



**Shawn Matlock**

Director, Dept. of Capital Programs

## REQUEST FOR QUOTE ADDENDUM No. 1

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| <b>Issued By:</b><br><br><b>DEPARTMENT OF PURCHASING AND SUPPLY SERVICES CONSTRUCTION PROCUREMENT OFFICE</b><br><br><b>PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS</b><br><br><b>UPPER MARLBORO, MARYLAND</b> | <b>Date of this Addendum:</b><br><b>November 5, 2021</b><br><br><b>No. of Pages: 1</b><br><b>(excluding attachment)</b> | <b>Date Submission of Price Proposal:</b><br><b>Friday, November 19, 2021</b><br><b>at 2:00 p.m.</b> |
|   | <b>RFQ No.:</b><br><b>DCP22-02</b>  | <b>Date RFP Issued:</b><br><b>October 20, 2021</b>   |
|   | <b>TITLE:</b><br>Construction Management at Risk Services for Suitland High School Complex Replacement                  |  |

### TO: ALL PROSPECTIVE BIDDERS AND OTHER RECEIPTS OF BID DOCUMENTS (CONTRACT DRAWINGS & SPECIFICATIONS; QUESTIONS/ANSWERS)

This Addendum is hereby made a part of the Contract Document, which will be the basis of the Contract. This Addendum is issued to modify and/or correct the original Contract Documents issued on October 20, 2021.

Prospective Offerors are requested to attach this Addendum to your Contract Documents. **Receipt of this Addendum must be acknowledged on the Proposal.** Failure to do so may subject the proposer disqualification.

#### 4. Instruction to Respondent

|   | Questions  | Responses   |
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| 1 | You indicate that PGCPS might conduct virtual interviews. Given the upcoming holiday calendar has PGCPS set aside specific dates to hold if these interviews are conducted? (Page 19, 2.b) | Should PGCPS elect to conduct, the interviews are projected to be held virtually on Wednesday, 12/1/21 and/or Thursday, 12/2/21.                                  |
| 2 | Does PGCPS have a Bid Bond form for our use? Where are the Supplementary Instructions to Bidders located? (Page 2, Proposal Requirements).   | The requirement for a "Bid Bond and reference to the Supplementary Instructions to Bidders" will be removed from the RFP and updated via issuance of Addendum #1. |

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| 3 | Please confirm the estimated budget we are to use to calculate certain items in our Cost Proposal. The RFP notes \$185 million in one section and \$190 million in another. (Pages 15 Project Budget, Page 17 item 8).  | The approved construction budget for the project is \$180 million. The total approved construction budget with CM costs, fees, contingency, allowances, etc. is \$190 million. This information will be updated via issuance of Addendum #1.  |
| 4 | May we use folded 11x17" paper for select submission items, schedule or site logistics plans for example? (Page 16, General Instructions, Item 1)   | PGCPS will accept folded ledger sized paper as part of this submission  |
| 5 | Please confirm that Item 3 on Page 16 is instructing us to provide a detailed backup of our costs (preconstruction, CM fee, General Conditions) that will be included in our Cost Proposal. (Page 21, 22 Form Of Proposal)  | Confirmed   |
| 6 | Will PGCPs consider allowing us to remove the following items outlined in item 6, page 22, and treating them as trade contract costs? These items are routinely treated as items of work within specialty trade contractor scopes and can be competitively bid out in the bidding process.  | See below responses per item.   |
|   | 6.c. – temporary fencing, temporary access roads, temporary heat, temporary weather protection  | Confirmed. These costs shall be excluded from the general conditions list and procured as part of the trade package.  |
|   | 6.d. – safety measures, barricades, repair and restoration of sidewalks and parking areas   | Confirmed. These costs shall be excluded from the general conditions list and procured as part of the trade package.  |
|   | 6.d – is PGCPs providing any temporary spaces for CM's use?   | No. The CM is required to furnish temporary spaces for both the CM team and a separate space for the Owner. These spaces shall be fully furnished and include restrooms, water service, electric, IT, etc. Owner trailer shall be sized for 5 occupants with separate workspaces. The CM's field trailer shall include a conference room large enough for 20 occupants. |
|   | 6.i. – we use this as a financial tool to force trade contractors to clean up after themselves and having 'skin in the game' means they include the proportional share of these costs for their share of the composite clean up budget. If there is no financial incentive for them to clean up after themselves, they will leave the site unkempt. We would suggest excluding this item from the General | Confirmed. These costs shall be excluded from the general conditions list and procured as part of the trade package.  |

