



**TO:** All Bidders  
**RFI:** UH-P25-016  
**Owner’s representative Services for the MOB/ADMB**

**DATE:** July 15, 2025

**FROM:** Scott McGowan  
 Senior Buyer

**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 RFP, 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 RFP.

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

<b>Number</b>	<b>Page #</b>	<b>RFP Section Reference</b>	<b>Question</b>	<b>Answer</b>
1	4-5 12-15	1.2.3.3	Please confirm that the Owner Representative's responsibilities under this contract regarding the ADMB's design, construction, fit-out, turnover, and move-in are limited to the two UH areas (Floor 7 and the 10,000 SF Ground Floor Clinic) and coordinating site preparation and utilities for the MOB.	Correct.
2.	4	1.1.2	When does the design phase for the MOB start, and what is the anticipated timeline for this phase?	The design phase will begin upon selection of the Developer. Expected date October/November 2025.

3.	4	1.1.2	<p>What is the anticipated scope of federal grant funding, and what specific reporting requirements are associated with the American Rescue Plan Act (ARP) funds for the ADMB?</p>	<p>It appears unlikely that federal grant funds will be needed for this contract. In that instance, the Special Terms and Conditions for Federally Funded Contracts included in this RFP at Attachment C would no longer be applicable to this contract. If federal grant funds are used for this contract, the Special Terms and Conditions for Federally Funded Contracts including in this RFP at Attachment C will be modified to address any changes to federal requirements after the contract is executed and to comply with federal guidance from the U.S. Department of Labor and other applicable federal agencies.</p> <p>Even if federal grant funds are not needed for this contract, this contract will require support, as necessary, with federal reporting requirements applicable to Rutgers and/or the AMDB project.</p>
4.	5	1.2	<p>Can UH provide more details on the timeline and the sequencing of the ADMB and MOB projects?</p>	<p>ADMB: Mobilize on site 7/1/25  Demo and removal of ADMC buildings AUG 2025  Begin footing/foundations DEC 2026  First precast on-site FEB 2025  Building topping off AUG 2026  Building enclosed NOV 2026  6ADMB opens in Spring /S7ummer 2027.</p>

				8 MOB: Developer will be selected in Fall of 2025. Design will take 8-12 months Expect construction to begin in early 2027 MOB completion summer/fall of 2028
5.	7	1.3.9	Are there specific diversity and local subcontractor goals for this project?	Please refer to section 5.8 and other related sections as well as the information contained on Pages 62-63 entitled "University Hospital Supplier Diversity and Vendor Development Program."
6.	14	3.3.4.2	What is the role of the Owner's Representative in coordinating with Authorities Having Jurisdiction (AHJs)?	The selected Owner's Rep will be expected to play a supportive and facilitative role in coordinating with Authorities Having Jurisdiction (AHJs) ensuring that all necessary permits, inspections, and approvals are being tracked and pursued in a timely manner
7.	5	1.2	References to "completing design" Design schedule, per Attachment A shows no design has commenced to date. Please confirm.	No design on the MOB has commenced.
8.	10	2	Confirm definition of "Contractor - the contractor is the bidder awarded a contract", is this in reference to the firm doing the physical construction or referencing the Owners Representative?	Contractor is the firm awarded this contract to serve as Owner's Representative.
9.	10	2	Provide definition of the "Developer". Define as it relates to Page 5, section 1.2 as well.	DevCo is the firm awarded the contract to develop the ADMB.
10.	2	3.3	Requesting clarification of the terms "Contractor" and "Developer", specific to this RFP	See responses to Questions 8 and 9.
11.	14	3.3.3.2	References "Construction Manager". Is the RFP/bidding process of the "Construction Manager" a responsibility of the Owners Representative?	No.

