Addendum 3 for  
RFP New Data Center  
Dated: December 5, 2016

Note: only those vendors that attended the mandatory prebid meeting will be allowed to participate in this RFP opportunity.

1. Question: Please confirm that the cost of the Building Permit is not included in the General Condition?

   Answer: No permits are anticipated.

2. Question: Please confirm that the construction manager is not required to carry Errors and Omissions insurance.

   Answer: Correct.

3. Question: Please define the difference between what costs go into the Preconstruction Services and the Fee for Cost Estimating Services line items?

   Answer: The CM is required to provide cost estimating services during the preconstruction and construction activities (See Addendum #2); the total for Preconstruction services to be reflected on Schedule C.1 will not include the cost of Estimating Services; this cost is captured on Schedule C.1 separately.

4. Question: Please confirm, on Schedule C.1 – the Construction Services line item is the sum of the On-site Project Management Staff, General Conditions and Cost of work lines? If this is incorrect please confirm what costs are allocated to what line items.

   Answer: Correct

5. Question: Regarding the electronic submission, Wayne State requests schedules A, C 1&2, and D be submitted as part of the RFP response. Should those schedules with the exception of Schedule C2 (excel) be submitted in the same word document as the rest of the response? If so, can you provide as word document?
Answer: All deliverables must be included as part of the 30 pages response in PDF including Schedule C2. Bidders are to complete the PDF forms posted for Schedule C1 and Schedule D.

6. Question: Page count: are the requested schedules A, C 1&2, and D to be included in the 30 page response limit?

Answer: Yes

7. Question: Insurance and bonding requirements are clearly identified in the RFP. We assume that the premiums to cover the whole $10M project is required as part of this proposal (as opposed to submitting only the cost of coverage for CM services portion of the project). Please confirm.

Answer: Yes

8. Question: The calendar of events states time of completion to be fall of 2018 pending bridge construction. Can you further explain the direct (or indirect) dependency between the two projects, beyond the obvious site access challenges this would create (if applicable)?

Answer: Refer to Addendum #1, the Cass and I-94 Bridge project is scheduled to commence in 2019 after the new data center

9. Can we assume power density for the white space to be in the range of 125 watts/SF for a total IT load in the range of 750 kW? Confirming this will help to assume lead times and building systems for scheduling purposes.

Answer: To be determined during the design process.

10. What are the primary drivers for this project? We understand that all of these are likely desired but can identify the MAJOR drivers? (again to help provide context for the project)
   a. improved reliability
   b. additional compute capacity
   c. consolidation of disparate computing locations
   d. Lower PUE (energy usage)
   e. Lower maintenance costs
   f. Improved operational efficiency (reduced staffing)
   g. Improved security

Answer: To be determined during the design process.

11. There are several items listed within the “mandatory CM General Conditions” section that we’d suggest exceptions be made for the following reasons, however, unless we are otherwise notified we will comply with the RFP as written.
   • We request individual consideration of each item listed below.
   • Snow removal- without a basis of design for building systems we can only assume building systems, floorplate, and a date for building enclosure. This assumptions are accurate enough to figure staffing but we’d only be guessing at snow removal at this point and this often most efficiently bought through an earthwork bid package.
   • Site fencing- same reasons as above.
• Emergency repairs- Not quite sure what this means but it sounds like addressing unforeseen events. Could only guess at a value at this time.
• Temporary power- This is most efficiently bought through an electrical bid package and seems better carried as a GMP allowance once design has commenced so the work can be competitively bid.
• Temporary heat equipment- building layout and building system selection will have significant impact on when and how building gets enclosed. We’d suggest this be carried as a GMP allowance once design has commenced so the work can be competitively bid.
• Final Cleaning- we can carry a standard final cleaning budget but costs for underfloor final cleaning can be significant depending on the details. We’d suggest this be carried as a GMP allowance once design has commenced so the work can be competitively bid.

Answer: All responses must adhere to the requirements of the RFP, and any exceptions must be clearly identified.

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., December 16, 2016.

Do not contact the Facilities Planning & 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: Kidest Albaari, Valerie Kreher, Attendees list.