



Terry McKee, IT & Procurement Director

901 N. Broadway • Knoxville, TN 37917-6699
 865.403.1133 • Fax 865.594.8858
 purchasinginfo@kcdc.org
 www.kcdc.org

Addendum

Solicitation Name	Construction Manager at Risk Services for Austin Homes/Bell Street Flats Phase 1B C21004	Addendum Number	1	Date	08/19/2020
--------------------------	--	------------------------	---	-------------	------------

Part One: Answers to questions raised about this solicitation.

Questions are generally verbatim as received. To aid in readability, the questions are in black, the answers are in **bolded blue** and the answers follow immediately below.

Q1	The deadline for questions, Friday, August 21, allows only 5 days for KCDC to respond to questions, which leaves very little time for proposers to incorporate KCDC's addenda/answers into their responses. Would KCDC be willing to extend the deadline for submissions
	KCDC does not intend to extend the submission deadline at this time. Any submission deadline extensions provided by KCDC will be implemented by the end of business (EOB) on Friday, August 21st. A notice of said extension will be posted on the KCDC Procurement website.
Q2	In Item 20.d., it states that proposals are limited to 30 pages' total and a page is the front and reverse of one 8.5 x 11 sheet of paper. Please confirm that electronic proposals are limited to 60 pages' total?
	Electronic submitted proposals are limited to the equivalent of 60 PDF pages. This however does not include the KCDC required forms: Solicitation Documents A, B and C.
Q3	We have several requests relative to AIA A133; the AIA A`133 Exhibit B: Insurance and the AIA A201 General Conditions in which we request that changes to the standard documents not be made. Will KCDC address?
	KCDC's intent is to utilize the forms as currently drafted. We realize, however, that some proposers may have some comments/concerns on the documents that could inhibit their ability to submit a proposal. That is not our intent. However, we will not address/negotiate contact comments at this time. If proposers have serious concerns/issues with the documents, we ask they include those comments in their proposal and we will factor those comments into our selection process.
Q4	Will KCDC post the existing Master Plan?
	KCDC has posted the current concept plan for the 1B Phase to its Procurement website.
Q5	Will this project be wood frame construction?
	Yes.
Q6	Will the garages be wood frame construction?
	KCDC is not anticipating any garage/parking structures at this time.
Q7	What is the maximum file size that KCDC's email server will accept?
	35MB. However, please remember that the size that you can send is also determined by the maximum size your email server can send. If your file will not send due to size, there are options including: <ul style="list-style-type: none"> • Use the "Save as Other" feature in Adobe to compress the size. • Using Dropbox (or equivalent technology) to allow Procurement to access the file. Finally, you may wish to send a "test email" to ensure that KCDC's spam filters do not block your email.



Part Two: Additional Information from KCDC

The fees below are the maximum amount of fees allowed by Tennessee Housing Development Agency for Low Income Housing Tax Credit developments. Fees proposed by the proposers must meet these requirements. Please note, however, that these are just the maximum allowable fees, not the suggested/recommended fees.

J. Limit on Contractor Fees, Profit, Overhead and General Requirements

1. The total contractor fees, including contractor profit, contractor overhead and general requirements shall be limited to 14 percent of total site work costs, plus cost of accessory buildings plus either new building hard costs or rehabilitation hard costs, as determined by THDA, broken down as follows:

Table 3-3: Contractor Fees, Profit, Overhead and General Requirements Limitations	
Fee Description	Fee Amount
Contractor Profit	<=6 percent
Contractor Overhead	<=2 percent
Contractor General Requirements (including payment and performance bonds)	<=6 percent
Total Contractor Fees	<=14 percent

Part Three: Insurance Requirements

1. Proposers are to consider the information in the current Appendix A to be deleted and replaced with the following.
2. Refer to the draft AIA contract document including AIA A133-2019 Exhibit B posted on KCDC’s Procurement website.
 - a. **Right to Revise or Reject:** KCDC reserves the right to revise any insurance requirement, including but not limited to, limits, coverages, and endorsements based on changes in scope of work/specifications, insurance market conditions affecting the availability or affordability of coverage.
 - b. **No Representation of Coverage Adequacy:** The coverages, limits or endorsements required herein protect the primary interests of KCDC, and the Supplier agrees in no way should these coverages, limits or endorsements required be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect the Supplier against any loss exposures, whether as a result of the project or otherwise.
 - c. All limits indicated are minimums required.