12.	14	3.3.5.1	Can you define how many teams are being relocated? Timeline? Durations?	There are individuals from up to ten departments, varying in size from 2-40 that will be relocating from up to three different areas onto the Administrative Floor. Anticipate approximately 200 people. There are no set timelines or durations at this time.
13.	15	3.4	Requesting clarification of the terms "Contractor" and "Developer", specific to this RFP	See responses to Questions 8 and 9.
14.	16	3.4.2	Confirm that the Owners Representative is to work in the Owners PMS (Procore, eBuilder, Lawson)? Any other systems?	UH has access to Procore. Owners Rep will also need to work in whatever software the selected Developer-led team utilizes.
15.	17	3.4.5.4	Section appears missing. Is this intentional?	This is unintentional. No content is missing.
16.	17	3.4.6.1	Section appears missing. Is this intentional?	This is unintentional. No content is missing.
17.	27	5.5.4	Please confirm bid bond is not applicable and not to be included in submission per Section 1.3.10 statement.	No bid bond is required for this contract.
18.	27	5.5.5	Please confirm the Business Associate Agreement is not applicable and not to be included in submission per Section 1.3.11 statement.	A BAA will not be required for this contract.
19.	5	1.2	Can copies of ADMB (Rutgers) and MOB (UH) bridging documents provided to the developers be shared via an addendum to this RFP?	ADMB Bridging Documents cannot be provided. There are no MOB Bridging Documents.
20.	12	3.3.1	Is there an initial conceptual program for the UH ADMB administrative and clinical spaces? If so, can it be included in the upcoming addendum?	No program documents will be provided.
21.	12	3.1	Are there two separate UH project managers for ADMB project and MOB project?	No.

22.	12	3.2.10	Project compliance with all institutional and regulatory requirements is primarily the responsibility of the design team. Please clarify the role you expect the owner's rep PM to take in this.	The selected Owner's Rep will be expected to play a supportive and facilitative role in coordinating with all regulatory bodies ensuring that all necessary permits, inspections, and approvals are being tracked and pursued in a timely manner.
23.	14	3.3.4.1	Please clarify the scope of services for the Move Management consultant	A Move Management consultant will be expected to execute a full scope of services for the two areas in the ADMB and the entire MOB including but not limited to: planning, coordinating, and executing all relocations. These moves should be structured around strategy, logistics, communication, and risk mitigation.
24.	14	3.3.5.1	Please clarify the scope of services for the Move Management consultant	See response to Question 23.
25.	17	3.4.6.1	Is it anticipated that major medical equipment will need to be relocated from any existing departments into the MOB?	There may be some newer radiology equipment that will move. Most will be new.
26.	18	4.3	Is UHNJ open to an alternative form of contract such as the AIA C172 which is specific to Owner's Representation Project Management?	No. Section 4.3 contains the list of contract documents.
27.	19	4.5	Errors and Omissions Liability Insurance is not typical for an owner's rep project management firm. Is this type of insurance truly required?	E&O coverage will not be required for this project.
28.	10/50	4.5/4.3	Insurance limits inconsistent between two sections. Please advise which prevails.	RFP Section 4.3 Prevails.
29.	20	4.8	Who is UH Project Manager?	The Owners Rep will be reporting directly to the SVP for Construction Real Estate and Facilities.
30.		Attachment A Sequencing Graphic	The Master Plan Sequencing visual is unclear, can a revision be included in the addendum with better clarity?	See Attachment D, which presents a clearer picture of the masterplan sequencing. .

31.		Attachment C 4.1.4	Will this project have a PLA? If so, who is responsible for authoring/negotiating?	There will be no PLA for the ADMB. No PLA is anticipated for the MOB at this time.
32.		Attachment C 5	Is this project dual/multi-funded? Is this project subject to Davis Bacon across all areas of work? Are there any exclusions? Is there a requirement for electronic Certified Payroll monitoring?	The ADMB, owned and managed by Rutgers, is subject to state requirements of electronic certified payroll and all requirements of the American Rescue Plan (ARP). The OR will not be responsible for payroll reporting.
33.	N/A	N/A	Has UH and/or Rutgers developed a plan for the enabling projects to support ADMB and MOB? Some typical items included in that scope include: (i) relocating current building occupants; (ii) potential projects to modify areas where occupants will relocate; (iii) building demolition; (iv) environmental assessments/surveys; (v) infrastructure relocation(s); and (vi) parking provisions for where occupants will relocate.	It is expected that the Owners Rep will assist in developing plans to relocate team members into the ADMB and to assist in moving clinics into the MOB.
34.	N/A	N/A	Should the PM firm anticipate bringing its technology platform or will they be using/contributing to the UH and/or Rutgers technology platforms? If the latter, are UH and Rutgers on the same platform?	UH is open to a discussion on what will work best for a successful project.
35.	N/A	N/A	Is there a UH clinical liaison being assigned to the project?	UH is working on a Governance Structure for the MOB that will include clinical support.
36.	N/A	N/A	Are there any ITC trades/activities to be monitored?	The question is unclear.
37.	12	3.2.10	Will University Hospital require a third-party code consultant, or will code compliance be verified solely through the expertise of the selected design team and Owner's Representative?	Not yet determined.
38.	13	3.3.3	Will University Hospital require the Owner's Representative to utilize a project management software for financial and project repository? Or will UH be providing their own software and providing licenses for all users?	UH is open to a discussion on what will work best for a successful project.

