

## Questions & Answers

1. What is the estimated construction budget? **Reference page 15, page 25, or page 28 of the RFP.**
2. If you could let me know if any additional walk throughs are scheduled, it would be appreciated. **None are planned.**
3. There are several references to "design-build" throughout the RFP, pages 21 & 24. Please confirm this is not a design-build project. **Confirmed.**
4. Pg. 25 of the RFP states "Proposals are to be limited to 12 pages double sided,...", since this is being submitted digitally, please confirm we can have 24 pages. **We are requesting 24 pages excluding appendices and supporting documentation.**
5. Pg. 4 of the RFP mentions submitting a fully executed and notarized bid bond and consent of surety. Pg. 20 XV Submission requirements mention the with the lesser of 10% or \$20,000. Since this is a CM at Risk proposal and not a GC bid, is a bid bond required? If it is, how are we to determine the value? Is it based on the pre-con services cost? **For a project for a public entity in New Jersey, the bid bond is based on the estimated construction value and preconstruction fee. The amount of such bid bond is equal to the lesser of: (i) 10% of that amount; or (ii) or \$20,000. The Consent of Surety should be submitted for such bid bond amount. Once an award has been made, the bid bond may be terminated by all unsuccessful proposers. For the successful proposer, the bid bond must be retained until the contract has been finalized and executed and payment and performance bonds are in place.**
6. It was mentioned at the walk thru that a shortlist of CM Bidder's will be interviewed on January 15, 2026. Please provide proposed times and brief agenda for this interview as we want to prepare parallel to our submission in case we are shortlisted. **There are dedicated time slots available for interviews on January 15<sup>th</sup>. The time slot provided to the CM will be determined by Rowan University. The agenda will include a CM overview/presentation of the content of their Proposal and Q&A. The firms down selected for interviews will be notified with times and agenda on January 12<sup>th</sup>.**
7. Reference section XV or the RFP – Please confirm if the required bid bond is to be 10% of the calculated fee based on budget provided or for 10% of total services to be provided under the CM scope (Fee plus general conditions). **Please reference response to question 5.**
8. Reference "Required Procurement Documents" General Contractor Approach to Schedule – Please provide a design schedule and / or start date to be utilized to generate the General Contractor's Schedule required in the RFP checklist. **The proposed timeline is Schematic Design completed by end of January 2026, Design Development completed May 2026, and Construction Documents to be completed September 2026.**
9. Please provide an anticipated start date of construction and or/ time frame for construction the general conditions should be based off for our submission. **Please reference response to question 8. General conditions should be included as part of the construction estimate included in the Proposal.**
10. On page 16, the RFP references a DRAFT schedule but Target did not find any schedule attachments. Is there a DRAFT schedule for this project? Are there design milestone dates? **Please reference response to question 8.**
11. Should the bidding CMs assume that the construction documents will be combined into a single set included sitework, core & shell and fitout? **The plan will be to eventually produce a conformed set, but it should be noted that multiple design packages are expected, and multiple GMPs to optimize schedule.**
12. The proposed PLA notes that the GC will be signing an agreement with certain trades, but it doesn't list which trades. Please clarify. **It will be required for all trades.**

