



## City Hall Rebuild Project #2001

### RFP for CMAR

### ADDENDUM I

## Clarifications and Answers to Questions

1. Based on the RFP, the total amount of pages allowed are (5) five for the Qualifications, Experience and Availability. All previous project information (project profile pages, pictures,) needs to be included in those 5 pages, correct?  
**As noted in Item 5 of the Submittal Instructions, Statement of Qualifications must not exceed a total of five (5) pages; however, if the proposer has the need to add project profile pages and pictures, supplemental pages may be added to include no more than 5 additional pages.**
2. CMAR Initials \_\_\_\_\_ is listed at the bottom of every page of the RFP. Does the entire RFP (18 pages) need to be initialed and included in our submission?  
**Yes. Please include the initialed RFP as part of the submittal packet.**
3. The RFQ references one PDF file on a USB is required; however, it doesn't state how many hard copies. Can you please clarify?  
**Please submit a total of five (5) original prints.**
4. Phase I – Pre-Construction asks for a lump sum cost proposal. Will a schedule of each phase of design and any corresponding review timeframe be provided? For example, after schematic design there will be a timeframe for review and providing the estimate and feedback on design. We believe it would help to have a schedule to guide each phase of design and the corresponding estimate and review.  
**The Phase I-Pre-Construction should coincide with the start of the "Design Development Phase" on or about 12/9/2019 and conclude just prior to the "Construction Bid Process" on or about 5/13/2020. It is anticipated that early construction activities such as site, underground utilities, piles, and foundations have an early start of 7/01/2020. Please see the attached approved project baseline schedule for reference.**  
**The Construction Manager will be responsible for preparing two (2) estimates during the design development phase at 50% and 100% completion; one (1) estimate for the early construction document phase (sitework, foundation, piles); and one (1) final estimate at 100% completion of construction document phase.**

Please allow for at least six (6) face-to-face meetings during the design development and construction document phase and one (1) meeting during the bidding and negotiation phase with Owner and Architect.

5. Phase II – Construction Services asks for a lump sum cost proposal for both office and on-site overhead. But then also asks to provide a percentage fee used for all onsite/office overhead and profit. Typically onsite overhead is included in the general conditions. Please clarify if the percentage markup is referring to the overhead and profit percentage that the CMAR is asking for on the project.

The lump-sum proposal fee for construction services shall include both home office and field overhead for a total duration of 12 months. The construction schedule starts at Notice to Proceed date and ends at Substantial Completion Date. The overhead fee shall include all general conditions costs, including anticipated profit. The Construction Manager's fee shall be incorporated in the final GMP.

The percentage markup fee refers to both home office and onsite overhead, including profit. This mark-up may be used for scope revisions and change orders.

#### 6. Bond and Insurance Requirements

Add Builder's Risk Insurance as part of Phase II-Construction Services.

The cost of bonds and insurance shall be incorporated in the Phase II proposal.

#### 7. Standard Form of Agreement

The standard form of agreement between the City and the Construction Manager at Risk will be AIA Documents A133 and A201, Office of the State Engineer version. Amendments to these documents may be necessary as deemed in the best interest of the City.

#### 8. Will there be Liquidated Damages (LDs) in this project?

The City reserves the right to add LDs and Incentive clauses to the Agreement.

LD's shall amount up to \$500 per day to compensate the Owner for delays caused exclusively by the Construction Manager or its Subcontractors/Suppliers. Incentives for early completion may be up to \$500 per day, subject to the City's quality assurance of workmanship and materials. Non-conforming work or sub-par quality will void the Incentive.

#### 9. Retainage

The City reserves the right to apply a 10% retainage on every monthly construction payment application until work is complete.

#### 10. Guaranteed Maximum Price (GMP)

The City will not provide additional compensation to the Construction Manager in excess of the GMP unless changes are Owner initiated.