39.	33	6.3	Is each evaluation criteria weighted evenly? Or will there be a weighted matrix?	Evaluation Criteria will be weighted. UH does not share weights prior to contract award.
40.		Attachment A Schedule	The legibility of the master plan sequencing is challenging; could a clearer, more legible version be provided?  Additionally, can you confirm whether the indicated durations remain accurate?	See response to Question 30.  There are no updates at this time.
41.		Attachment B Next Steps	ADMB - Please clarify the role the Owner's Representative will have on the Rutgers led scope/area of work, is this solely limited to infrastructure capacities and logistics/coordination?	The OR will ensure proper communication, coordination, and representation throughout the final design, construction, and occupancy of the ADMB as it relates to the UH areas: (1) Administrative Floor, (1) 11,000 sf clinic, and for site and utility preparations for the MOB.
42.	N/A	Demolition Site Prep.	Does the scope of work for the Owner's Representative include the demolition of the Doctors Office Building (DOC), the DOC parking structure (P3), and the existing ADMB buildings?	No. This contract is only for the ADMB and MOB.
43.	N/A	N/A	Have Phase I Environmental Site Assessments and geotechnical investigations been conducted for the subject properties?	Yes.
44.	N/A	Block & Stack	ADMB: Can UH provide a program of each entity and a block & stack diagram to indicate adjacencies? MOB: As the program is not finalized yet, can UH provide a rough order of magnitude of anticipated size and square footage?	Block and stack diagrams are not available for ADMB. The anticipated square footage of the MOB is 250,000 - 300,000 sf. See Preliminary Site Plan.
45.	N/A	N/A	Is there an anticipated budget for both the ADMB and the MOB as it relates to the scope assigned as part of this RFP?	UH does have a budget for this scope. It is not being shared. See response to Question 72 for total ADMB and MOB budget.
46.	N/A	N/A	Will a CM be engaged for PreCon Services?	This will be up to the selected Developer.

47.	N/A	N/A	Will the Owner's Representative lead the issuance of RFPs and RFQs for consultants, or will UH Purchasing issue bids and delegate evaluation and recommendation?	This has not been determined yet. We will evaluate alongside the OR what is in the best interest of the project & UH.
48.	N/A	N/A	Will University Hospital provide office space for the Owner's Representative team, or will the team be responsible for securing field offices independently?	Do not rely on UH to provide offices, however if accommodations can be made we will.
49.	4	1.1.2	Is the expectation that at least one individual of the proposed Owner's Rep staff is engaged throughout contract duration on a full-time basis, with other support staff/services as needed?	Not for UH to decide. Bidders should propose the project team and staffing levels they believe necessary to successfully perform all required services.
50.	13	3.2.3 3.4.3 3.	How many rounds of Design Review should be included in the proposal for each, MOB and ADMB?	The ADMB will likely have at least two more design reviews.
51.	13	3.3.2.2 and 3.4.3.1	To what extent is the owner's rep responsible for approval of 'final architectural and engineering designs?'	The OR will not be responsible for approval of final designs, but will be responsible to ensure that all approvals of final plans are obtained from stakeholders.
52.	13-16	3.3.1.3; 3.3.2.4; 3.4.1.3; 3.4.2.6	Will the Owner's Rep be responsible for preparation of cost estimates? How many rounds of cost validation and value engineering reviews will be required?	OR will be expected to provide input and oversee exercises on UH's behalf. This is limited in scope as Rutgers leads the ADMB effort. It is not known how many rounds there will be at this time.
53.	38	8	Will the Owner's Representative be expected to work on site, remote, hybrid? If on site, will an office space be provided?	The OR will be expected to be on site for most of the time. A hybrid situation is not ruled out. Do not rely on UH to provide offices, however if accommodations can be made we will.

