

University of Massachusetts Building Authority
Project #UMBA 08 W2
University of Massachusetts Medical School
Co-Generation Power Plant Expansion Project

ADDENDUM No. 1

The following questions were submitted by the deadline stated in the Request for Proposals for Architect/Engineer Design Services for the Co-Generation Power Plant Expansion Project, 5:00 pm on October 22, 2008. Responses to the questions are provided below.

Question #1: Can I receive a list of A/E firms interested in these RFPs?

Response: The list of firms who have requested the RFPs will not be provided.

Question #2: How may I view the VanZelm Engineers Study (Attachment 8) referred to in the Co-Generation RFP?

Response: The VanZelm Study is listed under the link to download the RFP. If you are having trouble finding it, the link to the Study is http://www.pmaconsultants.com/umass/addendums/07_VanZelm_UMMS_Power_Plant_Study_April%2006_lr2.pdf

Question #3: Schedule and expected beneficial dates for plant betterment items listed in the VanZelm study, specifically expected start dates for the 4000 ton chiller and the cogeneration component.

Response: The Project Schedule is currently under review. The University of Massachusetts Building Authority wishes to include the A/E firm and Construction Manager in the process before it is finalized.

Question #4: RFP Section VI. Fee states "To be determined" whereas Section IX Submission Requirements item 11, requires man-hour loaded project schedule.

Response: The fee will be negotiated. The requirements of Section IX, item #11 are clear and should be addressed in the Proposal.

Question #5: RFP Section VI. Fee states "To be determined" whereas Section IX Submission Requirements item 12, requires detailed cost proposal matching the schedule listed in item 11 above.

Response: The fee will be negotiated. The requirements of Section IX, item #12 are not required as part of the Proposal. Once a short list of firms has been developed, the University of Massachusetts Building Authority will provide further direction relative to submission of a fee proposal.

Question #6: Your RFP requests proposals for A/E services for the Co-Generation Power Plant Expansion Project. Does this specifically relate to the 5 MW gas turbine generator/HRSG only, or are any of the other 1-3 Year or 3-5 Year recommendations to be included, as well?

Response: A/E services will be related to all work outlined in the VanZelm Study. The final elements of the Study to be implemented will depend on the construction cost and Project Budget, which are to be determined.

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Question #7: If this is for the Co-generation Project only, are the limits of responsibility at the tie-in points to the existing steam and electrical distribution systems?

Response: To Be Determined.

Question #8: We understand the power plant is undergoing expansion and changes in a phased format, for this particular RFP is there a determined or estimated amount of square footage that is proposed for expansion / renovation as part of the multifaceted power plant upgrades?

Response: The square footage for expansion/renovation will be determined as part of the programming and design process once the A/E firm is on-board.

Question #9: Is TKA precluded from this process?

Response: Tsoi Kobus and Associates, Inc. is not precluded from pursuing this Project.

Question #10: Are there design guidelines for this area of the campus?

Response: No.

Question #11: May we visit and tour the existing facilities?

Response: There will be a sixty (60) minute power plant site tour on Wednesday, November 5, 2008, at 9:00 am, and on Thursday, November 6, 2008, at 1:00 pm, for anyone interested in viewing the power plant. The site tour will be a look and see only and no questions will be accepted or addressed. To reserve a spot for one of the site tours, contact Mr. Clark McCormick, PMA's Project Manager for the Co-Generation Power Plant Expansion Project, at (781) 910-6571 or cmccormick@pmaconsultants.com. All arrangements must be made in advance.

Question #12: What current experience do UMMS and PMA have with BIM? Can you please better explain how you would like to use BIM in the design and construction process?

Response: The University of Massachusetts Building Authority has not required BIM implementation on any prior project. The University of Massachusetts Building Authority believes that BIM may offer substantial benefits for the design and construction phases and completed building operations and management. The University of Massachusetts Building Authority wishes to include the A/E firm and Construction Manager in the decision process before it is finalized. However, as stated in the RFP, the use of BIM is "highly desirable".

Question #13: Are any sub-consultants contracting directly to PMA or UMMS?

Response: All subconsultants will be contracted directly with the A/E firm selected for the Project.

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Question #14: What is the selection schedule?

Response: Proposals for the Co-Generation Power Plant Expansion Project are due on November 14, 2008. Thereafter, the Selection Committee will review the Proposals submitted, develop a short list and conduct interviews. Soon after, a firm will be selected. It is anticipated that a final selection will be made sometime in December 2008.

Question #15: Who sits on the selection committee?

Response: Representatives from the University of Massachusetts Building Authority, University of Massachusetts Medical School, University of Massachusetts - Worcester and PMA Consultants LLC will sit on the Selection Committee.

Question #16: What form of financial evidence are you seeking?

Response: A current financial statement, and financial statements for the prior two years, will suffice.

Question #17: What is the project schedule?

Response: The Project Schedule is currently under review. The A/E firm should provide their best achievable schedule as requested in the RFP.

Question #18: What is the total project cost and the construction cost?

Response: The Total Project Cost and Construction Cost are currently under review. The University of Massachusetts Building Authority wishes to include the A/E firm and Construction Manager in the process before they are finalized.

Question #19: Will the project be LEED certified?

Response: The Power Plant Expansion will not be LEED certified, but the A/E firm will be required to make every effort to incorporate elements of sustainable design and to maximize energy conservation.

The following questions may be addressed as part of responses to questions submitted for The Albert Sherman Center and Parking Garage RFP:

Question #20: Will the Tsoi/Kobus UMMS master plan be made available for review prior to submission of proposals.

Question #21: Please further describe what relevant experience is required in the proposal. Do you mean research experience in a broad sense, such as wet and dry labs, etc. or more specifically, such as our stem cell experience?

Question #22: What do the Medical School departments include (offices, clinical, exam, etc.)?

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- Question #23:** May we have a copy of the TKA program or sections that better illustrate the program spaces?
- Question #24:** Does UMMS have a model for laboratory layout?
- Question #25:** Who does UMMS view as peer institutions?
- Question #26:** Has the institution explored interstitial space?
- Question #27:** Has the committee toured other similar facilities? If so, where?
- Question #28:** Is there a role model that they have seen for this new building? (functionally or architecturally)
- Question #29:** Scope of work if any for the demolition of the existing parking garage and new parking garage.
- Question #30:** What is the role of Mr. Sherman in the project?

END OF ADDENDUM No. 1