



Purchasing Services

TO: All Bidders
RFI: UH-P25-010
A Portion of University Hospital – Phase I -
MOB

DATE: June 12, 2025

FROM: Jennifer Eliopoulos
Purchasing Manager

Subject: Addendum # 1

ADDENDUM # 1

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

Part 1: Addendum #1 Introduction.

Part 2: Answers to questions asked by prospective bidders. Duplicate questions are responded to only one time in the addendum.

Part 3: Additions, deletions, clarifications and modifications to the RFI, if applicable.

NOTE: Major revisions are included, please review carefully.

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

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

ADDENDUM # 1 INTRODUCTION

This addendum is intended to answer questions that were asked during the question period.

PART 2

Answers to Questions

Note: Some questions have been paraphrased in the interest of readability and clarity. Each question is referenced by the appropriate RFI page number(s) and section, where applicable. Answers provided are to the best of our knowledge.

Number	Page #	RFI Section Reference	Question	Answer
1.	N/A	General	[Company] is interested to participate in this opportunity as a subconsultant by providing cost estimating services. How subconsultant can participate in the opportunity? By teaming up with other primes or submitting our quals directly to the University Hospital?	The Hospital is not accepting qualifications packages from subconsultants. Any involvement by subconsultants will need to be in partnership with a prime who is responding to the RFI.
2.	N/A	General	[Company] is interested to participate in this opportunity as a subconsultant by providing cost estimating services. How we can get a list of the prime firms, so that we can contact them to join their team as a cost estimating firm?	Information regarding firms that are responding to the RFI cannot be provided.
3.	N/A	General	Do you have a pre-proposal meeting for this opportunity?	There is no pre-proposal meeting for this opportunity.
4.	N/A	General	[Company] would like to be added to the list of firms expressing interest in this RFP and to receive any addenda, should one be issued. I would be the contact at this email	For information on bidding with University Hospital on current or future needs, please visit our website at: https://www.uhnj.org/contact-us/doing-business-with-uh/bidding-opportunities/ all of our bids for supplies and services are posted on our web page under "Bidding Opportunities" when they are available for response. All addenda will also be posted on the website.
5.	N/A	General	Is there a way to receive a list of others who have downloaded the RFP?	No, this information is not monitored.

6.	N/A	General	Are there anticipated program elements (e.g., specialty clinics, ambulatory surgery centers) that should be considered in design planning?	Details regarding the anticipated building program will be included in the RFP.
7.	N/A	General	Does UH envision this MOB as part of a broader campus planning effort?	As stated in the RFI, the MOB is one component of Hospital's larger Master Plan. Additional information on the Master Plan is available at https://www.uhnj.org/for-community/brickbybrick/
8.	N/A	General	Will public transportation, pedestrian access, or parking structures be part of the scope?	Design activities should take pedestrian activities into account. No on-site parking will be included, as the ADMB includes a parking garage that will support the MOB.
9.	N/A	General	I'm on the website https://www.uhnj.org/contact-us/doing-business-with-uh/bidding-opportunities to obtain documents but the only thing for this to download is the RFI. <i>Where can I download plans & specifications?</i>	Additional details regarding anticipated building program will be included in the RFP.
10.	N/A	General	The Key Dates table on page 3 & 4 of the RFI shows a deadline for submissions of 6/27/2025 and a deadline for proposals of 8/15/2025. The email we received from Construction Connect shows a bid due date of 6/27/2025-2pm. Please clarify the latest bids can be submitted.	6/27 at 2:00pm ET is the deadline for responses to the RFI.
11.	N/A	General	If known, what is the start date for the construction?	UH is targeting a 2028 delivery for the MOB, so respondents should provide a schedule that starts construction with sufficient time to achieve the delivery goal.
12.	1	1.1	Is the 'Developer' required to be the 'Respondent' to the RFP?	Yes. The Developer (the firm that will coordinate and manage all parties contributing to the design, construction, financing, and management of the MOB) is required to be the respondent.
13.	1	1.1	Will a reimbursement agreement be in place during the pre-development period? We understand that all hospital costs associated with the project will be reimbursed if the project goes on. However, what happens if we do not proceed?	UH is open to exploring various options for cost sharing during the pre-development period. Additional information will be provided during the RFP stage.