54.	N/A	N/A	Is UH intending to provide office space for the Construction Manager or should that cost be included in the proposal?	Assuming this question is referring to Owners Representative and not Construction Manager. Do not rely on UH to provide offices, however if accommodations can be made we will.
55.	12	3.2.4	As the Construction Manager on behalf of the Owner, will the CM have approvals of invoices or just reviews?	Assuming this question is referring to Owners Representative and not Construction Manager, just reviews. Final approvals will be either Rutgers or UH Leadership and/or Purchasing depending on the building.
56.	12	3.2.6 3.2.7	Is the CM to provide the schedule or will that be provided by the GC with CM review and comments/recommendations?	Assuming this question is referring to Owners Representative and not Construction Manager, the OR is expected to provide review/comments/recommendations.
57.	14	3.3.3.3	As the Construction Manager on behalf of the Owner, is the CM truly to negotiate, or only assist with negotiations?	Assuming this question is referring to Owners Representative and not Construction Manager, in some instances the OR is expected to handle negotiations.
58.	16	3.4.4.4.4	As the Construction Manager on behalf of the Owner, is the CM officially to negotiate, or only assist with negotiations?	Assuming this question is referring to Owners Representative and not Construction Manager, in some instances the OR is expected to handle negotiations.
59.	26	5.3	We read the requirement to provide an “original” hard copy of the proposal to mean that this copy must have ‘wet signatures’ on any and all pages requiring a signature. Is this correct? If not, please clarify what is meant by “original.”	That is correct.

60.	26	5.3	<p>Please confirm that the requirement for 1 original, 4 copies, and 1 electronic version of the proposal involve the expectation that the process below will be followed:</p> <ol style="list-style-type: none"> <li>1. The bidder will create one printed original document which is then signed by the appropriate staff.</li> <li>2. These pages will then be scanned, and the scan printed out to provide “four (4), complete and exact hard copies of the original”</li> <li>3. A PDF of the scan will be copied to a flash drive.</li> </ol>	Correct.
61.	26	5.3	Are there any requirements regarding how the printed copies are to be bound?	No.
62.	26	5.4	Section 5.4 states that volume one is divided into four (4) sections: Section 1 - Forms, Section 2 - Technical Proposal, Section 3 - Organizational Support and Experience, and Section 4 Cost Proposal. Section 5.4 also states, “[t]he bidder should limit their response no more than 50 pages to one volume....” Does the 50-page limit apply to each section, or is it a cumulative limit for all four sections combined? Does Section 1 – Forms count toward the 50-page limit?	Bidders are requested to limit their response to 50 pages, “if at all possible.” Responses that exceed the limit will not be penalized.
63.	26	5.4	Is the 50-page limit, limited to single side only? Or are the responses able to be double sided?	See response to Question 62.
64.	26	5.4	Do the cover, table of contents, tabs/dividers, and forms count toward the 50-page limit?	See response to Question 62.
65.	29	5.6.3	Is it acceptable to provide the contract schedule on an 11x17 sheet bound into the document and folded to 8.5x11?	Yes.

