

ADDENDUM #1
CONSTRUCTION MANAGEMENT SERVICES
HAMILTON TOWNSHIP MUNICIPAL COMPLEX PROJECT

TO: All Potential Respondents

FROM: Allan C. Collins
Deputy Executive Director

DATE: September 30, 2022

The following questions were received in reference to the Request for Proposals (“RFP”) for Construction Management Services for the above Project. This comment/response document shall provide answers to these questions. This Addendum shall be considered in preparing a response.

Please be advised that the Due Date for Proposals remains October 18, 2022 at 10:00 A.M. Proposals are due at the MCIA Offices located at 80 Hamilton Avenue, Trenton, New Jersey 08611.

QUESTION: Please confirm that MCIA will be holding the Construction Contracts.

ANSWER: Correct, the MCIA shall be the official Owner of all Construction Contracts for the Project.

QUESTION: In Section 2.1.9., is the 25% M/WBE goal required for all individual contracts, inclusive of soft costs and construction costs?

ANSWER: The MCIA is seeking a 25% participation goal in all construction related contracts. This would include general contracts, subcontracts, material suppliers, transportation, etc. Soft costs, including professional services, would not be the responsibility of the Construction Manager (“CM”) under the CM contract.

QUESTION: Is the MCIA considering a PLA for the project should a single-prime contract be recommended?

ANSWER: Yes, a Project Labor Agreement will be used for the project. It is the intent of the MCIA to issue a single-prime contract for this project.

QUESTION: In Section 5- Evaluation: Evaluation Criteria #2; Is the MCIA looking for CM experience and reputation from other agencies within the tri state?

ANSWER: The MCIA is looking for the respondent to provide the relative experience and reputation of its firm and personnel in construction projects of similar size and complexity. Recommendations from regulatory and governmental agencies can be included and will be considered in evaluating the firm's expertise and capabilities.

QUESTION: Section 2.1.6 of the RFP refers to cost estimating services. Is the estimating during the construction document phase just one estimate or at 60% and 90% CD's?

ANSWER: The MCIA is requesting two separate detailed cost estimates broken down by Division, one at 60% and one at 90% CD's. The estimates shall include details including take-off quantities, costs/SF and appropriate markups for general conditions, overhead, profit, etc.

QUESTION: Is the MCIA requesting Construction Management Services "AS AGENT" or Construction Management Services "AS CONSTRUCTOR?"

ANSWER: The MCIA is seeking CM services as Agent, in essence the CM will not have any construction responsibility. All construction means and methods shall be the responsibility of the general contractor.

QUESTION: What is the Budget for the project?

ANSWER: The initial estimated construction cost for the project is \$25 Million. This number does not include any soft costs.

QUESTION: Section 2.1.6 states that the CM shall develop a Construction Cost Model at each design phase (schematic, design development, construction documents). However, Section 2.1.5 requires Constructability Reviews at 60 and 90% CD's. Should the CM provide its Construction Cost Model also at 60 and 90% documents?

ANSWER: The CM should plan to provide Construction Cost Models at the 60% and 90% CD phase of the design.

QUESTION: Can the MCIA elaborate on the level of staffing it expects the CM to provide for the life of the project?

ANSWER: While it is up to the individual CM firm as to how it best sees fit to staff the project, based on the size and complexity of this project the MCIA is expecting the CM to provide at least one full-time Project Superintendent and a Project Manager/Executive to oversee the project.