REQUEST FOR PROPOSAL #577-DC CONSTRUCTION MANAGER AT RISK FOR THE
UNLV RAJ FIRST AND SECOND FLOOR RENOVATIONS

NOTICE TO PROPOSERS

THE FOLLOWING ADDITIONS, DELETIONS, AND/OR CHANGES SHALL BE MADE AND
INCORPORATED IN THE SUBJECT INVITATION:

A. CORRECTIONS/CHANGES TO THE RFP:

1. On page 2 of 22, EXHIBIT D: add the following items:
   
   3. RAJ Systems Summary;
   4. RAJ Structural Memo

2. On page 3 of 22, SECTION A, INTRODUCTION, #1. Paragraph 4, sentence 4, add the following:

   “, and new elevator and Lobby for Floor 4.”

3. On page 3 of 22, SECTION A INTRODUCTION, 1. Paragraph 5, after the word “rooms” add the following:

   “(828 sq.ft. limited to floor tile in rooms 137 and 261).”
4. On page 19 of 22, SECTION B – SCOPE OF WORK/SPECIFICATIONS, 1. Paragraph 3, sentence 2: Change “$5 - $6 million, based on funding being sought for this project” to “$9 - $10 million, not including tenant improvements.”

5. On page 22 of 22, SECTION E – PRICING RESPONSE FORM: Replace the entire section with the attached Revised Section E.

6. Ref. Page 20, PHASING OPTION A, Page 21, PHASING OPTION B: Items and their order of sequence are subject to change, regarding Phasing of Tenant Improvements.

B. QUESTIONS/ANSWERS:

1. **Question:** On Section 4.b.3, this section asks respondents to summarize the firm’s experience with applicable institutional building types (i.e., major events and athletic facilities) and related support items (parking, marshaling, etc.) using the CMAR delivery method. This description of institutional building type and support items does not fit the scope of this project, please clarify.

   **Answer:** Remove the reference to the institutional building types.

2. **Question:** Section 4.b.3 and 4.c.1 are specific only to experience with applicable projects of similar size and complexity completed by under the CMAR method of delivery. Will relevant experience on education facilities of similar size and complexity completed under other delivery methods be accepted for Organizational Qualification and Project Experience demonstration?

   **Answer:** Provide CMAR experience which is preferred or provide a comparable delivery method with detailed description.

3. **Question:** Please clarify the intended inclusions in the Contractors Fee.

   **Answer:** See attached Revised Section E for items that should be included in the Contractors Fee.

4. **Question:** Similarly, would direct material costs and/or consultant costs required to provide these ongoing preconstruction services be included in the Cost of the Work or in the Construction Manager’s Fee?

   **Answer:** Yes, these costs should be included in the cost of work.

5. **Question:** Do you already have an architect for this project?

   **Answer:** UNLV intends to proceed with Pugsley Simpson Coulter Architects (PSC).

6. **Question:** Will there be any window tinting upgrades done to the existing glazing on this project?
Answer: This project does currently have window tinting specified for this project.

7. Question: Does this project have raised access floor?

Answer: It is not intended for this building currently nor in the future to have raised access floor.

ALL OTHER TERMS, CONDITIONS AND SPECIFICATIONS REMAIN THE SAME.
ADDENDA MUST BE RETURNED WITH THE ORIGINAL RFP PACKAGE.
REVISED SECTION E
PRICING RESPONSE FORM

1. Limited Pre-Construction* Fixed Fee ________________
   (*Limited Pre-Construction Services includes review of Architect’s conceptual design,
    conceptual cost estimating, and conceptual phasing/scheduling for the project as
    provided in Exhibit D to this RFP. CM must provide their own conceptual cost estimate
    for the conceptual design of all phases, to compare to Architect’s cost estimate. Assume
    a 10-week schedule to complete these services. Provide a fee breakdown including
    anticipated staff hours.)

2. Construction Management Fee Applicable for each Phase ________________
   (Expressed as a percentage of construction cost)
   Construction Management Fee to remain the same throughout the project.

3. Bond Rate ________________
   (Expressed as a percentage of construction cost)

*Full Pre-Construction Services for each subsequent phase will result in a Guaranteed
Maximum Price (GMP) for each phase. Each GMP will become a Change Order to the
Contract. Section H, List of Subcontractors to be used on this Project, including Nevada
Contractor License numbers for each, will be required with GMP submission.