66.	30	5.7.5	Is it acceptable to provide the firm organizational chart on an 11x17 sheet bound into the document and folded to 8.5x11?	Yes.
67.	30	5.7.6	This section requires “a comprehensive listing of <b>current and recent</b> contracts of similar size and scope that it has successfully completed,” including descriptions, references, and start and end dates for each project. Since there is a page limit for the proposal, please clarify what is considered to be recent, and how many pages or projects the listing may include.	Within the last ten years.
68.	31	5.7.7.4	Please confirm that the minimum minority (certified small, women, minority and veteran-owned business enterprises and local business enterprises) subcontracting requirement is 15%.	This is a target for UH, not a firm minimum for bidders.
69.		Attachment B Project Summary Next Steps	For the UH fit out areas are DevCo’s consultants considered to be the design architects?	Yes.
70.		Attachment B Project Summary Next Steps	For the MOB will the design architect be retained by the Developer (Still to be Awarded) or will this be a separate procurement in the future?	Yes, the design architect will be a part of the Developer’s Team.
71.	4	1.1.1	Can you clarify how the selected Owner’s Representative will function within the “Rutgers Led” ADMB structure described, including whether UH’s Owner’s Representative will act as the project lead or report to the Rutgers-led team. The question relates to the RFP which states the firm selected will serve as the primary point of contact for UH across both buildings from design through occupancy. Additionally, can you confirm the scope for the Owner’s Representative role is for the MOB as well as the entire ADMB (Not just the two UH floors)	The OR will serve as UHs representative throughout the fit out and move in of the two areas (11,000sf clinic and 1 administrative floor) in the ADMB and the entire MOB.

72.	4	1.2	The RFP provides the overall master plan budget of \$1.8B—can you confirm the individual total project budgets for the entire ADMB, the dedicated two UH leased ADMB floors, and for the MOB?	The entire ADMB Budget is \$310M, the MOB budget has been estimated at \$350M. There is not a separate estimate for the two dedicated UH areas at this time.
73.	5	1.2	The schedule provided is helpful; do you have additional information regarding the schedule interdependencies and key milestone dates between ADMB and MOB projects?	We have provided DevCo’s schedule. We will not have a more detailed schedule for the MOB until the Developer is selected.
74.	5	1.2	For the MOB project, is it the intent of this RFP for the selected Owner’s Representative to support and help manage the developer selection and interview process?	Based on timing, it would be preferred to have the OR on board to engage in the Developer selection process.
75.	5	1.2	Is there a predetermined approach to developer engagement for the MOB project regarding ground lease terms, future purchase options, maintenance responsibilities, and preferred financing structures. Will the Owner Representative role to provide guidance and support to the optimal development approach to best align the interests of UH and the developer?	There is no predetermined approach to the ground lease, or future purchase options or financing structures. Based on timing, it would be preferred to have the OR on board to engage in the Developer selection process.
76.	5	1.2	Could you clarify the respective roles of the developer, Rutgers, UH, Devco, and the Owner’s Representative for the MOB project—ideally through a simple organizational chart? Please include on this organization chart an outline of dedicated titles and/or roles and responsibilities (including any outsourced positions) across both the ADMB and MOB projects.	This is not available at this time.
77.	12	3.2	Please advise if there are any sustainability (LEED) requirements for the project and/or the Owners Representative team.	There are no sustainability requirements for the MOB at this time.
78.	12	3.2.5	Does the requirement to manage and coordinate grant reporting for the Federal ARP funds apply to the entire ADMB project or only the two floors?	Whether or not federal grant funds are needed for this contract, this contract will require support, as necessary, with federal

				reporting requirements applicable to Rutgers and/or the entirety of the AMDB project. Key team members for both Rutgers and UH are already identified and managing the grant reporting. The OR would only be expected to ensure compliance is maintained.
79.	12	3.3	Can you provide details on the full program and any early blocking and stacking plans for the ADMB?	No.
80.	15	3.4	Can you provide details on the full program and any early blocking and stacking plans for the MOB? Understanding the percent inclusion of higher-acuity spaces—such as ASC and radiology—versus standard exam rooms or offices will help inform the level of management oversight required.	There are no details at this time.
81.	20	4.8	Section 4.8 references a UH Project Manager—can you clarify the organizational structure of the UH team and to whom the selected Owner’s Representative would report?	Currently the OR will report directly to the SVP for Construction, Real Estate and Facilities.
82.	26	5.4	Do required forms and resumes count toward the 50-page limit, or can they be included as appendices without impacting the page count?	See response to Question 62.
83.	31	5.7.7	Please advise if other certifying bodies such as Port Authority of NY/NJ would suffice for Minority Business Enterprise.	UH will accept all of the certification agencies listed at RFP page 43, and will consider alternative certification agencies, such as the Port Authority.
84.	N/A	N/A	Does the construction contract with DEVCo for the ADMB also include the fit out of the two UH spaces or will that be issued for bid separately?	Yes, the construction contract with DevCo for the ADMB includes the fit out for the two UH spaces.
85.	N/A	N/A	Will the DEVCo design team also be responsible for the construction documents for the two UH spaces in the ADMB?	Yes, the DevCo design Team is also responsible for the CDs for the two UH spaces.
86.	N/A	N/A	Has a budget been established for UH's portion of the ADMB and/or MOB?	The entire ADMB Budget is \$310M, the MOB budget has been estimated at

