



State of Utah

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Department of Administrative Services

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Division of Facilities Construction and Management

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Director

Addendum No. 1

Date: March 4, 2016

To: Construction Manager/General Contractors

From: Jim Russell – Project Manager

Reference: Utah State Prison Relocation – CM/GC
Department of Corrections – Salt Lake City, Utah
DFCM Project No. 15310100

Subject: **Addendum No.**

Pages Total Addendum 2 pages

Note: This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to Disqualification.

1.1 SCHEDULE CHANGES: There are no Project Schedule changes.

1.2 GENERAL ITEMS: Questions/Answers/Clarifications

1.2.1 Question: Please clarify the intent of the Project Controls Manager. Is the intent that they would have responsibility for managing MEP controls; or overall project controls (e.g. document control, schedule control, quality control etc.); or serve some other function?

Answer: Job description for the Project Controls Manager. Responsibilities include collaborating with client and the project team to:

- Develop the construction schedule in conformance with the project's master schedule for all contracted work.
- Update and report construction schedule progress
- Create schedules for each of the trade contractors and incorporate those in your overall construction schedule
- Create schedule fragnets when the construction schedule is impacted by changed conditions
- Develop owner and trade contractor invoicing processes that comply with contract requirements
- Manage the trade contractor change order process in conformance with DFCM contract and process requirements, including verification of scope and pricing

1.2.1 Answer Continued

- Develop processes for notice of changes to the Owner, and assuring consistent implementation
- Assist the Program Manager in preparing monthly reports for the client that status various management and control tools
- Assist the Program Manager in preparing cash flow forecasts
- Participate in budget forecasting
- Manage and track construction contingency use
- Identify and manage cost and schedule risk issues in support of the Program Manager and Owner
- Implement processes and oversee the management tracking and reporting of RFIs, submittals, correspondence, change orders, long lead equipment, schedule updates, close out documents, archiving, etc. in conformance with DFCM processes and contract requirements.

1.2.2 Question: Please clarify how DFCM Past Performance Rating scores will be averaged between firms. For example, if there are two firms in the joint venture, will they be averaged 50/50 or will they be averaged in proportion to their percentage interest in the joint venture?

Answer: The past performance score will be determined by adding the past performance ratings of all joint venture firms together and dividing by the number of firms regardless of percentage of interest.

1.2.3 Clarification: The following shall be removed from the CM/GC contract:
“Article 3. D. CM/GC Incentive to Manage Within FLCC. If the final costs of the Project are less than or equal to the final approved FLCC, then the CM/GC shall be entitled to 30% of the savings between the final approved GMP and the final costs, or \$100,000, whichever is less, and the balance shall belong to the State. For purposes of this paragraph, changes to the final GMP that are the responsibility of DFCM (i.e. DFCM initiated scope changes, unforeseen conditions and design error/ omissions) under the Contract Documents, shall not affect the CM/GC’s entitlement herein.”

DFCM reserves the right to negotiate an incentive with the CM/GC to the benefit the project.