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13. Please confirm if a bid bond is required for this bid. The RFP mentions a bid bond however we are providing a preconstruction fee only at this point per the RFP. Is this bid bond required for our preconstruction fee only? **Please reference response to question 5.**
14. Is there a proposed design schedule available to help in the formation of our precon proposal? **Please reference response to question 8.**
15. Is the Consent of Surety required for Part A Preconstruction Lump Sum Bid? **Please reference response to question 5.**
16. Is the bid bond required for Part A Preconstruction Lump Sum Bid? **Please reference response to question 5.**
17. Is a Certificate of Non-Debarment required as part of RFP submission? RFP states prior to award. **Due prior to award but may be submitted with proposal.**
18. Is an NJ Business Registration Certificate required as part of RFP submission? RFP states prior to award. **Due prior to award but may be submitted with proposal.**
19. Is a Public Works Contractor Registration Certificate required as part of RFP submission? RFP states prior to award. **Respondent must have a valid Public Works Registration Certificate at the time of proposal submission.**
20. Is a Disclosure of Investment Activities in Iran required as part of RFP submission? RFP states prior to award. **Must be received prior to award but may be included with submission.**
21. Is a Certificate of Non-Involvement: Russia or Belarus Prohibition required as part of RFP submission? RFP states prior to award. **Must be received prior to award but may be included with submission.**
22. Can you provide the overall design & construction phase schedule? **Please reference response to question 8.**
23. What is the overall anticipated duration for Preconstruction Phase services? **The Preconstruction Phase is assumed to complete with the approval of the final GMP.**
24. What is required Temporary Certificate of Occupancy date? **To be determined.**
25. Will contractor parking be allowed on campus near project site? **To be determined during Preconstruction Phase. The current assumption is that active student and faculty parking lots will not be utilized by contractors and the University will work to find available parking area on the West Campus.**
26. Will project trailers be allowed on campus near project site? **To be determined during Preconstruction Phase. The current assumption is University space will be provided for the CM staff only.**
27. Is there a location on campus for project laydown/staging? **To be determined during Preconstruction Phase. The current assumption is staging can be done in the Ellis Parking Lot (411 Ellis Street) and the CM is to provide transportation to the site. Limited staging can be assumed onsite.**
28. As Rowan University is an arboretum, is there a guideline on allowable landscape disturbance? (i.e. trees removal and replacements) **This information will be provided to the awarded firm.**
29. Does Rowan University have Trades Diversity goals? Please provide requirements if any. **Not Applicable.**
30. Would Rowan University entertain an OCIP/CCIP insurance offering? **Rowan University will not provide OCIP, but is open to accepting a CCIP.**
31. Is the anticipated site entrance off of Route 322 or will the project use entrance off of Whitney Ave? **Contractors are permitted to use access off of Route 322 provided it is before 7AM or after 7PM. All other deliveries are to be done using Whitney Ave.**
32. Any special requirements for access to Oak and Laurer for HWS&R decoupling? **No scope is anticipated for Oak and Laurel at this time.**
33. Is the project subject to LEED requirements? **No LEED certification is sought at this time, but the goal is to design to LEED Silver.**

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34. Any commissioning requirements? **Yes, Commissioning Agent will be hired by Rowan directly and onboarded during DD Phase.**
35. Is the proposal page limit 12 pages double sided which equals to 24 pages in total? Pls confirm. **Please reference response to question 4.**
36. Certification of Non-Debarment form was not found on the Forms website. Do you have a standard form for this? **Rowan University will check the debarment status of the vendor prior to award. No form is required.**
37. For #14 on the required documents list it states "Proof of ability to obtain required insurance." Is there a form you wish us to acknowledge this on or should we provide our sample COI? **COI or other document confirming coverage from your insurer will suffice.**
38. For #17 on the required documents list it states "Acknowledgement of Project Labor Agreement." Should we provide a signed copy of the last page of the PLA or do you have a separate form you wish us to use for this? **Acknowledgement form for the PLA is posted and included in the Revised Required Documents checklist.**
39. Can you clarify exactly which submission requirements are considered part of the 12 page double sided maximum? i.e. does the proposal & pricing page count towards that or is that considered an attachment (which page 25 identifies as not counting toward the page limit.) **Please reference question 4. The proposal and pricing page is considered part of the main 24-page submission.**
40. Pg. 22 of the RFP, note 3 states "CM employ or engage an independent CPM Schedule Reviewer with the experience and qualifications noted in the agreement." Please provide the experience and qualifications for the schedule reviewer. **This requirement is waived.**
41. Pg. 22 of the RFP, note 5 states "in addition to the information provided on the "Staffing Proposal Form...". Is there a Staffing Proposal Form? If so, please provide it. **No standard format/form is provided.**
42. Pg. 4 of the RFP Line 7 asks for us to submit Certification of Non-Debarment, the forms link did not contain this form. Please provide. **Rowan University will check the debarment status of the vendor prior to award. No form is required.**
43. Pg. 6 of the RFP line 6 calls for a subcontract utilization plan. Since this is a CM at Risk contract, please confirm this is not applicable. **This will be utilized during the Construction phase, and will not be needed at this time.**
44. In reviewing the AIA A201, section 15.1.7 appears to have been deleted/removed. Can the standard AIA language be reinstated for a mutual waiver of consequential damages or other negotiable terms be discussed? **Section 15.1.7 can not be reinstated as requested. Other negotiable terms can be discussed with the apparent awardee of the contract.**
45. When Linden Hall was demolished, were the foundations completely removed? If not, can you provide clarifications of what remained at the site? **Linden Hall foundations were removed, further information will be provided to the awarded firm.**
46. Can you clarify if there are any utilities within the proposed footprint for the new building? **Please reference Appendix I for current utility connection assumptions. Further information will be provided to the awarded firm.**
47. Can you clarify if the soil at the site is clean or contaminated? **This information will be provided to the awarded firm.**
48. When will Rowan award the Construction Manager at Risk project? **The target is week of January 19<sup>th</sup>.**
49. Please confirm that Rowan requires four (4) estimates including Schematic Design Estimate, Design Development Estimate, 50% Construction Documents Estimate, and 90% Construction Documents Estimate as stated within pages 8 through 11 in the RFP document. **Cost estimates are expected to be a continuous effort in support of achieving the target value.**

