27RFP003 Lab Expansion Project Manager
Addendum #1 Questions and Answers
Issued: 11/19/2026

Question Number	Date Received	Question	Answer
Q1-1	11/13/2026 11:06 AM	Could you please confirm whether prevailing-wage requirements apply to the project management services?	*Prevailing wages do not apply to 27RFP003 Lab Expansion Project Manager.*
Q2-1	11/17/2026 1:23 PM	Acceptable equivalent laboratory experience - Section II.E.8. The RFP permits construction experience in "BSL-3 laboratories or similar specialized environments." What environments and project characteristics will SNHD accept as equivalent? Would experience managing complex healthcare, research laboratories, containment/isolation environments, and associated critical mechanical systems satisfy this requirement? Must the lead PM individually demonstrate this experience, or may it be demonstrated collectively through the proposed firm and employee team?	*Yes - state relative experience of the PM and the team to the best of your ability for rating purposes.*
Q2-2	11/17/2026 1:23 PM	Certification requirements and responsibilities - Sections II.D–E. Please confirm whether any specific biosafety or BSL-3 credential is required of the firm or proposed personnel. Separately, who will establish the facility's BSL-3 acceptance criteria and perform the required verification, testing, and certification? Is the PM's role limited to coordinating and overseeing these activities?	*Preferred, but not required and it will reflect in the rating, when performed. SNHD also will have a 3rd Party Commissioning Agent and Architect of record to establish the criteria and assist the team with acceptance. Main expectation is that the PM understands the process, participates in the coordination and oversight with the team.*
Q2-3	11/17/2026 1:23 PM	Subcontracting restriction - Section I.E. Please confirm whether the prohibition on subcontracting includes specialty biosafety, commissioning, scheduling, and cost consultants. May the selected firm utilize employees of affiliated companies within its corporate organization? Will SNHD separately retain any required specialty consultants?	*SNHD also will have a 3rd Party Commissioning Agent and Architect of record to assist so other subcontractors should not be required.*

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Q2-4	11/17/2026 1:23 PM	Staffing and site presence - Sections II.D.5 and II.E.10. What level of staffing and on-site presence does SNHD anticipate during preconstruction, construction, commissioning, and closeout? Is this intended as a full-time dedicated on-site PM assignment or a part-time owner's representative engagement? Please clarify expected response times for same-day requests and any evening or weekend coverage requirements.	*One part time full-time equivalent (FTE) should be sufficient. Daily needs will fluctuate with the Project needs. PM will regularly visit the site on a weekly basis, but will not need to be stationed there. Intent is to have a local PM that can be available as-needed and with a nominal same day response time to field issues not requiring air travel to the site.*
Q2-5	11/17/2026 1:23 PM	Service commencement and completion - Sections II.C and III.A. Please confirm the anticipated notice-to-proceed date and required service completion date. Does the assignment conclude at the anticipated June 2028 construction completion, or extend through commissioning, facility certification, operational readiness, occupancy, final close-out, or warranty services? Given contract approval may occur in March 2027, what participation is expected in the value engineering scheduled to conclude in January 2027?	*No involvement until contract is executed and SNHD has team members active with the major value engineering process that likely will conclude prior to contract execution, however, other opportunities may emerge throughout construction that will need to be evaluated. Services will conclude with project completion anticipated June 2028, however, in the event of delay additional term may be negotiated.*
Q2-6	11/17/2026 1:23 PM	Fixed-price assumptions and adjustments - Attachment B. Please identify the scope, duration, and staffing assumptions proposers should use to establish the firm-fixed price. What mechanism will apply to fee adjustments for extended construction duration, owner-directed scope changes, additional site coverage, or delayed commissioning/ certification? How will the required hourly rate schedule be used under the fixed-price agreement?	*Not to exceed one FTE overall on a weekly basis. Rates for the PM and anticipated team members proposed are to be disclosed. SNHD will rely on the selected contractor to demonstrate their approach. Should the need be higher or the project duration extend longer, the hours and term will be negotiated at the disclosed rates that are proposed.*
Q2-7	11/17/2026 1:23 PM	Owner's representative scope and authority - Section II.D. Please clarify the division of responsibilities among the selected PM, SNHD's internal team, architect/engineers, CMAR, commissioning provider, and third-party inspectors. Will the PM provide recommendations for SNHD approval, or have delegated authority to approve changes, payment applications, schedule revisions, or other commitments? Please also clarify the intended limits of the PM's responsibility to "ensure compliance."	*PM is essentially augmentation of SNHD Facilities Management and will provide recommendations to encountered issues through SNHD executive management to the team. PM is intended to be a strategic advisor to SNHD to provide recommendations only for changes, payment applications, schedule revisions, compliance issues, etc.*

