

**REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES**

**NORTHSIDE HIGH SCHOOL CAPITAL IMPROVEMENTS
SOUTHSIDE HIGH SCHOOL CAPITAL IMPROVEMENTS**

FORT SMITH PUBLIC SCHOOLS

Addendum 02

Issued by



DATE: 22 April 2019

1. Is it permissible to submit exceptions to the proposed A133 and A201 as part of our RFQ response? The proposed documents are quite lengthy in their variance with the original AIA documents. A significant amount of time is required to evaluate them and it is not possible to provide our questions/exceptions by today's deadline.

Yes. FSPS is generally not inclined to make significant changes to the contract forms. Firms selected for interviews will be given time to review completed contract documents before the interviews.

2. Paragraph 9, page 16 of the RFQ may be interpreted as a request of a numerical fee proposal. Are we being requested to quote our proposed fee? This is not allowed under state law. Please refer to the attached excerpt from the DPSAFT regulations.

Firms replying to the RFQ are not being asked to quote a proposed fee, rather their approach to fee.

3. Are there any established MWBE participation goals?

There are not any standards for MWBE participation. The Owner encourages all small, minority, and women business enterprises to submit qualifications. Encouragement is also made to all construction management firms that in the event they subcontract portions of their work, consideration is given to the identified groups.

4. Refer to Section 4, page 14 of the RFQ. We respectfully request the "not-to-exceed" provision on the GC/GRs be removed. We are responsible for managing the entire GMP and should be free to manage all Job Costs, which may require use of CM/GC's contingency.

The "not-to-exceed" provision for GC/GR's cannot be removed at this time. The intent of this provision is to establish GC/GR's collaboratively with the Project Team throughout the preconstruction process.

5. Is it the intent that Fee will not be calculated on the costs of General Conditions / General Requirements? This is not typical in Arkansas nor is it the

normal arrangement in the standard A133 and A201. (Arkansas DPSAFT requirements attached.)

No.

6. Refer to Exhibit A, page 19 of the RFQ. Regarding allowable General Conditions / General Requirements, will the following on-site items be allowable as Job Cost:
 - A. Wireless telephone/data services
Data/Service use only. Equipment not eligible.
 - B. Computers, tablets, smart phones, software
Computers and tablets for project team upon review by PM. Smart Phones not eligible. Software TBD.
 - C. Data processing costs
To be discussed during interviews. Further clarification needed.
 - D. Subscription costs for cloud-based or web-based management systems.
Yes. Limited to project specific PMS systems.
 - E. Equipment which may be required for efficient management of the site such as material handlers, back hoe, skid steer, etc.
This to be discussed on a case by case basis.
 - F. BIM coordinator
Yes
7. Will the design team(s) be required to furnish a BIM model for use by the CM/GC. If so, to what Level of Development?

All BIM models will be available for use by the project team members.

8. Will outsourced BIM services (consultant) be allowable as Job Cost?

Yes.

9. Our legal team, after careful consideration and review of the A133 and A201, have deemed that we will need to have several exceptions. How would you advise that we submit those along with Exhibit D?

Any exceptions made to these documents need to be included in the RFQ as a proposed amendment. FSPS not inclined to accept major revisions.

10. I'm writing with a question in response to the RFQ for Fort Smith Public Schools Northside and Southside High School Improvements. Section 8 of the RFQ references a mandatory pre-proposal meeting/site visit, but I'm unable to find any information on the meeting in the RFQ or in prior advertisements.

There is not a requirement or mandatory pre-proposal conference. Please disregard this reference.

11. In the RFQ response does the featured project need to be a completed project or can it still be under construction?

The featured project can still be under construction.

12. The Draft AIA A133 Agreement includes several references to exhibits, but there are no exhibits attached. Please advise.

Both contracts attached to Addendum #01 are working drafts. Exhibits are still being reviewed.

13. Exhibit D in the RFQ packet requires a signature binding our company to sign the amended AIA A133-2009 and AIA A201 that were issued as part of addendum #1. As I mentioned before there are several exhibits mentioned that we do not have so there is no way at this point to know what they will be.

Correct. Upon completion and review of contract documents, CMAR firm will be required to execute Exhibit D.

14. Section 6.6.1 talks about the reimbursement of SDI premium costs. In order to buy this insurance a company must do \$100,000,000.00 per year. Will we be allowed to required subcontractors to provide P & P bonds and get reimbursed for them in lieu of using SDI insurance?

This is an option for consideration. If CMAR firms are unable to obtain SDI, explain options to manage subcontractor default.