000,000 each occurrence; \$1,000,000 personal injury; \$1,000,000 products/completed operations; \$1,000,000 general aggregated

END OF ADDENDUM #1

Attachments: Questions & Answers dated 06/25/2024

June 25, 2024

TO: All Prospective Proposers

FROM: Christina Blair, Construction and Facilities Strategic Acquisitions

RE: Questions & Answers for Proposers on the On Call CM at Risk Services for the University of Maryland, Baltimore, RFP #91097 CB

1. Question: Can the principal also be listed as a project executive?

Answer: Yes.

2. Question: You do not ask for an estimator, do you want this to be the preconstruction manager?

Answer: The University expects that other supportive staff roles, including labor categories not defined in the RFP or listed as Key Personnel, will be involved in projects. The Key Personnel listed in 4.1.2 (p66-67) are the only resumes requested at this time.

The University prefers a Pre-Construction Manager with relevant experience in the specific role and skills as defined in the RFP and it's important to note that resumes submitted for that role will be evaluated as such. If your firm has a title/labor category called "Cost Estimator" internally and it fits the definition of the Pre-Construction Manager role, you may submit their resume(s) for consideration. Also, please ensure that resume(s) submitted clearly identify which University defined key personnel role(s) they are being submitted for if the internal title differs.

3. Question: Can resumes be two pages or do you prefer less project examples and one sheet?

Answer: As detailed in the RFP in 4.1.2. (p. 66), please limit each resume to one 8.5x11 sheet. It's up to the proposer how the space is used and the quantity of projects included on each resume to both provide the required information and best demonstrate background/experience in accordance with the RFP criteria.

4. Question: Will UMB accept proposers submitting A3 resumes for support staff not identified in the RFP? If so, will this information be considered towards overall scoring of our submission?

Answer: The University isn't requesting resume information on support staff or staff other than those listed as Key Personnel. The firm has the opportunity to present "any other notable facts" on the General Info A3. See 4.1.1.F (p65). Please limit your content to the 8.5x11 and A3 pages outlined in the RFP. Added pages won't be evaluated.

5. Question: Please clarify relevant experience/ firm references.
- Are you only looking for two references and four projects from that reference each or can it be four different examples with references.
 - Can any of the project examples be ones we have worked with UMB for or would you prefer from other owners.

Answer:

a. The University is requesting two owners in 4.1.2 (p67-68), and at least four projects from each owner. Proposers are to provide one reference contact for each project (4.1.2.E). This totals at least eight projects, each with its own reference contact. At the discretion of the proposer, the reference contact may or may not be the same person for each project.

b. Firms may use UMB as a project owner. The owners and projects chosen should be those that best represent the firm's experience in accordance with the RFP criteria.

6. Question: The RFP requests A3's for two on-going relationships. Can we provide three A3's for three on-going relationships?

Answer: The University is limiting the information submitted to two on-going relationships. However, the firm has the opportunity to present "any other notable facts" on the General Info A3. See 4.1.1.F (p65)

7. Question: In the format you do not ask for a cover letter. Would you like firms to include a cover letter with their technical proposal?

Answer: Please don't provide a cover letter.

8. Question: Will you provide an addenda acknowledgement form to submit with the technical?

Answer: The University will address acknowledgement through the certification in 4.1.1.G, which the firm will fill in to reflect the latest addenda.

9. Question: If we list 2-3 Project Managers I Superintendents, do they all need to attend the interview if short listed?

Answer: Yes, the Key personnel listed in the technical proposal are required to attend the Oral Interview. Please expect to hold the interview date in their calendar.

10. Question: If shortlisted for the Oral Interview, are all proposed team members (even if multiple personnel are submitted for each role) expected to be at the presentation, or is it acceptable to have in attendance an example of a complete project team?

Answer: See question #9 response.

11. Question: In the pre-bid meeting for this RFP I believe I heard you say that we need to ask any questions on contract/general conditions terms by today's question period. Does that mean we need to propose specific terms today and hope they are accepted or is there a better way to go about that?

Answer: Correct. Please consider any questions about the General Conditions or request for alternate terms to be part of the Q&A.

The exception is determining an agreeable alternate published index to use for renewal rate changes, if desired, which is to be agreed upon prior to a Framework Contract's full execution per Article 2.1.14.

12. Question: General Conditions Article 3.06H states ' ... Contractor shall not be allowed any mark-up for work performed by any Subcontractor or Sub-subcontractor~ Please confirm this article can be revisited and that mark-up, in keeping with the terms of the base contract, will be allowed on changes.

Answer: This will not be revisited. Construction Managers should anticipate changes as part of a project, and part of their responsibility to manage. Firms should consider this when proposing fee rates.

13. Question: General Conditions Insurance requirements list 6.06.A.(3) lists comprehensive general liability of \$2,000,000. Please confirm that a general liability policy of \$1,000,000 is acceptable with the \$10,000,000 Umbrella Policy covering the additional \$1,000,000 in general liability, should the need arise.

Answer: \$10,000,000 in Umbrella liability is required by contract. An Umbrella Policy will cover the cumulative shortfall on all coverages that are below the required threshold. However, there must still be \$10,000,000 in Umbrella liability after those shortfalls are met. Yes, in the interest of providing broadened opportunity to firms participating, the University will accept General Liability coverage of \$1,000,000. See Addendum #1.

14. Question: General Conditions Article 6.17G - Please consider striking clause 6.17G. If an act or omission the University results in a claim that adjusts the contract value, a corresponding adjustment in bond premiums will be required.

Answer: Not at this time. The University will review this for future consideration with no guarantee. Your feedback is appreciated.

15. Question: General Conditions Article 8.0.4 - Payment - Certificates of Payment - Please confirm that the Contractor has the right to stop the work for non-payment. Additionally, it would be preferred to add a clause stating that the schedule will be extended, day-for-day, due to late payment(s).

Answer: The University isn't changing the article. Please note there are other contractual remedies if there is a breach of contract.

END OF Q&A DATED 6/25/2024