				\$350M. There is not a separate estimate for the two dedicated UH areas at this time.
87.	N/A	N/A	Does UH have any requirements for construction administration or financial software?	No. There are no specific requirements, but UH has access to Procore.
88.	5	1.2	What specialties are moving into the ADMB ground floor clinic? Will it be one practice or broken up into multiple modalities?	UH is still finalizing what type of practice will occupy the Ground Floor Clinic. It will be a single practice.
89.	5	1.2	Will the practices in the ADMB ground floor clinic require licensing and go through a DOH/DCA approval process? If so, has that process been started?	Yes, the practice will require DOH and DCA approval. No, it has not started.
90.	5	1.2	Have the practices other than the ASC been identified for the MOB? Is there a stacking plan/expected?	UH has an expectation as to what is moving into the MOB, however, the final plan will be created in collaboration with the selected Developers.
91.	N/A	Attachment A	The master plan sequencing timeline is difficult to read. Is there a cleaner version?	See response to Question 30.
92.	N/A	Attachment B	Document references the design of the ADMB is moving at a faster pace. Is there an overall project schedule including core & shell milestones and when the fit out is on track to begin?	ADMB: Mobilize on site 7/1/25 Demo and removal of ADMC buildings AUG 2025 Begin footing/foundations DEC 2026 First precast on-site FEB 2025 Building topping off AUG 2026 Building enclosed NOV 2026 ADMB opens in Spring /Summer 2027.

93.	4	1.2	<ol style="list-style-type: none"> <li>1. Please describe the contractual structure between Rutgers, DevCo and UH.</li> <li>2. What role will Rutgers play in the development process?</li> <li>3. Will Rutgers be an AHJ for this project, or be required to review and approve design and construction administration documents?</li> </ol>	Rutgers is the owner of the ADMB. Rutgers has contracted DevCo for a design-build and they will construct, furnish, and startup the ADMB.
94.	4	1.2	<p>Please clarify scope boundaries of the DevCo design-build agreement:</p> <ol style="list-style-type: none"> <li>1. Will they provide only the architectural build-out, excluding all furnishings and equipment?</li> <li>2. Will they provide structured cabling?</li> </ol>	DevCo will provide a complete build-out including all furnishings and equipment.
95.	4	1.2	<ol style="list-style-type: none"> <li>1. Who will represent University Hospital during the design process?</li> <li>2. In similar development management engagements, we typically bring on board a team of peer review professionals.</li> <li>3. Does University Hospital have such a team in place, or will we be responsible for procuring and managing such a team?</li> <li>4. Does Rutgers / University Hospital have an in-house team responsible for these efforts?</li> </ol>	<p>For the ADMB, from UH, the SVP CREF will continue to be involved in the design process. The SVP will continue to serve in an oversight role for the MOB and work in collaboration with the selected Developer.</p> <p>The OR should present whatever they recommend to ensure both projects are delivered successfully.</p> <p>UH is creating a Governance Structure to assist in the design and programming of the MOB.</p>
96.	5	1.2	Please provide the set of AMDB bridging documents.	Bridging documents will not be provided.
97.	5	1.2	<p>Regarding ADMB:</p> <ol style="list-style-type: none"> <li>1. Has a developer been selected?</li> <li>2. Floor 7: <ol style="list-style-type: none"> <li>a. How big is the floor?</li> </ol> </li> </ol> <p>Is the use strictly administrative, or are there clinical uses subject to DOH &amp; similar agency oversight / approval?</p>	<p>DevCo is the Developer for the ADMB.</p> <p>Floor 7 is approximately 42,000 USF and only for administrative purposes, not subject to DOH or similar agency approval.</p>