14.	1	1.1	Is zoning board review and approval by the City of Newark required or will "For Reference Only" presentations be made to the City?	It is currently anticipated that the selected developer will need to provide the Newark Planning Board with what's customarily referred to in New Jersey as a "courtesy review" of the MOB project.
15.	1	1.1	Will plan review be performed by NJDCA in Trenton or by DCA-Rutgers?	The developer shall work with UH to develop a complete list of authorities having jurisdiction, and developer shall ensure the required submissions are made in a timely manner.
16.	1	1.1	Furnishing the MOB for operation is included. Is the respondent to limit furniture procurement to state approved vendors in accordance with section 2.2.6	If furniture is provided by a contractor, State-approved vendors are not required.
17.	1	1.1	According to the RFI, the Developer is expected to accept the site in its "as is," "where is" condition, including any environmental conditions, without warranty. However, the document states that "condition reports reflecting such conditions will be provided to Respondents as part of the RFP process." This indicates that environmental assessments or studies are underway or will be completed and made available during the Request for Proposals (RFP) phase—not during the RFI stage.	Correct. All completed condition reports (site, environmental, etc.) will be made available during the RFP stage.
18.	1	1.1	What costs does the Hospital anticipate that would require reimbursement by the developer related to the negotiation and implementation of all agreements related to the MOB Project?	UH is open to exploring various options for cost sharing. Additional information will be provided during the RFP stage.
19.	1	1.1	The fourth bullet point in the Introduction indicates the MOB developer would be responsible for managing all aspects of the schedule and budget associated with the MOB Project including multiple efforts on and off the site. Can the Hospital provide additional information related to what would be included in 'off-site' aspects?	Additional information regarding off-site expectations will be included in the RFP.

20.	1	1.1	Is there a limit on cost to remediate the site if necessary?	Developers should assume responsibility for all costs necessary to bring the site to a construction-ready state.
21.	1	1.1	The seventh bullet point includes language related to 'furnishing' the MOB. Is this specific to common area furnishings? Is it intended to include furnishing all clinical/office spaces?	Details regarding FF&E expectations will be included in the RFP. The selected developer will be responsible for delivering the MOB in move-in-ready condition.
22.	1	1.1	The land is owned by the State of New Jersey. Will they be the party to the ground lease?	The MOB project site is owned by the State and leased to University Hospital and Rutgers University pursuant to a 100-year lease that commenced in 1989. It is not currently anticipated that the State would need to be a party to any ground lease provided to the selected developer, though that may change dependent on circumstances.
23.	1	1.1	Will the Hospital provide specifics as to the development team (developer, architect and contractor) for the ADMB? Would the Hospital entertain the MOB developer working with the architect and/or contractor from that project on the MOB if so desired by the developer of the MOB?	No one is precluded from development teams unless otherwise stipulated.
24.	1	1.1	Will the list of developers who received the RFI be made available as part of the public record? Will the list be made available prior to the date for the submittal of the RFI?	Information regarding firms that are responding to the RFI cannot be provided.
25.	1	1.1	Can the Hospital provide a preliminary space program for each of the ten floors, including projected square footage allocations by clinical specialty?	Program requirements will be included in the RFP.
26.	1	1.1	What is the target occupancy timeline for each functional component of the MOB (e.g., ASC, clinics, administrative)?	This information will be provided as part of the RFP.
27.	1	1.1	Will tenant fit-out standards and clinical design guidelines be provided by the Hospital or Rutgers?	Design and construction standards will be included in the RFP.
28.	1	1.1	Are there known site constraints (e.g., easements, flood zone,	All completed condition reports (site, environmental, etc.) will be

			zoning overlays) or unresolved environmental liabilities?	made available during the RFP stage.
29.	1	1.1	Will Rutgers' site remediation scope be completed before MOB construction commences?	<p>Additional information on the ADMB delivery schedule will be made available to Developers during the RFP stage.</p> <p>Developers should assume responsibility for all costs necessary to bring the site to a construction-ready state.</p> <p>The developer for the ADMB is using a drilled caisson approach to foundations, to minimize the need for remediation. The environmental reports and foundation design information will be shared with the developers selected for the RFP process. This is for general consideration and information only and Rutgers does not warrant that the exact foundation system can be used for the MOB. Given that the schedule for the MOB would be established by the selected developer, it is not possible to compare ADMB sitework with MOB</p>
30.	1	1.1	Is the Developer expected to operate and maintain the facility post-occupancy?	The developer is expected to assume O&M responsibilities for the MOB, though the Hospital is open to hearing alternative options.
31.	1	1.1	Will the Hospital have approval rights over facility management vendors or service standards?	UH will expect to have input on long-term facility condition and operations.
32.	1	1.1	Please confirm DCA will be performing plan review, issuing permits, and performing code inspections for the project	The developer shall work with UH to develop a complete list of authorities having jurisdiction, and developer shall ensure the required submissions are made in a timely manner.
33.	2	1.1	Current plans indicate no onsite parking within the project limits for the 250,000sf MOB. Is all new MOB parking included in the ADMB structured parking calculations? Is the MOB design team required to validate the MOB & ADMB parking ratios and totals?	<p>No on-site parking will be included, as the ADMB includes a parking garage that will support the MOB.</p> <p>Parking ratios are looked at campuswide.</p>

