



REQUEST FOR PROPOSAL

New Emergency Housing Building on Thomas Point Road in Brunswick

Questions and Responses Recorded During Question & Answer Period Ending November 16, 2023 at 4:00 pm:

- 1. Question regarding Pre-Qualification Process noted in Item #3 of the RFP (“Full estimate schedule of values. This will be the single most important factor in the CM selection process as all potential bidders have been prequalified based on experience and other relevant factors.”):**

Question #1: “As we have not submitted a pre-qualification package to you, does this preclude us from offering a proposal?”

Question #2: In the RFP it states: “A full estimate schedule of values. This will be the single most important factor in the CM selection process as all potential bidders have been prequalified based on experience and other relevant factors.” Please provide clarification on the prequalification process. I want to ensure our team is able to respond. Thank you!

Answer to both Question #1 and Question #2: Unfortunately, we are not able to offer an extension. We understand that there may not be not enough time to get full committed subcontractor pricing. We anticipate requiring this of our shortlisted candidates in the second phase of the RFP. However we do want to see your best efforts at in-house conceptual pricing and will look for that pricing to be confirmed by the more detailed estimate at the next stage.

- 2. Question regarding delivering full estimate schedule of values noted in Item #3 of the RFP:**

Question #1: Please provide clarification on the “full estimate schedule of values” referenced. Are you looking for an order of magnitude budget broken down in a schedule of values? Please clarify.

Answer: A schedule of values, yes, but we are looking for something more precise than "order of magnitude" however, as we have 100% bid drawings (subject to any modifications as noted in point 5 below). We are essentially looking for a draft GMP.

- 3. Question regarding 100% plans:**

Question #1: “Also, the RFP states on page 1 – Project Description, “The 100% drawings are included with the request for proposals.” Reviewing the plans suggests that these are indeed 100% plans and not a design/development set. Are we to assume that this pricing round in response to the RFP is actually our NTE price?”

Answer: Regarding your question about if "this pricing round in response to the RFP is actually our NTE price," the answer is yes, subject to any value engineering ideas (which are welcome), which may be proposed as deduct alternates.

Question #2: “Finally, this is a construction management request but it appears the plans are referenced as at 100% designed, do I understand that correctly? Thanks for your insight.”



Answer: Regarding the plans being 100% designed, yes, you are correct. The CM's preconstruction role in this instance would be limited to ideas for improving the project through cost savings or design modifications that do not change the basic nature of the project.

4. Question regarding RFP due date:

Question #1: "If you desire a full construction cost estimate based on the plans provided in the RFP, we will need to respectfully request an extension. There is not enough time to do proper due diligence in a pricing exercise on a project of this magnitude. The subcontractors simply could not respond in that timeframe."

Question #2: "I reach out because we have received a few requests from the community for a weeks' extension on the bid."

Answer to both Question #1 and Question #2: Unfortunately, we are not able to offer an extension. We understand that there may not be not enough time to get full committed subcontractor pricing. We anticipate requiring this of our shortlisted candidates in the second phase of the RFP. However we do want to see your best efforts at in-house conceptual pricing and will look for that pricing to be confirmed by the more detailed estimate at the next stage.

5. Question regarding termination statement noted within the RFP (*"The owner reserves the right to terminate the CM contract with no payment to the CM if project cost increases beyond budget at any time during design and pricing."*):

Question #1: We assume this means after pre-construction services and at time of GMP? Please confirm.

Answer: Yes, that is correct.

Question #2: What is the budget referenced in the (above) question so we can understand the beyond budget metric referenced?

Answer: This refers to the period between when the budget is submitted by the potential CM to the RFP and the signing of the construction contract.

6. Question regarding project budget:

Question #1: What is the project budget?

Answer: We are not disclosing the full project budget at this time.

7. Question regarding builders' risk insurance:

Question #1: Is builders' risk required?

Answer: This will be provided by Tedford as owner.



8. Question regarding P&P bond:

Question #1: Is a P&P bond required?

Answer: No.

9. Question regarding wage rates to be use on project:

Question #1: Are there wage rates to be used on this project and if so which ones?

Answer: Potentially Davis Bacon, depending on funding sources.

10. Question regarding testing and inspections:

Question #1: Who owns the testing and inspections?

Answer: This will be discussed and negotiated with selected CM.

11. Question regarding winter conditions:

Question #1: Who owns winter conditions?

Answer: CM.