



DATE: December 18, 2020

ADDENDUM NUMBER 4
Questions and Answers

Request for Qualifications
New Jersey Wind Port
Construction Management at Risk Services
RERFQ-0000047

Question #1a

Addendum 3: The response to Question 1 (a/b) indicates that the EDA seeks 15% SBE 3% SDVOB and 15% MWBE of the total construction value. What it does not specifically indicate is whether those percentages will be additive and resulting in a significantly higher than normal 33% total.

#1b In addition, we assume that the term total construction value would NOT apply to any of the CM's General Conditions staffing as well as any subconsultants and/or support services.

In other words, is the goal based upon total CM contract value or JUST total construction value...either subcontracted or self-performed?

Answer #1a

The percentages are not additive.

#1b

The goal is based on total construction value.

Question #2

Section E, 3 requests The Respondent to list and identify key project subconsultants and their experience. It's our understanding that the Construction Manager will not have design responsibility and subconsultants will not be needed. Please confirm.

Answer #2

While the CM is not responsible for design, as indicated in the RFQ, the CM will be expected to work with the Design Engineer, and such work will include finalizing design development, preparing construction documents, evaluating constructability, developing a site logistics and mobilization plan, and maintaining the budget through completion of design. It is up to the firm to identify what, if any, type of services the CM intends to subcontract.

Question #3

If Section E, 3's intent was for the Respondent to identify Key Subcontractors for specific scopes of work, please confirm that the identification take place post CM award? Our concern would be to name a subcontractor for a specific scope of work during the RFQ phase, yet still be required to competitively bid that same scope to other contractors who weren't named during the RFQ phase.

Answer #3

NJEDA is only interested in the anticipated types of subcontractors, not the actual firms or staff for the RFQ.

Question #4

Addendum Number 1, Answer #1 states that "Self-Performance (by the CM) is permitted."
In the Request for Qualifications document, Page 1, A. Purpose of the Request-Construction Services performed by the CM describes competitive bidding, and that the Construction Manager will be compensated for the Cost of the Work Plus a Fee. Will the scope of work(s) that are to be self-performed by the CM require competitive bidding? If so, please explain the process for how this will be conducted and how the Construction Manager will be compensated for work they self-perform.

Answer #4

Competitive bidding is not required for the scope of work that will be self performed by the CM.

Question #5

Addendum Number 1, Answer #1 states that "General Contractors can perform services as a Construction Manager."
In the Request for Qualifications document, Page 6, Ranking Criteria- Respondents are required to demonstrate experience as a CM performing preconstruction and construction services on similar projects. CM experience is also mentioned under the evaluation criteria described on Page 12, K. Subsequent Issuance of RFP, 3. Firm Level Experience. Please confirm that experience as a General Contractor will be acceptable in lieu of experience as a Construction Manager.

Answer #5

Experience as a General Contractor is not acceptable in lieu of experience as a Construction Manager.

Question #6

Our firm is an MBE/ SBE Sub consultant. Can you send us or will you post the list of interested bidders or attendees for the preproposal meeting?

Answer #6

There was no pre-bid meeting or site tour for this RFQ. Accordingly, there is no list of "interested bidders" at this time.

The short list of firms selected to receive the RFP will be posted to EDA's website.

Question #7

Also was there a recording or presentation that will be made available?

Answer #7

There was no pre-bid meeting or site tour for this RFQ. Accordingly, there is no recorded presentation.

Question #8

Will NJEDA be providing editable forms in cases where the bidders have to populate the form?

Answer #8

NJEDA will not be providing fillable forms. Firms may edit the forms provided in pdf using the appropriate Adobe/pdf tools.