34.	2	1.1	The plans for the ADMB garage include 875 spaces but also serves that phase retail and office space. At a 5:1 we would need 1,250 spaces and another large garage across the street is slated to be demo'd in Phase 3 for the new hospital. Should the design team take into account additional structured parking within the MOB?	No on-site parking will be included, as the ADMB includes a parking garage that will support the MOB. Parking ratios are considered on a campus-wide.
35.	2	1.1	How will the long term parking arrangement with neighboring garages be structured? (long term access agreement?)	Details regarding parking arrangements have not been finalized.
36.	2	1.1	Will any parking in neighboring garage be dedicated to our building	The ADMB includes a parking garage that will support the MOB.
37.	2	1.1	Are incoming utilities like electrical service, domestic water, incoming sprinkler line going to be provided by the ADMB team and the MOB team will coordinate with them? Please confirm.	As referenced in the RFI, preparations for site utilities will be provided by the ADMB developer to the extent possible. Any utility that is demand-based (electric, water, sewer) requires building design to be substantially complete and information from the MOB design professional, so that work cannot be completed by the ADMB developer. Storm water retention for the ADMB and MOB is being provided by the ADMB developer. The MOB team will be required to coordinate with the ADMB team to provide sufficient utility infrastructure for MOB operations.
38.	2	1.1	As indicated in the RFI all MEP services for the MOB will be independent for example: chillers, boilers, air handling units, generator etc. Please confirm.	Confirmed.
39.	2	1.1	It is indicated that one of the floors for the MOB will be an ASC- we are assuming a new generator will be required as will be medical gasses etc- please confirm	A detailed program, and its corresponding equipment requirements, will be included in the RFP
40.	2	1.1	Please confirm if the bridge is a part of the MOB project or the ADMB project.	Detailed program requirements will be included in the RFP
41.	2	1.1	Will there be any core/shell component and fit out component to the MOB?	The selected developer will be responsible for delivering the MOB in move-in condition.

42.	2	1.1	How will the team work with the Phase 1 Developer when cooperation is needed?	The selected developer will be responsible for communicating with the Phase 1 team in all ways needed to achieve project goals.
43.	2	1.1	Will Rutgers / UH provide on-site project team office space fostering cooperation between project teams?	UH welcomes the opportunity to discuss logistics related to this question during the RFP stage.
44.	2	1.1	Is the Phase 1 Developer participating in MOB RFI process?	This RFI solicitation is a public process available to all developers who wish to respond.
45.	2	1.1	Will any space in the MOB be administrative or will it all be clinical/procedural?	Detailed program requirements will be included in the RFP
46.	2	1.1	Is there a desire for similarities in the structure and exterior envelopes between the ADMB & MOB for potential cost savings?	Design and construction standards will be included in the RFP
47.	2	1.1	Is the respondent responsible for interior directional signage and wayfindings?	Yes. The selected developer will be responsible for delivering the MOB in move-in condition including interior signage.
48.	2	1.1	Will a any physical models or photorealistic renderings be required for UH Foundation Donor Recognition and fund raising efforts?	The developer will be responsible for coordinating all financing for the MOB project and any materials necessary to secure funding.
49.	2	1.1	Is the respondent to include all medical equipment programming and planning?	A detailed program, and its corresponding equipment requirements, will be included in the RFP.
50.	2	1.1	Is the respondent responsible for all FF+E including art work?	The selected developer will be responsible for delivering the MOB in move-in condition. Detailed program requirements will be included in the RFP.
51.	2	1.1	Are additional 'MOB' program details available, in addition to the indication that the 3rd floor is projected to be Ambulatory Surgery, and the 7th floor will connect the 'ADMB'?	Detailed program requirements will be included in the RFP.
52.	2	1.1	Is there a requirement for certain and specific program specialties to be included in the 'MOB'?	Detailed program requirements will be included in the RFP.
53.	2	1.1	Considering site demolition, remediation and utility improvements work is not part of the RFP, and that the 'ADMB' project will include this scope, are there any site and/or landscaping	The selected developer will be responsible for delivering the MOB in move-in condition. Detailed program requirements will be included in the RFP.

