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ADDENDUM NO. 2

Date Issued: February 4, 2021

RFP Bid Title: Construction Management Services Sullivan County Jail

This addendum is issued to change the proposal due date and to answer various questions that have been submitted as of 2/4/21 regarding the RFP for Construction Management Services for the Sullivan County Jail.

1. **Change Proposal due date from *Tuesday, February 9, 2021 to Wednesday, February 17, 2021.***

2. **Question:** Who will hold the contracts with the subcontractors?

Answer: *The General Contractor.*

3. **Question:** Will the County hold any subcontracts direct?

Answer: *No.*

4. **Question:** Who is going to provide the payment and performance bond for the project?

Answer: *The General Contractor.*

5. **Question:** The RFP references general contractor(s) in multiple locations. Is it the intent of the County to award contracts to multiple general contractors?

Answer: *No*

6. **Question:** In order for us to be able to propose a CM Services fee, please provide the construction budget and the anticipated duration of the design and construction phases.

Answer: *Estimated at Seventy-Six Million. Bid for construction is projected to go out mid August of 2021.*

7. **Question:** Please confirm the CM is to have a full-time on-site manager during the construction phase.

Answer: Yes.

8. **Question:** Will the successful CM be allowed to solicit budget pricing from subcontractors for use in preparing cost estimates? If so, will these subcontractors be allowed to bid the project?

Answer: No.

9. **Question:** What form of CM contract does the County anticipate using?

Answer: Please refer to Page 13, first paragraph of RFP.

10. **Question:** Please confirm there are no risk for the CM {confirming the CM is not at risk for guaranteeing the schedule or that the project will be completed on-budget}.

Answer: No risk for CM, review/advisement to County only.

11. **Question:** Reference Page 9, Construction Phase Responsibilities, Item #5 of the Sullivan County Jail RFP: "The successful firm shall provide continuous on-site management services to work with the contractor(s)... Are the costs for the continuous on-site management services to be included in our lump sum fee or percentage fee as requested in Section VI. Proposal Format, Item 5. Proposed Compensation?"

Answer: Yes, it is to be included.

12. **Question:** Is the Construction Manager responsible for estimating services and establishing the Project Budget? If so, at what intervals will updated estimates be required?

Answer: No.

13. **Question:** Is the Construction Manager responsible for developing a "Design Development Phase" Critical Path Method Schedule? Has a duration been established?

Answer: No.

14. **Question:** Is the Construction Manager responsible for developing a "Construction Phase" Critical Path Method Schedule? Has a duration been established?

Answer: No.

15. **Question:** Is the Construction Manager responsible for Shop Drawing and product data review, compliance, administration and transmitting from contractor to design team?

Answer: No.

16. **Question:** Is the Construction Manager responsible for complete administration and distribution of all Requests for Information, Architect Supplemental Instruction, Proposal Requests and Change Order from design team to contractor?

Answer: No

17. **Question:** Is the Construction Manager responsible for developing and soliciting “General Conditions” and “Scopes of Work” for bid solicitation?

Answer: No, only review.

18. **Question:** Is the Construction Manager responsible for collecting, assembling, approving and recording all Pay applications and material invoices from contractor(s)?

Answer: No

19. **Question:** During the Construction Phase, is the Construction Manager responsible for scheduling, conducting and documenting weekly and monthly coordination meeting between subcontractors and design team?

Answer: No

20. **Question:** Is the Construction Manager responsible for administration and collection of all close out documents?

Answer: No.

21. **Question:** Is the Construction Manager responsible for providing a furnished and equipped onsite office trailer with adequate meeting space for all subcontractors, consultants, and owner’s representatives?

Answer: No

22. **Question:** Is a Construction Manager Contract Agreement available for review?

Answer: Refer to page 13, first paragraph of RFP.

23. **Question:** Will the contract(s) for Special Instructions and material testing be held by the Owner.

Answer: Yes.

END OF ADDENDUM #2