



Purchasing Services

TO: All Bidders:

DATE: July 15, 2022

FROM: Scott McGowan
Senior Buyer
Department of Purchasing Services

SUBJECT: Addendum #1

RE: RFP UH-P22-012: Architectural/Engineering Services Emergency Department Expansion

ADDENDUM #1

The following constitutes Addendum #1 to the above referenced solicitation. This addendum includes the following parts:

Part 1: Answers to questions asked by prospective bidders. Duplicate questions are responded to only one time in the addendum.

Part 2: Additions, deletions, clarifications and modifications to the RFP.

NOTE: Major revisions are included, please review carefully.

It is the bidder's responsibility to ensure that all changes are incorporated into the original RFP.

All other instructions, terms and conditions of the RFP shall remain the same.

ADDENDUM #1 INTRODUCTION

This addendum is intended to answer questions that were asked at the pre-bid conference.

PART 1

Answers to Questions

Note: Some questions have been paraphrased in the interest of readability and clarity. Each question is referenced to the appropriate RFP Section.

Number	Page #	RFP Section Reference	Question	Answer
1	6	Section 1.2	This Section states that the project will allow for a single-phase construction process, but the Narrative states that it will be two-phase. Which is Correct.	Two-Phase.
2	15	Section 3	Are current drawings of the area to be renovated available?	Life & Safety CAD files for C Level and the levels above and below, and PDFs of electrical, plumbing, and fire alarm systems will be emailed to all bidders registered at the pre-bid conference.
3	17	Section 3.2	At what percentage of completion are Design Documents expected?	Refer to Section 3.2 of the RFP. See esp. Sections 3.2.3 and 3.2.8.
4	17	Section 3.2.8.2	This Section specifies that the Basis of Design must include a pre-design testing and balancing report to ensure HVAC systems are adequate, but you stated the intent to install a new, dedicated HVAC system. Why is the predesign evaluation necessary if the intent is to replace the system?	The Contractor should first understand existing airflow and exhaust capacities prior to specifying the new system.

5	17	Sections 3.2.8.2 and 3.2.10	Section 3.2.10 requires a cost estimate at the 30% design development phase, but Section 3.2.8.2 does not specify what design documents must be produced at the 30% phase. Please provide guidance as to what is required.	This is an oversight. Refer to Part II of this Addendum for the required 30% design phase documents.
6	17	Section 3.2.8.3	Are cost estimates in the A/E Scope, or will they be by the GC/CM?	Cost estimates shall be provided by the Architect/Engineer. The term “Contractor” when capitalized, as in Section 3.2.9 refers to the A/E firm awarded this contract. The term general contractor refers to the general contractor.
7	28	Section 4.5	Which insurance requirements apply, those in the RFP, the Standard Terms and Conditions, the Agreement between Owner and Architect for Schematic Design and Architectural Services, or the General Conditions of the Contract for Construction?	The insurance requirements in Article 17 of the Agreement Between Architect and University Hospital for Schematic Design and Architectural Services shall apply.
8	54	Section 7, Bidder’s Response of “NO” to Scope of Work Requirements	What is this?	Bidders must provide an explanation for a “NO” response in Section 3 and an alternative that will meet or exceed the requirement that bidder cannot meet.
9	N/A	General	Will we design to tie into the JCI building control system?	Yes.
10	N/A	General	Will chilled water be available?	We can look at that as the primary, but it must have DX unit as backup, as the supply is unreliable.
11	N/A	General	Do we need to do studies on chilled and/or heated water capacity/availability?	Yes.

12	N/A	General	Is electrical capacity an issue?	The awarded Contractor must look at that and at the capacity of the emergency generator system.
13	N/A	General	Is med-gas an issue?	There are no medical gasses in this area. The awarded Contractor must design for Oxygen, medical air and vacuum.
14	N/A	General	Is UH a trauma center?	Yes, but this project does not impact Trauma.
15	N/A	General	What is the availability of plumbing systems?	There is water in that area. The awarded Contractor must address the size of the feeds and the drain lines.
16	N/A	General	Are decontamination rooms included?	No. There is a decontamination room at the main ambulance entrance.
17	N/A	General	Where NJ standards exceed the requirements of The Joint Commission, will UH design to the newer, NJ standards?	We would most likely use the most current standard but would like to know the cost variance between them.
18	N/A	General	So, you want us to design the individual patient rooms for negative pressure, but be able to flip them to positive pressure if desired?	Yes. Utility rooms and bathrooms will remain fixed positive or negative, but patient rooms should be able to be controlled individually.
19	N/A	General	Are all utilities provided by Rutgers?	Yes, except potable water.

PART 2:

Additions, Deletions, Clarifications and Modifications to the RFP

Number	Page #	RFP Section	Additions, Deletions, Clarifications and Modifications
1	1	Cover Page	The new due date for proposals is Tuesday, August 9, 2022. Proposals must be received by 2:00 PM at: UH Department of Purchasing Services Attn: Scott McGowan 65 Bergen Street, Suite 1218 Newark, NJ, 07101-6750
2	17	Section 3.2.8.2	<ol style="list-style-type: none"> 1. Basic architectural floor plan. 2. Elevations. 3. Provide assessment and recommendations for building systems i.e., HVAC, Electrical, Data, Plumbing and Fire Protection.
3	24	Section 3.6.3.7	DELETE Section 3.6.3.7
4	27	4.3	<p>REVISE TO READ:</p> <p><u>4.3 Precedence of University Hospital's Standard Terms and Conditions</u></p> <p>The contract resulting from this procurement shall consist of the following documents:</p> <ul style="list-style-type: none"> • This RFP, which hereby incorporates UH's Standard Terms and Conditions • Any addendum to this RFP • The Contractor's Bid Proposal • UH's Contract Term Sheet • Agreement between Owner and Architect for Schematic Design and Architectural Services • General Conditions of the Contract for Construction <p>In the event of a conflict between the provisions of this RFP, including any addendum to this RFP, and the bidder's proposal, the RFP and/or the addendum shall govern.</p>
5	43	Section 6.3	<p>DELETE: Existing Section 6.3</p> <p>REPLACE WITH: REVISED Section 6.3 (Attached)</p>

	45	Section 6.4	DELETE: Sections 6.4.7 through 6.4.12
6	57	Section 9.1 Required Forms	ADD: Section 7.15, Bidder's Response of No to Scope of Work Requirements
7	57	Section 9.2 Required Forms	DELETE: Business Associate Agreement CORRECT: Certificate of Insurance <u>naming UH as a certificate holder.</u>

**THE FOLLOWING ITEMS OF ADDENDUM #2 ARE
ATTACHED FOLLOWING THIS PAGE:**

- 1. REVISED Evaluation Criteria (Section 6.3)**
- 2. Pre-Bid Conference Sign-In Sheet**

**THE FOLLOWING ITEMS OF ADDENDUM #2 WILL BE EMAILED TO ALL BIDDERS REGISTERED AT THE PRE-
BID CONFERENCE.**

- 1. CAD Files – Life and Safety**
- 2. PDF File – Various mechanical systems drawings of B, C and D Levels**

ALL OTHER TERMS AND CONDITIONS OF THE ORIGINAL SPECIFICATIONS REMAIN UNCHANGED.

END OF ADDENDUM #1