



Allies & Ross
Management and Development Corporation
200 Ross Street
Pittsburgh, PA 15219
412-456-5000

June 14, 2016

**Allies & Ross Management and Development Company
RFP#2016-11 – Construction Management Services-REBID**

ADDENDUM NO. 4

This addendum issued June 14, 2016 becomes in its entirety a part of the Request for Proposals RFP#2016-11 as if fully set forth herein:

Item 1: **Q:** Page 2, Paragraph 3 of RFP says the proposal for Construction Manager (CM) at risk and tasks will be completed at a pre-negotiated guaranteed maximum price. Is this procurement for construction manager at risk? Does the pre-negotiated guaranteed maximum price apply or will Not-To-Exceed task orders be issued against the contract?

A: All references to “CM at risk” is hereby deleted and there will be no guaranteed maximum. The CM will only provide Professional services and will be paid based exclusively on the hourly rates proposed for each project professional.

Item 2: **Q:** Scope of Services:

- a. Page 3, Paragraphs 1.e and 2.a reference that the CM will be responsible for building code compliance. Typically building code compliance relies with the designer and contractors. Please clarify what the construction manager’s responsibility will be related to building code compliance.

A: CM will be responsible for code compliance monitoring.

Q: Scope of Services:

- b. Page 4, Paragraph 3.a states that the construction manager will be responsible to manage the primes. The construction manager has no contractual authority to manage the primes but typically assists with prime contractor coordination. Will the CM be responsible for management of the primes or assistance with prime contractor coordination?

A: CM will be responsible to administer and manage the construction activities of all primes.

Q: Scope of Services:

- c. Page 4, Paragraph 3.b – states that the CM will be responsible for managing means & methods. An agency CM does not manage contractor means & methods and cannot accept responsibility for prime and sub-contractor errors & omissions. Will the CM be responsible for contractor means & methods?

A: CM will manage means and methods to the extent identified in the contract.

Q: Scope of Services:

- d. Page 4, Paragraph 3.c states that the CM will prepare critical path method schedules. Does Allies & Ross intend to have the CM prepare the construction schedules or do you intend to have the general contractor prepare the schedule with the CM to review and comment to the schedule and use the schedule as a tool during construction to monitor work progress?

A: GC will prepare the CPM construction schedule and CM will review, assist ARMDC in approval and monitoring the progress through approved/revised schedule periodically by GC.

Q: Scope of Services:

- e. Page 4, Paragraph 3.d states that the GC shall prepare the schedule. This seems contradictory to paragraph 3.c. Please clarify.

A: Please see answer to item 2.d

Q: Scope of Services:

- f. Should the word “amount” be deleted from paragraph 3.i?

A: Yes

Q: Scope of Services:

- g. We are unsure what is intended by paragraph 3.k? Could you please clarify further?

A: The CM should carefully review proposed change orders, and review/advice ARMDC in a timely manner.

Item 3: Q: Why is escalation only applicable in the 3rd year?

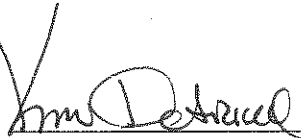
A: Follow fee proposal form

Item 4: Q: Page 14 – under the titles used in the fee proposal, is Project Superintendent appropriate for this RFP? That is usually a prime contractor position.

A: Follow fee proposal form.

- Item 5:** **Q:** Fee Proposal Form – The Fee Proposal form includes a table requesting that hours be applied to various tasks. Since we do not know what our specific tasks will be at this point, we will not be able to insert hours for each task. Is that acceptable?
 A: **Provide hourly rates as specified for each person assigned to the project**
- Item 6:** **Q:** Is this proposal for CM at Risk or for Agency CM?
 A: **All references to “CM at Risk” is hereby deleted**
- Item 7:** **Q:** Will you be conducting another prebid for those that were not in the first round?
 A: **No.**
- Item 8:** The Proposal due date, the time and location remain unchanged at June 20, 2016, at 2:00 p.m., at HACP Procurement Dept., 100 Ross St. 2nd Floor, Suite 200, Pittsburgh, PA 15219.

END OF ADDENDUM NO. 4



Mr. Kim Detrick
Procurement Director/Contracting Officer

6-14-16
Date