



RESPONSE TO RFQ QUESTIONS FOR CONSTRUCTION MANAGER AT RISK SERVICES

MAINE CENTER RENOVATIONS 7 CUSTOM HOUSE STREET & 300 FORE STREET, PORTLAND, ME

December 27, 2024

The following are questions that were submitted to cpmquestions@maine.edu and received by December 20, 2024 at 4pm followed by their respective answers.

Q: Please describe the expected duration of design/preconstruction starting in February 2025, the number of estimates that will need to be provided, and if there will be reconciliation with a third party estimator.

A: As of today, we anticipate the design/preconstruction phase will last approximately through the Spring Semester, which ends May 15th; this would include bidding for the first phase of construction. The number of estimates is TBD. Construction contracts with the selected CM firm for this project are to be GMP.

Q: How many total phases are anticipated?

A: We currently anticipate three phases; however this is subject to change.

Q: What is the scope of phase one to be complete by the end of 2025?

A: Phase 1 currently entails RTU replacement at 300 Fore St.

Q: Will any of the MEP work be design build or will all design be by the owner?

A: All work for this project is to be designed by the Project's Design Team; Design-Build is not anticipated for this project.

Q: Which subcontractors currently perform maintenance on the existing MEP and fire protections?

A: At 300 Fore St. USM has a Master Service Agreement with Johnson & Jordan and Johnson Controls; 7 Custom House Street is currently maintained by Boulos Asset Management.

Q: Is there a list of subcontractors the owner will want us to use for a specific scope?

A: No.

Q: Will any part of the project be federally funded?

A: Yes; federal funding is currently anticipated to cover most or all of a single floor in 7 Custom House Street.

Q: The RFQ describes LEED certification. Please clarify LEED intent.

A: While specific LEED certification is not required for this project, UMS strives to implement energy efficient and sustainable practices to the greatest extent possible.

Q: Are you able to share the current working set of drawings with the understanding that they are not the drawings which will be priced with the chosen CM and are only to be used as a feel of the direction the project is heading.

A: At this time, only the drawings shown in the RFQ along with the anticipated square footage and level of renovation are able to be shared.

Q: What is the current permit status for approvals?

A: As we have recently completed the Design Development phase, permits have not yet been requested.

Q: Will the city work with the CM on expedited permit reviews?

A: This is our intent.

Q: Will the city require two building permits as the existing buildings have two addresses and are two separate structures based on when they were constructed?

A: Yes, we anticipate the city will require permits for both buildings.