

UNIVERSITY OF VIRGINIA
Lee Street Medical Center Projects
CM RFP No. 07-116

PREBID QUESTION FORM
(Use separate Form for each question submitted)

Date: 7/11/07 _____

Specific Project Component (Request For Proposal _____)

The following question concerns Drawing Sheet (number) _____ :

See the following two pages _____

The following question concerns Specifications Section (number) _____ ,
page _____ , paragraph _____ .

All responses to questions will be made by Addendum.

Question submitted by: Matt Wood _____ Barton Malow _____
Name Firm

E-mail Form To: troland@virginia.edu
Or FAX to: (434) 982-2838 attn: Tim Roland

UVA Lee Street Project
RFP Related
Pre-Proposal Questions
Page 1

- C.3.10 / Pg 25 Possible LEED Certification for the Cancer Center
We need to understand the intent relative to the schematic estimate. Will the University require that the CM provide LEED accredited professionals to the project under required services or will this be considered an Additional Service which will be considered a Change order after award?
- C.3.12 / Pg 25 Commissioning Agent under direct contract to the University.
Please confirm the Commissioning Agent will work directly for the University as there is another reference that could be interpreted that the Commissioning Agent is a consultant to the CM.
- C.5.14 / Page 38 CM will prepare an independent cost estimate prior to the receipt of trade contractor's price proposal for all change orders.
Please clarify what the intent is regarding an independent cost estimate.
- C.5.14.2 / Page 38 The University and Trade Contractors will share in the cost savings.
We assume this applies only to Value Management Change Proposals. It is assumed the Trade Contractors will be lump sum contracts in lieu of GMP contracts with split savings.
- E.1.2 / Page 45 7/20/07 – Deadline to Clarify CM Contract Terms
We do not fully understand the meaning of this deadline.
- E.4 / Page 46 The University shall select one or more CM's...
It is our assumption, and basis for our cost proposal, that only one CM will be selected to manage all three components of the project.
- F.3 / Page 47 Delay of Work caused by others
We would like to confirm that the University will allow no profit on CM time extensions caused by others as this could negatively impact our pricing proposal. The same applies to not allowing the CM a time extension on items not within the control of the University. This appears to possibly be related more to a CM-At Risk contract arrangement.
- I.1 / Page 58 Delay due to asbestos
Similar to comment above, time extension will be granted but no additional compensation for the time extension is indicated. This could negatively impact our pricing proposal. This appears to possibly be related more to a CM-At Risk contract arrangement.

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Page 2

- I.2 / Page 58 Open book & auditable
This appears to possibly be related more to a GMP contract arrangement. Lump sum components of the proposal should not be auditable. Only reimbursable costs and/or Additional Services using unit rates should be auditable. Please confirm this is correct.
- I.6.1 / Page 58 Drug free workplace
Are there any specific requirements associated with this statement other than the CM's standard policies regarding their personnel?
- I.9 / Page 59 CM agrees to waive any claim based on conditions that would have been discovered from a site inspection.
This appears to possibly be related more to a GMP contract arrangement. Is this language applicable to a CM-Agency contract? If so, please explain the intent of the statement.
- I.10.2.5 / Page 60 CM provides Builder's Risk
We assume Builder's Risk is to cover the full value of the project (\$120 million of construction value). Also, regarding related insurance issues, we assume that the CM's General Liability insurance should cover only its own operations and each Trade Contractor provides their own General Liability insurance. Also, each Trade Contractor provides their own payment and performance bond.
- J.2 & J.3 / Page 63 Payment for construction services – 85% before Substantial Completion and 15% for 6 month period following substantial completion plus a 5% retainage.
Will it be possible to negotiate a payment schedule in lieu of these specific requirements?
- K / Pages 65-72 Significant break out of various costs by phases and project components.
We assume this is for accounting purposes only and one firm will be selected for all services.
- K / Pages 66 & 67 Small print indicates payments will be based on the actual invoices times the CM mark-up indicated.
We assume this is applicable only to the "General Conditions" items and not the lump sum components of the pricing.
- 2-D / Page 89 Payment amounts based on actual quantities...
We assume this is not applicable to lump sum values.

