



DATE: November 19, 2020
TO: Potential Respondents
FROM: Elaine Robbins – Construction Solicitation Coordinator
SUBJECT: Questions #1
RFP769-21-10710ER
CMAR UNTHSC Gibson Library Level 1 Renovation

This document is being issued to answer questions that have been submitted as follows:

1. Please advise if there is a design narrative available?

ANSWER: *This is not available yet as we just kicked off programming.*

2. Are any structural, MEP or façade modification for this project or is it strictly an interior renovation?

ANSWER: *We believe this will be purely an interior renovation, but that will be confirmed in the programming and design process.*

3. Please advise if a walkthrough can be set up. Alternatively; pictures and floor plans of existing area would be helpful.

ANSWER: *The campus has agreed to allow a walkthrough and we will be sharing that information soon.*

4. It appears from the floor plan that the renovation is a part of the 1st Floor. Will the remaining areas be open and active during construction? Is there any off hours work that we should be aware of?

ANSWER: *The Gibson Library is a highly used and very active facility and is the only 24 hour access facility on the HSC campus. The upper floors and adjacent areas will remain in use during this renovation.*

5. Please could you share the design schedule?

ANSWER: *Programming: November 2020 – January 2021*
Design: January 2021 – July 2021

6. Will there be 3 rounds of pricing during preconstruction – SD, CD and DD set?

ANSWER: *Yes.*

7. Should we provide General Conditions/month cost – so that pricing is apples to apples – since there is such limited information about the project provided.

ANSWER: *There should be a duration for the GC's along with the cost, we can do the math.*

8. Will we have to pay for parking?

ANSWER: *Yes, Contractor will be required to pay for parking. Location and cost will be determined alongside the campus prior to the GMP as this is CMAR delivery.*

9. Where can we locate porto-johns for the sub-contractors to use? We are trying to avoid using the bathrooms on the floor.

ANSWER: *A site logistics plan will need to be provided and approved prior to mobilizing on site. The location of these facilities will be determined. Use of restrooms within the facility is not allowed. Temporary toilets are required.*

10. What occupies the floor above the construction area?

ANSWER: *The Library.*

11. Will it be possible to use an empty office for a construction office?

ANSWER: *Possibly.*

12. On the proposal form, pricing schedule; are the prices to be dollars (numerical) or written out?

ANSWER: *Prices can be either written out or numerical, either way, just make sure if you use both that they match.*

13. Will the drawings have to be reviewed by the City?

ANSWER: *Not anticipated.*

14. Can a list of anticipated inspections be provided?

ANSWER: *Not at this time. CMAR should anticipate typical commercial construction inspections throughout duration.*

15. In Criterion E, question 2, are the phases referenced for construction only or are they for the entire project, from pre-construction to Owner Occupancy?

ANSWER: *Entire project.*

16. Please confirm normal operating hours for the library building, and if noisy activities such as demolition will need to occur “after hours”.

ANSWER: *Operating hours will be determined alongside the campus prior to the GMP as this is CMAR delivery.*

17. Please advise if low voltage scopes of work such as audio/visual, tele/data, and security will be by CM or by Owner.

ANSWER: *We will explore both options alongside the owner as part of the CMAR delivery method.*

18. Please confirm that the cost of any utility usage during construction will be the responsibility of the Owner.

ANSWER: *Not anticipated as this is an interior renovation, but will be confirmed alongside the owner as part of the CMAR delivery process.*

19. Please confirm that liability and builder’s risk insurance shall be provided by CM.

ANSWER: *Yes, refer to the UNTS Uniform General Conditions, Article 8, titled Indemnity & Insurance for requirements. These are included in the RFP package.*

20. In both sections 001100 and 002100 it is stated that “hand deliveries may or may not be accepted”. Can you please clarify if you will be accepting hand deliveries?

ANSWER: *As stated in those same sections, the preferred delivery method is either FedEx or UPS. If you attempt to deliver your own response yourself, I cannot guarantee that the BSS personnel will be available to accept the delivery. The Business Service Center has asked that deliveries be made via FedEx or UPS in order to keep people working in the building as safe as possible due to COVID19, therefore keeping the number of individuals in and out of the building to a minimum.*

21. Will cost associated with COVID-related special conditions or requirements be carried in the cost of work as they are not delineated in the detailed Construction Management Services attached to the Proposal Form section 004100?

ANSWER: *Should be General Conditions.*

