



## RFQ#2020-003 CM AT RISK FOR SERVICES FOR AN AQUATIC CENTER

### ADDENDUM 1

**Return to:** Lumpkin County Board of Commissioners  
Ryan McDuffie, Purchasing Agent  
99 Courthouse Hill, Suite D  
Dahlonega, GA 30533

**Bid Closing Date:** May 7, 2020 at 2:00 PM, EST  
**Bid Issue Date:** April 8, 2020  
**Addendum Issue Date:** April 30, 2020 at 9:00 AM, EST  
**Pages:** 2  
**By:** Ryan McDuffie, Purchasing Agent

**Vendor Name:** \_\_\_\_\_  
(A copy must be attached to the Addenda Acknowledgement)

1. In the request for qualifications (RFQ) indicates a Construction Manager at Risk (CMAR) delivery method in paragraph "A. Introduction", but the third paragraph under RFQ section "B. Project Background and Description" states, "It is currently anticipated that the overall scope of the Project entails design and construction for an Aquatic Facility based upon the conceptual rendering with the components and features depicted on the attachment to this document." Are we as the CMAR expected to propose a design team along with our RFP response or will the design team selection happen after CMAR award?
  - a. The design team can be chosen after the selection of the CMAR. The CMAR will make a recommendation(s) to the County. The County will have the final say on the design team/architect.
2. As noted on page 8 of the RFQ, please provide (1) Attachment A-General Conditions Costs for General Contractor (Sample) and (2) a contract agreement for review.
3. Section I.E.5 (page 5 of the RFQ) requires submission of one (1) original and ten (10) copies of our proposal. Due to the current health pandemic, please confirm an electronic submission is acceptable via e-mail to the Lumpkin County Purchasing Agent. If not, please advise on how process of drop off is to occur while maintaining proper social distancing protocols.
  - a. Electronic submission to [ryan.mcduffie@lumpkincounty.gov](mailto:ryan.mcduffie@lumpkincounty.gov) by the submission deadline is acceptable.
4. Clarification request- Who would the Architect be working for, the Owner or the Construction

Manager?

- a. The intention is for the architect to work for the construction manager.
5. Please advise when attachments A GC costs will be issued.
6. In Section C, Project Team Approach, it mentions certain services the CM will include as part of Basic Services. It also lists several that will be provided by the Owner or others. In that list, it says Civil Engineering and site design will by Owners or others. Are civil engineering and site design by the Owner?
  - a. Site civil engineering only, not structural engineering.
7. Should architect fees be included in Construction Manager Pre-construction Services Fee?
  - a. Yes.