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50. Please confirm that Rowan requires the Guaranteed Maximum Price (GMP) to be established with Design Development Documents as noted on page 10 / items 7. and 8. of the RFP. **Multiple bid and GMP packages are anticipated. CM will weigh in on best approach to bid packages and GMPs to optimize schedule and avoid impacts of long lead items. The intent is for each bid package to be developed to 100% CD level.**
51. Please provide the estimated start of construction and the number of months to assume for the construction period culminating in a completion goal of May 1, 2028 as stated on page 15 / IX SUPPORTING INFORMATION / item B. in the RFP. The projected construction period information is necessary to determine the General Conditions and General Requirements Estimates requested by Rowan in the Proposal & Pricing Form on page 28 of the RFP document. **Please reference response to question 8. We are requesting the submitted Proposal include estimated construction duration.**
52. Please identify the person(s) employed by Rowan University who will be responsible for decision-making, approvals and assurance of project funding regarding the Edelman College project throughout the Preconstruction and Construction phases of the project as stated on page 6 / SCOPE OF SERVICES / item B. **This information will be provided to the awarded firm.**
53. Please identify the person employed by Pure Project Management, the Project Manager / Owner's Representative, who will be the direct contact with the Construction Manager for the Edelman College project throughout the Preconstruction phase of the project as stated on page 7 / IV. Part A PRECONSTRUCTION PHASE / item B. **This information will be provided to the awarded firm.**
54. Please clarify the Construction Manager's direct report contact for the Construction phase of the Edelman College project. Page 13 / item 10 states the CM will provide a monthly report to the University Project Manager. Is the University Project Manager Pure Project Management or an employee of Rowan University? If Pure then will this be the same direct contact person from the Preconstruction phase of the project? **This information will be provided to the awarded firm.**
55. Will Rowan accept response to the nine (9) items listed under 4. Firm's Experience on Similarly Sophisticated Projects / item h. on page 20 of the RFP document to be included within 3. Organizational Information on pages 19/20 of the RFP document? **Yes.**
56. Please confirm that the Required Procurement Documents to be submitted with the CM Proposal on page 4 of the RFP document and Key Team Member Resumes can be provided in an Attachments Appendix section that is NOT part of the 24-page Proposal Document limit. **On page 4 of the RFP, items 4, 20, 21, and 22 should be included in the 24-page proposal document limit. The rest of the items should be included as an appendix.**