				Only the 11,000 gsf of clinical space on the Ground Floor that belongs to UH will require DCA/DOH approval.
98.	5	1.2	<p>Regarding MOB Building:</p> <ol style="list-style-type: none"> <li>1. Please provide any preliminary design documents for the MOB.</li> <li>2. What is the area and height of the MOB?</li> <li>3. Does the MOB have any below grade levels?</li> </ol> <p>Please provide a copy of the RFI issued on May 23, 2025, for qualified development teams.</p>	<p>There are no preliminary design documents for the MOB.</p> <p>The RFI can be located on the UH website. <a href="#">Bidding Opportunities   UH   Vendor &amp; Contracting Info</a></p>
99.	12	3.2.11	<p>[Questioner] is a federal contractor. In light of the recent Executive Order regarding “Ending Illegal Discrimination and Restoring Merit-Based Opportunity,” we are no longer able to administer supplier diversity programs.</p> <p>Does this executive order eliminate the need to comply with 2 CFR 200.321 and other diversity requirements,</p> <p>Can the requirement to monitor all projects for adherence to the goals of diverse participation be re-written as follows for greater clarity:</p> <p>“Monitor all projects for adherence to the goals of diverse / local participation, as well as monitor ongoing community engagement throughout the projects.”</p>	<p>See Part 2 of this addendum for Section 3.2.11 revision.</p> <p>See attached to this addendum a revised Attachment C University Hospital Special Terms and Conditions for Federally Funded Contracts.</p> <p>It appears unlikely that federal grant funds will be needed for this contract. In that instance, the Special Terms and Conditions for Federally Funded Contracts included in this RFP at Attachment C would no longer be applicable to this contract. If federal grant funds are used for this contract, the Special Terms and Conditions for Federally Funded Contracts including in this RFP at Attachment C will be modified to address any changes to federal requirements after the contract is executed and to comply with federal guidance from the U.S.</p>

				Department of Labor and other applicable federal agencies.
100.	12	3.2.5	Please provide Federal Grant reporting requirements. Will the OR be responsible for items such as invoice vouchering, MWBE/SDVOB use reporting, etc.?	<p>This will be the responsibility of Rutgers and UH.</p> <p>It appears unlikely that federal grant funds will be needed for this contract. In that instance, the Special Terms and Conditions for Federally Funded Contracts included in this RFP at Attachment C would no longer be applicable to this contract. If federal grant funds are used for this contract, the Special Terms and Conditions for Federally Funded Contracts included in this RFP at Attachment C will be modified to address any changes to federal requirements after the contract is executed and to comply with federal guidance from the U.S. Department of Labor and other applicable federal agencies.</p> <p>Even if federal grant funds are not needed for this contract, this contract will require support, as necessary, with federal reporting requirements applicable to Rutgers and/or the AMDB project.</p>
101.	13	3.3.1.4 3.3.2.3	Please define the involvement of UH's IT/AV/Security teams. Do these departments lead design efforts & procurement for materials, or will the design be carried under the overall design team and OR responsible for managing procurement of materials?	For the MOB- UH's IT/AV/Security teams will be involved to the extent that that selected Developer requires.