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PREBID QUESTION FORM
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Date: 7/10/07

Specific Project Component (STRUCTURAL)

The following question concerns Drawing Sheet (number) S 2.01 :

ANY SECTIONS THRU TERRACE
WALLS AT WEST END OF BLDG P

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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PREBID QUESTION FORM
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Specific Project Component (DEMOLITION)

The following question concerns Drawing Sheet (number) C1.03 :

DEMOLITION OF PARKING GARAGE (BY OTHERS)

IS THIS TRUE?

The following question concerns Specifications Section (number) _____, page _____, paragraph _____

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Name Firm

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PREBID QUESTION FORM
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Date: 7/10/07

Specific Project Component (STRUCTURAL STEEL)

The following question concerns Drawing Sheet (number) 53.10 :

ANY COLUMN SIZES AVAILABLE

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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PREBID QUESTION FORM
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Specific Project Component (CONCRETE FNDTNS)

The following question concerns Drawing Sheet (number) S 3.07 :

DRAWING SHOWS NO DRILLED PIER CAPS
ARCHITECTURAL DRAWING A 3.09 SHOWS CAPS AND
TIE BEAMS. SHOULD WE ASSUME
PIER CAPS & TIE BEAMS?

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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Question submitted by: KEN PESTA BARTON MALOW
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WORK ORDER NO.

UNIVERSITY OF VIRGINIA
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PREBID QUESTION FORM
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Date: 7/10/07

Specific Project Component (DRILLED PIERS)

The following question concerns Drawing Sheet (number) S2.00 :

EXTERIOR DRILLED SHAFTS LISTED
AS 2 DIFFERENT DEPTHS 30 FT
AND 40 SEE (7'3" MM) (6'8")
WHICH ONE SHOULD WE USE

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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Question submitted by: _____
Name Firm

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PREBID QUESTION FORM
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Date: 7/10/07

Specific Project Component (01000)

The following question concerns Drawing Sheet (number) _____:

The following question concerns Specifications Section (number) 01000, page _____, paragraph _____,

WHAT IS COST TO LEASE UNIVERSITY
PARKING OR HOW MUCH PER DAY
PER VEHICLE

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Name Firm

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PREBID QUESTION FORM
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Specific Project Component (STRUCTURAL STEEL)

The following question concerns Drawing Sheet (number) S4.01 :

ANY SIZES FOR BRACED FRAMES

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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Name Firm

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PREBID QUESTION FORM
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Specific Project Component (ELECTRICAL)

The following question concerns Drawing Sheet (number) E1.00, E2.00B :

THE INFORMATION PROVIDED ON SHEETS: E1.00, E2.00B, ES.01,
ES.02 AND ES.03 AS IT RELATES TO THE PRIMARY 15KV LOAD
INTERRUPTERS, 2000VA THURPS), AND THE MDP IS NOT CLEAR.
THE 15KV LOAD INTERRUPTERS & THE THURPS ARE SHOWN TO BE
LOCATED IN DIFFERENT LOCATIONS ON DIFFERENT DWGS. PLEASE CLARIFY.

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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Question submitted by: Jim Hueyer BARTON MALOW
Name Firm

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Specific Project Component (ELECTRICAL)

The following question concerns Drawing Sheet (number) ES-02:

THE ONE LINE DIAGRAM SHOWS THE MDP-SWBD-A1 WITH
ONE MAIN FEEDER FROM A 2000 KVA TRAFER. IS THERE A
SECOND SWITCHBOARD CALLED SWBD B? SWBD A1 CANNOT
BE FOUND INSIDE THE ELECTRICAL ROOM ON THE GROUND FLOOR.

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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Name Firm

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The following question concerns Drawing Sheet (number) _____:

PLEASE PROVIDE EQUIPMENT RESPONSIBILITY MATRIX.

The following question concerns Specifications Section (number) _____, page _____, paragraph _____,

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Question submitted by: Jim Swyer Barrow Mna
Name Firm

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