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Q2-8	11/17/2026 1:23 PM	Current budget and construction commitments - Section II.B. Please provide the current project budget breakdown, including the construction/GMP amount, owner contingency, escalation allowance, equipment, commissioning, third-party inspection, and the allowance for this PM engagement. Has a GMP been executed, and is the project currently within the approved funding amount?	*Current project executed GMP is about $20M plus approximately $900K in escalation due to startup delay that is being amended with value engineering opportunities to offset the delay escalation to amend the GMP to a target of around $20.4M. The project includes a 4% contingency in the GMP with CMAR incentives. 3rd Party Inspection and Commissioning Services are being addressed under separate contracts expected to be in place in January 2027.*
Q2-9	11/17/2026 1:23 PM	Project status and value engineering - Section II.C. Please identify the architect/engineer, CMAR, and other retained consultants, and provide the current master schedule and summary of outstanding value engineering decisions. Are there known funding gaps, unresolved design issues, long-lead procurement risks, or other conditions affecting the anticipated March 2027 mobilization?	*Ewing Cole is the Architect/Engineer. Whiting-Turner is the CMAR. Geotechnical and Environmental Services Inc. (GES) will provide Inspection services. McKinstry will provide Commissioning Services. The master schedule is under redevelopment subject to the milestone to deliver structural steel to the site. Structural steel has been authorized and the shop drawings are currently in development. The approximate $500K in target value engineering opportunities is in process by the A/E with no anticipated issues in achieving these targets.*
Q2-10	11/17/2026 1:23 PM	Existing laboratory operations and equipment interfaces - Section II.A. Will the existing laboratory remain operational during construction? Please identify anticipated shutdowns, utility tie-ins, containment or infection-prevention requirements, and responsibility for coordinating these activities. For owner-furnished equipment ordered in June 2026, please clarify responsibility for delivery, storage, installation, utility connections, startup, and warranty coordination.	*The existing laboratory is a separate and adjacent building on the same site intended to be self-sufficient and independent. Onsite water/sewer/telecom and offsite facilities have been completed in an enabling project leaving only NV Energy and SW Gas as utilities to be completed. The LEA with NV Energy has been executed and the design completed. All owner furnished equipment has been ordered and is currently warehoused. SNHD will manage the warranties post completion.*

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Q2-11	11/17/2026 1:23 PM	Commissioning and operational readiness - Section II.B. Are commissioning, biosafety verification, and third-party inspection providers already retained? Please clarify the PM's expected deliverables for integrated systems testing, deficiency resolution, staff training, turnover documentation, and readiness for laboratory operations.	*Yes, McKinstry (Commissioning) and GES (Inspection) have been selected and will be under contract in January 2027. PM will assist the team with oversight of testing, deficiency resolution, staff training, turnover documentation, and readiness for laboratory operations, as a strategic advisor to SNHD, but other will be ultimately responsible for these deliverables.*
Q2-12	11/17/2026 1:23 PM	Agreement and funding terms - Sections I.C–D. Please provide the proposed professional services agreement, including insurance requirements, indemnification, standard of care, payment terms, and termination provisions. If project funding is withdrawn or reduced, how will services performed and approved commitments incurred through termination be compensated?	*SNHD has not finalized the professional services agreement that will be used for this project. Contract terms, including insurance requirements, indemnification, standard of care, payment provisions, and termination rights, will be negotiated with the selected proposer during contract development. SNHD anticipates requiring commercially reasonable insurance coverage and terms consistent with public-sector professional services contracts in Nevada. If project funding is reduced or withdrawn, compensation will generally be limited to authorized services satisfactorily performed and approved through the effective date of termination, subject to the terms of the final contract.*
Q2-13	11/17/2026 1:23 PM	Systems and software - Sections II.D.7 and II.E.9. Which project management systems are currently in use, and will SNHD provide the necessary licenses and access? Does the CAD proficiency requirement involve reviewing drawings, or producing/editing design documents?	*The Project will be managed with Procore that is being deployed and maintained by the CMAR with no cost to the PM. CAD proficiency is essentially review only and ability to markup PDF drawings with recommendations as needed.*