			improvements to be included in the scope of the 'MOB'?	
54.	2	1.1	Please confirm that the project delivery type is at the discretion of the awarded 'Developer', and that there is no requirement for Design-Build delivery.	The Hospital is open to developers' suggestions regarding delivery methods as long as the project goals are achieved.
55.	2	1.1	Please confirm if there are any sustainability and/or resiliency goals for the 'MOB' (i.e. LEED, WELL, etc.).	Sustainability goals have not been determined but will be included in the RFP.
56.	5, 10	1.4.5 & 3.4.1	Regarding submission of Financial Statements to demonstrate Financial Capability, would the University accept digital-only files rather than 5 full printed copies?	Yes. The Hospital will accept electronic financial statements.
57.	5, 10	1.4.5 & 3.4.1	Would the University accept a direct link to digital files of the Financial Statements, to better maintain the confidentiality of sensitive and proprietary information?	Yes, the Hospital will accept digital financial statements delivered via FTP. Please note that the Hospital cannot rely on files that can be changed following submission.
58.	7	2.2.2	Will the design team be following Rutgers University Design Guidelines for this project?	The design team can assume Rutgers University Design Guidelines at this time. More detail regarding design & construction standards will be included in the RFP.
59.	7	2.2.3	Will the successful project team be excluded from future phase projects?	Procurement details for future phases have not been determined.
60.	7 & 8	2.2.3	Will University Hospital or Rutgers provide CAD/BIM files of the ADMB to assist in coordination?	The selected developer will be responsible for communicating with the Phase 1 team in all ways needed to achieve project goals.
61.	7 & 8	2.2.3	What is the anticipated delivery schedule for the pedestrian bridge connecting the MOB to the ADMB?	The selected developer will be responsible for communicating with the Phase 1 team in all ways needed to achieve project goals.
62.	8	2.2.4	Is landscape design for the MOB site to be included or this part of the ADMB project scope?	Detailed design & construction requirements will be included in the RFP.
63.	8	2.2.4	Will the phase 1 site work complete all under roadway connections or does the MOB developer need to include DOT/DPW coordination for public R.O.W improvements not completed as part of the ADMB?	Additional information on the Phase 1 schedule will be provided during the RFP stage. The developer will have to coordinate with all authorities having jurisdiction and utility providers
64.	8	2.2.4	Please provide proposed programs on other floors of the MOB.	Detailed program requirements will be included in the RFP.
65.	8	2.2.4	Is the respondent to include programming and planning	The selected developer will be responsible for developing a

			workshops with each individual modality or has this been completed as part of the Gensler provided programming documents?	program for the MOB that uses the Gensler programming documents as a base. Workshops may be included as a part of the developer's program development.
66.	8	2.2.4	Has Gensler performed adjacency analysis as part of programming documents?	Preliminary adjacency analysis has been completed.
67.	8	2.2.4	Would you please confirm project square footage. The RFI indicates a different size than what has been previously indicated in public documents.	The MOB is anticipated to be ~250K SF. However, the selected developer will be expected to conduct its own programming exercise and design process to determine the optimal size to achieve project goals.
68.	8	2.2.4	Are there structural, utility, or mechanical interface requirements for the future bridge to the Critical Care tower?	Detailed program requirements will be included in the RFP.
69.	8	2.2.4	It is noted that utilities for the MOB will be provided by the developer of the ADMB. To what extent will these utilities be provided (onto the site?, 5'-0" for the building?) and who will be responsible for the determination of the adequate size/capacity of those utilities?	Preparation for utilities and site utilities will be provided by the ADMB developer to the extent possible. Any utility that is demand-based (electric, water, sewer) requires building design to be substantially complete and information from the MOB design professional, so that work cannot be completed by the ADMB developer. Storm water retention for the ADMB and MOB is being provided by the ADMB developer. The MOB team will be required to coordinate with the ADMB team to provide sufficient utility infrastructure for MOB operations.
70.	8	2.2.4	Is the Developer solely responsible for obtaining all zoning, land use, building, and utility permits?	The developer is responsible for coordinating all approvals needed to advance the project. University Hospital will act as partner in the process.
71.	8	2.2.4	Will the Hospital or Rutgers facilitate introductions or meetings with municipal and state permitting agencies?	The developer is responsible for coordinating all approvals needed to advance the project. University Hospital will act as partner in the process.
72.	8	2.2.4	Are there design requirements for sustainability (e.g., LEED)?	Sustainability goals have not been determined but will be included in the RFP.