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|    | Conditions list. CM forces would supervise the work of the composite cleanup crew.  |  |
| 7  | Is the latest Cox Graae + Spack cost consultant's latest estimate for this project available?   | Cost estimate will be provided.  |
| 8  | During the Suitland HS Pre-Bid meeting yesterday the Architect referred to a civil drawing that indicated a temporary access road to the new high school. We have been through the documents provided in the RFP package and we can not find the drawing. Was the drawing referred to yesterday included in the RFP package? If not, can you provide in the next addenda? | The drawing was not in the RFP package but will be provided in the addenda.  |
| 9  | Page 4. Please confirm that the projected CBE and MBE goals of 30% needs to be met at the time of the bid and subcontractor selection, not at the time of proposal submission.  | Confirmed  |
| 10 | Page 20. Attachments. Please confirm that the ten listed attachments need to be submitted with the proposal. Please also supply the ten listed attachments.   | Confirmed; Please refer to pages 24 - 35 of the RFP for the attachments.   |
| 11 | Page 19. B. Proposed Team. Can Key Design Project Manager and the Key Construction Project Manager roles be filled by the same Project Manager?   | Due to the current status of the design, proposers will be allowed to utilize the same Project Manager to fulfill both roles of the Key Design Project Manager and the Key Construction Project Manager.   |
| 12 | Page 19. B. Proposed Team. Please confirm that you only want to see resumes for Project Executive, Field Superintendent and Key Project Manager(s) at this time.  | Yes.   |
| 13 | Page 19. B. Proposed Team. Do you need to see both the Allocation and the RACI matrices or can one matrix answer both questions?  | Proposers are required to submit both the Allocation and RACI matrices as separate submissions.  |
| 14 | Can the RFI submission date be extended given the timing of the site visits / pre-bids this week?   | No.  |
| 15 | Can subsequent site visits be scheduled with subcontractors given the magnitude of the scope? If granted, these site visits will generate more questions.   | The deadline for Pre-Bid RFIs has expired (October 29, 2021), and will not be extended; however, if desired, subsequent site visits (with subcontractors) can be held at your discretion. Please be advised that while at the school, it is mandatory for all parties to check-in at the Main Office prior to commencing any site walk/evaluation. |
| 16 | What is the expectations of the CMAR as it relates to coordination with the adjacent active construction site at Drew Freeman MS? There was mention of shared electrical service that is  | Coordination with the Drew Freeman MS site is projected to include, but not limited to: Storm water management design issues, potential shared construction entrance, electrical utility   |

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|    | fed from Suitland HS to Drew Freeman MS. It was also stated that a shared construction entrance may be necessary during one of the phases of construction on the Suitland HS site.  | coordination, State highway Administration improvements, etc.  |
| 17 | Please confirm the date that the GMP documents will be issued to the selected CMAR.   | Anticipated Date: December 23, 2021  |
| 18 | If a firm was not in attendance at the either of the site visits / pre-bid meetings on 10/27, does that exclude them from submitting a proposal?  | No; the Site Visit / Pre-Proposal Meeting(s) were non-mandatory.   |
| 19 | Please provide the applicable Maryland Prevailing Wage document.  | Maryland Prevailing Wages rates will be provided as part of the GMP documents.   |
| 20 | Given the volatility in the market, can the proposal / offer life be reduced to ninety (90) days in lieu of one hundred and twenty (120) days?  | Confirmed. The proposal / offer life will be reduced to ninety (90) days for this phase of the procurement.  |
| 21 | Is it possible to share the BIM model?  | The BIM model can be exported for graphic use only at this time. The BIM model will be issued under a separate addendum.   |
| 22 | Will current power to the site be sufficient to carry new school service as well as existing service during the interim phases?   | No. The existing electrical services will remain to power the existing buildings through Phases 1 & 2. During Phase 1, a new service will be installed to power the new construction with the existing service remaining in place to power the existing buildings. In phase 2, the existing services will be decommissioned to the existing high school, auditorium and career and technical education buildings while remaining in place to serve the existing annex building. The new service will be extended to power the new phase 2 construction. At the completion of Phase 2, during Phase 3, service to the annex will be decommissioned back to the branch to the adjacent school to the west which is served from the OHE coming up from Silver Hill Rd. along the west side of the site. |
| 23 | Will there be the availability of early release funding to advance the release of long lead materials and equipment?  | Early release of long lead materials and equipment will only be able to be released upon execution of the GMP contract.  |
| 24 | SHS Complex Replacement - Reference Drawing No. G201, dated 6/29/21, Phasing Plan (1 page)<br><br>SHS Architectural Design Development Narrative Final 4/1/2021 (8 pages)<br><br>SHS Mechanical Design Development Narrative Final 3/5/2021 (14 pages)<br><br>SHS Plumbing Design Development Narrative | Please see file folder labeled Attachments   |

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| <p>Final 3/4/2021 (7 pages)</p> <p>SHS Electrical Design Development Narrative<br/>Final 3/4/2021 (25 pages)</p> <p>SHS Hazardous Material Survey Report dated<br/>3/17/2021 (118 pages)</p> <p>SHS Phase I Environmental Site Assessment<br/>dated 4/9/2021 (456 pages)</p> <p>SHS Seismic Refraction Microtremor (Remi)<br/>Survey dated 1/18/2021 (6 pages)</p> <p>SHS Design Development Green Building<br/>Narrative dated 1/25/2021 (4 pages)</p> <p>SHS Geotechnical Engineering Report dated<br/>10/23/2020 (163 pages)</p> <p>SHS LEEDv4 Schools Scorecard dated<br/>6/24/2021 (1 page)</p> <p>SHS Complex CD Drawing – CMAR RFP Set<br/>Dated 6/29/2021 (639 pages)</p> |  |
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### **Additional Documents**

1. 2021-11-05 Civil Phasing Drawings
2. TCT DD Final Cost Estimate
3. G201 Phasing\_Update
4. DCP22-02 Suitland HS Site Visit Sign In Sheet

**END OF ADDENDUM NO. 1**