

Addendum #1

April 11, 2024

Revisions to the RFP:

1. Revise page 1, project description to include the following statement: “Scope of work also includes new exterior windows on the south side of the third floor built-out space, as well as replacement of the existing door and windows on the first through fourth floors of the elevator/stair tower.”
2. Revise page 1, item #5 in the bulleted list under “Successful Firm Must Fulfill the Following Requirements” to “Experience bidding state and/or federal work.” This project is grant-funded and must adhere to public bidding requirements for subcontracts held under the Construction Manager At-Risk contract.

Questions and Answers:

3. Question: Can “Experience bidding our work” be waived? After review of the current documents provided, [CM] feels we have the relevant experience to pursue this project and if awarded, deliver a successful project to OMRF.

Answer: Yes, see addendum #1 item #2 above, modifying this language.

4. Question: Can “Must be knowledgeable of infectious control, asbestos and mold testing, clean air quality and abatement” be waived? It is [CM’s] understanding that demolition of the space has been mostly completed and abatement would not be necessary; however, if hazardous materials are found after testing, [CM] would ask that abatement be handled as a separate contract held by OMRF. [CM] could carry an allowance in the GMP that could be credited back to OMRF so that additional approvals through OMRF would not be necessary for funding of the abatement.

Answer: Abatement will be held under a separate contract by OMRF. Due to the nature of the adjacent spaces (i.e. laboratories), OMRF asks that the construction manager(s) submitting have experience coordinating with hazardous materials abatement contractors and be knowledgeable about the procedures required to maintain clean air quality in laboratory and/or healthcare environments throughout construction.

5. Question: Please reference Section 2. Experience, Paragraph a.ii. Can the requirements of this section for the RFP response be clarified? Will years of experience with similar types of construction of the individual members of the team qualify and fulfill the requirement for the requested information?

Answer: Yes, years of experience by individual team members qualifies as experience under section 2, item a.ii.

6. Question: Please reference Section 6. Financial Stability, Paragraph a. Would it be acceptable to provide the most recent audited financial statement, along with a letter from our Surety/Bonding Company, providing information for current single project bonding limit along with total aggregate bonding capacity? This information is most requested and clearly demonstrates the company’s financial capabilities and strength.

Answer: Yes, this would be acceptable in lieu of three years of audited financial statements.