

University of Massachusetts Building Authority
Project #UMBA 08 W1
University of Massachusetts Medical School
Albert Sherman Center and Garage Project

ADDENDUM No. 1

In accordance with the Authority's Request for Proposals for Independent Engineering and Commissioning Agent Services ("RFP") for the University of Massachusetts Medical School Albert Sherman Center Project ("Project"), the Authority is issuing this Addendum No. 1.

1. Responses to Questions. The Authority provides the following answers to questions in connection with the above-referenced RFP:

Question #1: Reference RFP Paragraph 2.4, Project Schedule, page 12: The RFP notes the project is presently in the programming phase with early bid packages set for October of 2009 and substantial completion in June 2012. Can a more detailed schedule of the design time frames for the SD, DD, and CD phases be provided?

Response: It is anticipated the Programming will be completed in May 2009, Schematic Design in August 2009, Design Development in February 2010 and Construction Documents in August 2010. Early construction packages will commence prior to design development or construction documents being completed.

Question #2: Can the overlap schedule of the design and construction phases be provided for the purpose of understanding any of the multiple bid packages that are being considered?

Response: No such schedule will be provided as part of this RFP.

Question #3: Also given the schedule, is the project being designed in a shell & core, fit-out methodology?

Response: The methodology has not been determined.

Question #4: Reference Agreement Paragraph 2.2.4 (n), page 7: Please confirm that a structural concept review is part of this RFP.

Response: A structural peer review as it pertains to the Massachusetts State Building Code is not part of the IE/CA's scope of services.

Question #5: Reference Agreement Paragraph 2.2.4 (p), page 7: Please confirm that the life cycle assessment of competing mechanical systems is part of this RFP, vs. work sometimes provided by a LEED sustainability consultant. Also please advise who is to be responsible for providing the interactive energy model for compliance with LEED EAc1.

Response: The preparation of the life cycle assessment and the energy model is not part of the IE/CA's scope of services. The IE/CA's scope is **only** to provide reviews and comments on the assessment and model.

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Question #6: Will all primary utilities, steam, chilled water, primary electrical power and alternate electrical power be provided from the campus network and power plant?

Response: Yes.

Question #7: Both the RFP and the Agreement in Attachment 6 reference a Lump Sum Fee Proposal; is the fixed fee requested as part of this submission or is it to be provided to the Authority after the IE/CA has been selected?

Response: Only the materials identified in Section 4 of the RFP will be accepted as a part of the proposals received in connection with this RFP. The Authority will not accept fee proposals from responding firms as part of those submissions. It is anticipated that firms selected for interviews by the Authority will be required to submit lump sum fee proposals based on the scope identified in the RFP and the RFP attachments.

Question #8: Reference RFP Paragraph 4.6, Technical Proposal, page 16: The RFP requests a sample of a respondent's actual Commissioning Specification, Start up Plan and Commissioning Report developed for a similar project. Understanding the need for confidentiality, and notwithstanding paragraph 3.12, use of information submitted to the Authority, such example of Similar Submitted Material shall not be used or become the property of the Authority or grant its unrestricted use. Can we rely on the above clarification as it pertains to work examples submitted?

Response: No. However, responding firms are not required to provide actual copies of prior work product. Sample documents may be modified and/or redacted to protect the identity of clients and projects, so long as the nature of the IE/CA's work is effectively represented in the submission.

Question #9: Are mechanical drawings available for review?

Response: No drawings will be provided as part of this RFP.

Question #10: Are drawings available that provide equipment schedules?

Response: No drawings will be provided as part of this RFP.

Question #11: Both the Co-Generation Plant commissioning and Albert Sherman Center commissioning RFPs indicate commissioning scope to include fire protection, electrical, tel/data, security, life safety systems among

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others. Is it the intent of these RFP's to commission all these systems noted?

Response: This Addendum relates only to the RFP for the Albert Sherman Center. Yes, the Authority intends that all of the indicated systems will be commissioned.

2. RFP Modifications. The following changes are hereby made to the RFP:

- (a) RFP Section 2.3, page 4, change "Attachment 5" to "Attachment 6".
- (b) RFP Section 2.5, page 13, change "Attachment 5" to "Attachment 6".
- (c) Agreement Section 2.2.4 (p), page 7, change "Provide a" to "Review the", so that Section 2.2.4(p) of the Agreement now reads as follows:

"Review the life cycle assessment of the primary competing mechanical systems relative to energy efficiency, O&M, indoor air quality, functionality, and sustainability."