102.	13	3.3.2.3	Medical Equipment – We understand that a medical equipment planner will be onboarded. Please clarify the role of the OR related to procurement, delivery, and installation. Will UH Biomed & Procurement teams lead this effort?	The OR is expected to assist in the coordination and communication of all areas. BioMed and Procurement’s roles will be determined with the Developer.
103.	14	3.3.2.8	Has a CON been received?	Not applicable.
104.	16	3.4.2.1	Please describe “Owner’s Project Management System” and list all tools your OR will be responsible for using and administering.	UH does not require the OR to use or administer any specific tools. UH is licensed to use Procure.
105.	17	3.4.6.2	Please confirm the proximity of the noted off-site locations relative to the MOB.	Off site locations refer to the existing hospital campus, which includes the ACC, the DOC, UH Main Hospital, and the NJ Cancer Center.
106.	29	5.6.4.3	The first sentence addresses “the contract start date at the end of the implementation period”. Was it meant to just ask how we would have the necessary staff on the contract's start date?	Yes.
107.	N/A	Attachment A	<ol style="list-style-type: none"> <li>The Conceptual Delivery Schedule provided does not note which building the is for. Please clarify.</li> <li>The Master Plan sequencing diagram notes the MOB and the ADMB buildings. Please confirm the MOB completion.</li> </ol> <p>Please provide a milestone schedule for each building (ADMB &amp; MOB), showing their overlap.</p>	<p>ADMB: Mobilize on site 7/1/25  Demo and removal of ADMC buildings AUG 2025  Begin footing/foundations DEC 2026  First precast on-site FEB 2025  Building topping off AUG 2026  Building enclosed NOV 2026  ADMB opens in Spring /Summer 2027.</p> <p>MOB: Developer will be selected in Fall of 2025. Design will take 8-12 months  Expect construction to begin in early 2027</p>

				MOB completion summer/fall of 2028
108.	N/A	Attachment C Page 1	Please confirm that we do not need to take any actions under this section if we do not use any sub-contractors, or must we act under 1.1.3, and “Divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women’s business enterprises.	Subcontractors are not required.
109.	N/A	General	What firm(s) are part of DevCo?	Elkus Manfredi and Jingoli and their consultants.
110.	40	9	Our firm has already filed an Employee Information Report and has a current certification. Would it be acceptable to include only the certification in the proposal, or must we also include the completed report that was filed with the state?	A copy of the certification will suffice.
111.	40	9	Several of the forms listed on pages 2-3 (such as the Certificate of Employee Information Report, Business Associates Agreement, Disclosure of Investment Activities in Iran, and Disclosure of Prohibited Activities in Russia / Belarus Forms) are shown on page 40 as needed before contract signing. It is unclear if these forms must be submitted with the proposal to avoid disqualification. Only 3 forms are listed on page 40 as being required for the proposal (the RFP Cover Sheet, “No” to SOW form, and Ownership Disclosure form). Please clarify which forms are required to be included in the proposal submittal.	Forms listed in Section 9.1 must be provided with the proposal. Forms listed in Section 9.2 may be submitted with the proposal and must be submitted prior to contract award.
112.	27, 31	5.5.3, 5.7.7.4, 5.8.2	The Diversity Subcontractor Utilization Plan must be included in the proposal, as stated in three sections of the RFP (Forms 5.5.3, Diversity Status of Bidder 5.7.7.4, and Diversity Subcontractor(s) 5.8.2. Which of these sections should the form be included in?	The Plan should be submitted as part of the Bidder’s response to Section 5.7.7.
113.				

114.			
------	--	--	--

**PART 2:**

**Additions, Deletions, Clarifications and Modifications to the RFP**

<b>Number</b>	<b>Page #</b>	<b>RFQ Section</b>	<b>Additions, Deletions, Clarifications and Modifications</b>
1	1	Cover Page	The due date for proposals is revised to July 29, 2027, by 2:00 PM
2	12	3.2.11	Revised to read: 3.2.11 Monitor all projects for adherence to the goals of diverse / local participation, as well as monitor ongoing community engagement throughout the projects.
3	19	4.5	Strike the requirement for errors and omissions liability insurance.

**THE FOLLOWING ITEMS OF ADDENDUM #1 ARE ATTACHED FOLLOWING THIS PAGE:**

- 1. Attachment C Special Terms and Conditions for Federally Financed Contracts (Revised)**
- 2. Attachment D Master Plan Sequencing**

**ALL OTHER TERMS AND CONDITIONS OF THE ORIGINAL SPECIFICATIONS REMAIN UNCHANGED.  
END OF ADDENDUM #1**