



**WAYNE STATE
UNIVERSITY**

Division of Finance and Business Operations

**Procurement & Strategic Sourcing
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(313) 577-3734
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October 22, 2019

**Addendum #2 To
Request for Proposal
RFP Construction Management Services for the Scott Hall Vivarium Updates
dated October 3, 2019**

This Addendum must be acknowledged on Schedule D

Note: Only those vendors that attended the mandatory pre-bid meeting will be allowed to participate in this bid opportunity.

Please find the following clarifications with regards to the above competitive bid opportunity.

Question 1: Please confirm as was asked in the Pre-Bid Meeting: The \$3 Million Construction Cost Limitation Acknowledgement is agreeing as to the value our CM fees have been based on? It was acknowledged in the Pre-Bid that this is true.

Answer: Section 19 of the RFP defines the Construction Cost Limitation (CCL) as:

- A. Wayne State University will establish the project "Construction Cost Limitation". The "Construction Cost Limitation", or CCL, means WSU's established upper cost limit, or construction budget, for the Project. CCL includes, without limitation, all costs for construction administration, general conditions, cost of work, contingency, and Pre-Construction Phase fees and Construction Phase fees for the Construction Manager At-Risk and all of their vendors, suppliers and subcontractors. The CCL also includes all construction contingencies. The CCL may be adjusted by the parties for changes in the scope of the Project before or after acceptance of the Guaranteed Maximum Price Proposal. The CCL does not include Owner's Contingency or Owner Costs. The CM is obligated to meet all contract conditions while constructing the project within the CCL.
- B. The CCL for the Wayne State University Scott Hall Vivarium Project is \$3 Million.

Therefore, the proposed Construction Management Fee (%) shall be included within the \$3 Million CCL, as well as general conditions, contingency, level of effort for Pre-Construction and Construction Phases, etc. Each responder will have different numbers for these requested services. I suggest completing Exhibit B (Level of Effort Table) to determine all proposed fees, and then determining the available hard cost expenditure to base the Construction Management Fee (%) as a percentage of cost of work.

Question 2: Please clarify allowed working hours during demolition and allowed working hours during fit-out.

Answer: Typical contractor hours are 7:00am-3:30pm. University business hours are 8:30am-5:00pm. Anything outside of the hours of 7:00am to 5:00pm needs approval from the Project Manager.

Question 3: Please clarify location for dumpsters during construction.

Answer: A dumpster can be located in the dock area on the north side of the building. The exact location will need to be coordinated with the building coordinator so that access can be maintained for deliveries and to the custodial dumpster.

Question 4: Please clarify number of estimates required.

Answer: Section 17 of the RFP defines the CM Professional Services and Deliverables. Specifically:

Pre-Construction Services, Construction Services and Close-Out requirements as defined within the following documents:

- **Appendix 3 - WSU - Contract for Construction Management Services**
- **Appendix 4 - WSU – General Conditions of Construction**
- **Appendix 5 - WSU – Supplementary General Conditions of Construction**

Please review the Appendices (3-5) to determine the Pre-Construction Service Requirements. At minimum, an estimate shall be provided at completion of the Schematic Design. At approximately 100 percent (100%) completion of the Design Development Documents, the CM shall submit the FINAL GMP within thirty (30) calendar days of receipt of said documents. It is up to each responder to determine the number of estimates required to ensure that the design achieves the CCL.

All questions concerning this project must be emailed to: Robert Kuhn, Procurement & Strategic Sourcing at 313-577-3712
Email: ac6243@wayne.edu (copy to Valerie Kreher, Email: ab4889@wayne.edu) by 12:00 p.m., October 17, 2019.

Do not contact the Facilities, Planning and Management, or other University Units, directly as this may result in disqualification of your proposal.

Thank you

Robert Kuhn,
Sr. Buyer, Purchasing
313-577-3712

CC: Kirsten Mellem, Ekta Kamalia, Valerie Kreher, Attendees list.

Attachments: