

REQUEST FOR PROPOSALS

ADDENDUM # 1

Questions and Clarifications

Construction Manager at Risk Service

RFP# 2021-03

TO: Prospective Proposers
FROM: Jamie Arbogast, Director of Procurement
DATE: January 15, 2021
SUBJECT: Addendum No. 1 – Questions and Clarifications

The following is included as part of Addendum No.1 and supersedes the language/requirements set forth in the original "Request For Proposals".

ADDENDUM # 1 – Questions and Clarifications

#	Questions submitted or asked	Response from GPMTD
1	Attachment K has blanks to fill out for the work that the DBE will perform, the price for the scope of work, and the commencement and completion dates. Should these be left blank at this time since these appear to be related to the construction portion of work and not yet established?	<i>Attachments K - M can be left blank at this time.</i>
2	We will get multiple DBEs involved with the project and allow each to bid on their scope of work. This process will take place during the bid period for each project. Thus, Attachment M may vary based on the actual project being bid. Please provide input on how you would like this filled out for the CMAR RFP submission.	<i>See answer to question 1.</i>
3	What is the anticipated due date for the step two pricing component for this submission?	<i>GPMTD plans to notify each firm in writing whether or not they have moved on to Phase II of the evaluation process after each proposal is evaluated by GPMTD's ad hoc evaluation committee.</i> <i>GPMTD anticipates that date to be 2/5/2021.</i>
4	Can you provide a draft copy of the contract? Will an AIA contract be used?	<i>GPMTD does not have a draft contract. GPMTD plans to use an AIA contract. All required contract</i>

		<p><i>language outside the standard AIA contract language is listed within the RFP document.</i></p> <p><i>Contract language within the RFP should be reviewed prior to submitting a proposal. Any conflicts with the contract language should be clearly addressed in the Proposal as part of section 1-4 C.</i></p>
5	Will the awarded CM be allowed to competitively bid on scopes of work they typically self-perform?	<i>The CM can self-perform up to 30% of the Construction work. The CM will be expected to competitively bid on the work they plan to self-perform.</i>
6	Is it expected that the CM at Risk include DBE participation as part of their CMr management fees? Or can the DBE participation be met through the competitive bidding of subcontracted work?	<i>The DBE Participation can be met during the bidding of the construction.</i>
7	Can attachments I-M be acknowledged for phase 1, Once in the bidding phase, we will host outreach meetings to solicit interested DBE firms, and will be able to provide this information from recommended subcontractors.	<i>See answer to question 1.</i>
8	Section 1-4, F-Technical Proposal, Item 2 (Page 15): A response to each line item in Section 2, Scope of Work. Please clarify the intent of this qualification request, as Section 2 is 7 pages in length with some paragraphs seemingly being for information purposes only. Are there specific paragraphs or subsections within Section 2 that you are seeking compliance responses to?	<p><i>GPMTD would like the CM to confirm that they are able to comply with all items listed in the Scope of Work that is not intended to be informational.</i></p> <p><i>The CM can choose which way to best present this on their Proposal as long as it is presented in a clear manner.</i></p>
9	In Item F.2 on page 15 of the RFP, it mentions to provide a response to each line item in Section 2, the Scope of Work can you clarify what the line items requiring a response would be? Is each line item meant to be the overall Sections 2-1 thru 2-6? Thus, we will have 6 responses, 1 for each section. Or is it meant to be each item stated? For instance, there are 57 items in Section 2-5. Are you looking for 57 separate responses for each of the 57 items in Section 2-5?	<i>See answer to question 8.</i>

10	Is the 10% DBE goal for the construction portion of the project or for the CMAR services.	<i>The DBE goal is for the overall project.</i>
11	Will phase I portion of the project be bid out in January or do you plan to wait until the CMAR is hired? If it is bid out will the project be assigned to the CMAR, will it be considered at risk?	<i>GPMTD will wait to release the bid for phase I once a CMAR is hired. Phase I will be assigned to the CMAR and be at risk.</i>
12	Do you have other properties or facilities where you will conduct temporary maintenance?	<i>No, phasing will be key to allow GPMTD to operate at its existing facility.</i>