73.	8	2.2.4	Will construction logistics be subject to restrictions based on proximity to active hospital operations?	The selected developer will be expected to work closely with UH to achieve the desired delivery date while minimizing disruptions to on-going hospital operations.
74.	8	2.2.4	The RFI includes a general description of the proposed MOB and a perspective plan, but there is no other information provided other than it is 250,000 SF and includes an ASC. Are there any preliminary program documents available? Please provide all relative information.	Detailed program requirements will be included in the RFP.
75.	8	2.2.4	The RFI Indicates that Gensler has been retained to develop preliminary programming documents. Will the developer be required hire Gensler to complete the Programming?	No. The selected developer will be responsible for developing a program for the MOB that uses the Gensler programming documents as a base.
76.	8	2.2.5	Does University Hospital have a preference on the financial structure? (credit tenant lease, P3, traditional bank financing etc.)	UH is open to any structure that is most financially advantageous to the Hospital while achieving project goals.
77.	8	2.2.5	Please provide any key terms (ground lease term, use restrictions, ROFO, ROFR, Purchase Option, etc.) for the ground lease structure?	Key terms will be discussed in the RFP
78.	8	2.2.5	Will the tenant be funding any of the buildout, or will this be a turnkey project?	The developer is expected to deliver the MOB in move-in-ready condition. Details regarding the funding and supply of specific FF&E will be included in the RFP
79.	8	2.2.5	Please confirm if the MOB will be self-managed by the Hospital as part of the master lease.	The Hospital's current expectation is that the Developer will operate the MOB on a turnkey basis, assuming ongoing maintenance responsibility for the building and its systems, but that Hospital will manage day-to-day operations within the MOB including of clinics therein.
80.	8	2.2.5	What categories of Hospital-incurred costs are reimbursable, and how will these be validated and invoiced?	UH is open to exploring various options for cost sharing. Additional information will be provided during the RFP stage.
81.	8	2.2.5	Will a sample Development Services Agreement or reimbursement agreement be shared during the RFP phase?	UH plans to outline key business terms during the RFP stage.

82.	8	2.2.5	Would the State be willing to provide a backstop guaranty on the financing in the event UH's credit rating was lowered?	University Hospital cannot speak for the State's future willingness to provide this backstop. The Hospital's current credit rating is based on a variety of factors, many of which will not be impacted by the MOB.
83.	8	2.2.6	Our MEP Engineering firm has submitted to the State of New Jersey for MBE Certification. Will the proof of application be considered adequate for RFP submission until certification is received? Please confirm.	All relevant materials will be considered.
84.	8	2.2.6	Lead architectural design firm is submitting to the State of New Jersey for VBE Certification. Will proof of the application be considered adequate for RFP submission until certification is received?	All relevant materials will be considered.
85.	9	3.1	Should we include branding or visual elements, or is a plain format preferred?	No preference
86.	9	3.2	What sustainability certifications or carbon goals (e.g., LEED, WELL, Net Zero) should we target?	Sustainability goals have not been determined but will be included in the RFP.
87.	9	3.2	Are there known site constraints with respect to zoning and entitlements and what role is the developer expected to play?	The developer is expected to assume responsibility for all permitting, approvals, zoning, and entitlement coordination
88.	9	3.2	How involved will UH be in the entitlement and approval process?	UH will be a partner in the entitlement and approval process, but the primary responsibility rests on the Developer.
89.	9	3.2	What are UH's expectations regarding public communication?	The Developer will be expected to work with the UH Communications team throughout the process to ensure a successful delivery.
90.	9	3.2.8	Please provide the anticipated dates for when the site remediation and utility work being performed by the ADMB contractor will be complete for the MOB project.	A schedule for ADMB work will be shared with the developers selected for the RFP process.
91.	10	3.3	Is there a preference for local Newark-based partners or firms with NJ certifications?	Refer to section 2.2.6 in the RFI
92.	10	3.3	Will selection criteria in the future RFP stage prioritize teams with prior experience in Newark or Essex County?	Local experience will be considered positive in terms of capability evaluation.

