

Date: March 10, 2023

Owner: City of Flowery Branch, Georgia

Project: Flowery Branch Water Reclamation Facility Expansion Construction

Manager at Risk RFP

Project No.: 23-001

ADDENDUM NUMBER THREE

The following Addendum hereby amends and/or modifies the Contract Documents. All Bidders are subject to the provisions of this Addendum.

Question and Answers:

1. *Attachment D - Fee and Rate Proposal Form provides one line for Other (Insert Title). Please confirm we can add more than one position for Other.*

Answer: Yes, please insert as many as needed.

2. *Please confirm Appendices in Package 1 are not included in the page count where page limits are concerned.*

Answer: Correct, appendices are not included in the page limits

3. Please clarify RFP page 18, Attachment A: Scope of CMAR Services B. Construction-Phase Services #3.

"All CMAR fees and expenses will be reviewed and approved by the Owner. The CMAR must only participate as a lead entity and not as a lower-tier subcontractor."

Answer: Please delete the statement, "The CMAR must only participate as a lead entity and not as a lower-tier subcontractor"

4. Is it possible to extend the deadline/due date by one week?

Answer: A time extension was provided in Addendum 2.

5. RE: Page 13, Minimum Qualification Requirements, Material Adverse Condition, please confirm that it is acceptable to include any descriptions of current and recent litigation in Appendix E to keep information sequential

Answer: Yes, that is acceptable.

6. As Attachment D Fee and Rate Proposal Form does not include a Lead Project Manager, please confirm that it is acceptable to add a line item for that role

Answer: Yes, that is acceptable. Please add what is needed for your team.

7. *There is a note on Attachment D that the Construction Phase Services Fee (on cost of work) is to exclude core project management team costs, yet there is not an additional line item in the bid form to capture those costs. Please confirm where on the bid form those costs are to be shown.*

Answer: See the revised allocation of cost and cost summary form

8. *Please advise if CMAR contract be provided as an addendum to the RFP to allow proposers to provide feedback required under RFP section 5.3.6, or if the CMAR contract will be negotiated with the selected proposer at the later date.*

Answer: The contract will be negotiated with the selected proposer. However, additional clarity of where costs should be assigned is provided so that all proposers will be able to provide comparable offerings.

9. *Will the owner consider Reference Projects using collaborative delivery methods that have successfully completed preconstruction or construction phase in order to satisfy requirements of the RFP section 5.3.4 and Construction experience requirements part of Section 6.3.*

Answer: Yes, collaborative delivery models are the real focus of the requested experience exercise.

10. 6.3 Minimum Qualification Requirements, Safety Record, states:

“The CMAR Firm must have achieved an experience modification rate (EMR) of not greater than 0.85 for the current year and past two years.”

We request the City revise this requirement to be as follows:

“The CMAR Firm must have achieved a three-year average experience modification rate (EMR) of not greater than 0.85 for the current year and the past two years.

Answer: This is acceptable.

11. 5.3.6 of the RFQ indicates a requirement to provide mark-ups to the proposed CMAR contract. There is not a CMAR contract attached to the RFP. When do you anticipate providing the proposed CMAR contract? We would suggest utilizing the CMAA CMAR-1 contract document.

Answer: See response to Item 8.

12. On the pricing Attachment D in the RFP, next to Construction Services Fee, there is a note in the description of the Construction Phase services Fee that states:

“excluding core project management team costs as shown below”,

There is no information shown below. Is there information missing related to PM team costs?

Answer: See revised Fee and Rate Proposal Form

13. On pricing Attachment D, are anticipated General Condition Costs included in the Owner's Estimated Construction cost of \$37M?

Answer: See revised Fee and Rate Proposal Form

14. The RFP document references a GMP being delivered between 60-90% design. We suggest a GMP at 60% is established as an assumption for the pricing Attachment D so the preconstruction services end point is the same for all proposers in pricing estimates.

Answer: All proposers should assume the Preconstruction services will extend through the 80% design phase. In place of updating the overall schedule included in the RFP please utilized a design period of 6 months from the time the CMAR is brought on board to reach the 80% design.

See Attachment D Fee and Rate Proposal Form attached separately

ATTACHMENT D PART 2. ALLOCATION OF FEES AND COSTS

Cost Item	CMAR Fee	Preconstruction Phase Services	General Conditions	Cost of Work	Comments
HOME OFFICE					
All costs related to the CMAR's home or regional office, including but not limited to, lease, utilities, maintenance, corporate management, administrative staff, office equipment, supplies, etc.	X				
CMAR's Profit	X				
PROJECT DEDICATED PERSONNEL					
All quoted rates include salaries, fringes, autos, taxes, and worker's compensation insurance					
Corporate Officers and Executives	X				
Project Manager		X	X		
Project Estimating		X			
Project Superintendent(s)		X	X		
Mechanical and Electrical Coordinators		X	X		
Project Engineer(s)		X	X		
Scheduling		X	X		
Purchasing		X	X		
Cost Engineers			X		
Secretarial I Clerk			X		
Field Engineer			X		
Time Keeper I Job Accounting			X		
Travel Costs		X	X		
Relocation I Temp Living		X	X		
Safety Officer		X	X		
FIELD OFFICE EXPENSES					
Job Office/Trailer			X		
Storage Shed/Trailer			X		
Owner / AE Trailer			X		
Office Equipment			X		
Telephone/Computers			X		
Copies/Blueprints			X		
Messengers/Couriers/Postage			X		
Project Photographs			X		
Sanitary Facilities			X		
Drinking Water/Ice			X		
Job Office Power			X		
Temporary Roads and Laydown				X	
Site Fencing				X	
Travel Expenses for Project Specific Purpose			X		
Temporary Fire Protection				X	
INSURANCE, BONDS AND TAXES					
Permits and Fees				X	
General Liability Insurance				X	
Builders Risk Insurance				X	
Bond Premiums				X	
Sales Taxes				X	
GENERAL					
Project Layout				X	
Security				X	
Temporary Enclosures				X	
Dust / Traffic Control				X	
Temporary Heat				X	
Temporary Power/Light				X	
Temporary Water				X	
Tools and Consumables				X	
Trash Removal				X	
Pest Control				X	
Final Cleaning				X	
Project Sign			X		
Air and Water Balance				X	

ALLOCATION OF FEES AND COSTS (page 2)

Cost Item	CMAR Fee	Preconstruction	General Conditions	Cost of Work	Comments
O&M Manuals				X	
Progress Photographs				X	
Testing & Inspections				X	
CMAR's Contractor's Licenses and Fees	X				
Construction Labor				X	
Construction Materials				X	
Construction Equipment				X	
Record Drawings				X	

End of Addendum Number Three