

ADDENDUM NO. 3

Date: May 6, 2019

To: All Proposers

From: Penny Owens, Assistant Purchasing Agent, City of Knoxville

Subject: Addendum No. 3 – Professional Construction Manager at Risk for a New Public Safety Complex

RFPs to be Opened: May 22, 2019 at 11:00:00 am (Eastern Time)

This addendum is being published to answer questions submitted by potential proposers regarding the above referenced Invitation to Bid. The addendum becomes a part of the Contract Document and modifies the original specifications as noted.

Question #1: Are the required forms that must be signed, included in the 40 page limit?

Response: No, the forms are not included in the 40 page limit. Please note the revision to the limit in Addendum No. 2.

Question #2: Please confirm that the City will carry property insurance on all existing buildings located at the project site. Please clarify whether the City will provide a waiver of subrogation as part of the contract terms.

Response: The City would prefer the CMAR carry Builder's Risk but the City can also provide the coverage, dependent on cost. Please include your cost to the City to provide the coverage. Note that this coverage will not be required on the Clarke Tower or Original 1929 building which are mostly excluded from the scope of work. The City will not provide a waiver of subrogation and per the terms in Section 6.6, the CMAR will be required to indemnify the City.

Question #3: On Page 6 of the RFP it states the Design Development and GMP should be complete by the end of October 2019. On Page 8 of the RFP, it states that the GMP will be developed at 65% completion of the Construction Documents (under Budget Estimate #3). What is the expectation actually?

Response: The GMP for construction is \$35.5 Million less Owner Contingency, CMAR Pre-construction Phase Fee, CMAR Construction Fee and CMAR Construction Phase General Conditions. Confirmation of the GMP will be continuous throughout each phase of design and at each estimate required from the CMAR so the design can be modified to maintain the GMP throughout final design phase. The CMAR will be an integral part of preconstruction estimating and design decisions. The CMAR preconstruction team should plan to work with the Owner's Representative and Design Team for 10 months beginning July 2019 – April 2020. The CMAR preconstruction team will be required to obtain pricing from subcontractors/vendors for each

scope of work throughout the 10 months of design to ensure GMP is maintained through cost effective design and competitive subcontractor/vendor pricing.

Question #4: We were given a time line for Design Development Documents to be complete by the end of October. What is the expected completion of the Schematic Design for Budget Estimate #1?

Response:

Schematic Design Phase – 85 Days (May 13, 2019 – August 5, 2019)

Design Development Phase – 85 Days (August 6, 2019 – October 29, 2019)

Construction Document Phase – 135 Days (October 30, 2019 – March 12, 2020)

Bid/Final Pricing Phase – 37 Days (March 13, 2019 – April 18, 2020)

Construction Administration Phase – 608 Days (April 19, 2020 – December 17, 2021)

Warranty Phase – 366 Days (December 18, 2021 – December 18, 2022)

Selective Demolition – 60 Days (October 1, 2019 – November 29, 2019)

Question #5: What is the total expected Construction Document Design time for the Final Estimate?

Response: Construction Document Phase – 135 Days (October 30, 2019 – March 12, 2020)

Question #6: What is the expected Construction design time to achieve 65% Construction Documents for the Budget Estimate #3?

Response: 88 Days (October 30, 2019 – January 26, 2020)

END OF ADDENDUM NO. 3