93.	10	3.3	Is a full team (legal, financial, advisors) required now or only representative roles?	Section 3.3.1 of the RFI requires an anticipated team be described. A full team will not be required until the RFP stage. For the purposes of the RFI, only the prime development partner is required.
94.	10	3.3	What is the anticipated level of collaboration with UH stakeholders during predevelopment?	Significant collaboration is anticipated, including program verification, design engagement, and more.
95.	10	3.4	Will UH provide any credit support, lease guarantees, or participate in financing?	UH is open to all financing structures that help achieve the project objectives.
96.	10	3.4	Are there restrictions on financing models (e.g., tax-exempt bond financing, non-profit ownership)?	There are no restrictions as long as the model adheres to the overall project goals
97.	10	3.4	Should we assume the developer will retain ownership post-completion, or is transfer expected?	Yes. For an initial period, the Developer is expected to retain ownership. However, buy-back and transfer provisions should be included in the agreement.
98.	10	3.3.1 and 3.3.2	Section 3.3.1 and 3.3.2 summarizes the requirement of the respondent to provide a listing and description of their anticipated team. There is conflicting language within Section 3.3.1 regarding the extent of what is expected at this stage. Earlier language (Section 3.3.1) identifies "partners, shareholders, client consultants, subcontractors, etc." are required to be provided, but the subsequent sentence identifies that "contractors and architects" are not required to be designated at this stage. Please confirm if "Teams are not to designate contractors & architects however will be at the RFP stage." should be stricken and it is (or is not) a requirement of this RFI that Respondents name their anticipated design team partner(s) and CM/GC in this stage of the proposal response.	Teams may list anticipated architects, contractors, and any additional consultant or subcontractor in responding to the RFI, but such partners will not be required until the RFP stage.
99.	10	3.3.1, 3.3.4, and 3.3.7.1	The earlier part of Section 3 (3.3.1) of the RFI indicates that GC and Architect do not necessarily need to be identified. However, the 3.3.7.1 asks for resumes of all team members. Also, 3.3.4 requests that we indicate who has controlling interest in each team member. Are	All firms that are confirmed to be part of the team will be required to complete exhibit C and provide resumes at the RFP stage. Since partners listed in the RFI stage are purely anticipatory, Exhibit C and resumes are not required.

			all firms that are part of the team required to complete the form (Exhibit C)? Also, is the intent that ALL team member firms provide resumes of personnel anticipated to be involved in the project?	
100.	10	3.3.7	Confirming the Developer (Our Role) would only require Public Works Contractor Registration and Business Registration Certificate. Other licenses are required for the CM/AOR Etc but these would be specific for our role. - Does the Developer need to have a GC license or does having a licensed GC firm as a team member firm suffice?	All parties carry licensing appropriate for their roles on the project.
101.	10	3.4.1	Please confirm that financial documents must only be submitted by the developer and not by any contractors or design consultants hired by the developer.	For the RFI stage, financial documents need only be submitted by the developer.
102.	11	3.5	Are healthcare-specific projects outside NJ acceptable if the scale and scope are comparable?	Yes
103.	11	3.5	Is there a preference for urban infill projects vs. greenfield developments?	There is a preference for example projects that are comparable in location and scale.
104.	11	3.6	How does this MOB interface with the future hospital tower (e.g., shared infrastructure, construction timing)?	This is to be determined. For now, developers should refer to the Master Plan available on the Hospital's website, which includes a pedestrian bridge among other interactions. The Hospital is also open to ways of connecting that differ from those outlined in the Master Plan.
105.	11	3.6	What community benefits or equity goals (local hiring, training, diverse business inclusion) are expected?	UH will prefer proposals that engage local firms and that help to achieve the supplier diversity goals outlined in Exhibit D.
106.	11	3.6	Are there anticipated technology infrastructure requirements (e.g., telemedicine, smart building systems)?	Technology infrastructure should be comparable to industry best practices and will be further described in the RFP.
107.	11	3.5.1	Can the University confirm whether, if projects are currently under construction, we can provide a statement regarding our anticipated financial and	Yes. Developers should note in-process projects in their responses.

			operational involvement following completion?	
108.	11	3.5.1	Would the University allow submission of three reference projects delivered as DBFM, in addition to three reference projects delivered as DB?	Yes.

PART 3

Additions, Deletions, Clarifications and Modifications to the RFI

Number	Page #	RFI Section	Additions, Deletions, Clarifications and Modifications
1			

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

END OF ADDENDUM # 1