

## RFP 24-0001 RCCSD Construction Management Services

### Addendum 3

#### **Exhibit A Questions:**

Additional questions were received beyond the originally set timeline. In consideration of the extension of the proposal deadline, answers to these questions are being issued as an addendum.

**QUESTION 1:**“Fee Structure – for purposes of equal proposal submission (and District’s comparison), it would be helpful if a specific duration (based on anticipated project schedule page 2 of RFP) for each phase of CM services were defined as detailed below:

- a. Preconstruction services - 12 months – April 2024-March 2025 (includes bid and award)
- b. Construction Services - 19 Months – April 2025 – October 2026
- c. Closeout Services - 2 months – November 2026 – December 2026

The RFP does not identify the minimum number of staffing required for construction phase services. We would anticipate that a staff of 2 FT people would be required for the construction phase. For purposes of developing a base line fee the it would be helpful to define the staffing as detailed below:

- i. Full Time on site Project Superintendent
- ii. Full Time on site Project Engineer

We would recommend that a detailed staffing plan be submitted with the proposal.”

**ANSWER:** There is no clear question in the above, however, the language surrounding fee structure remains unchanged from the original RFP document. Respondents are free to include “any additional information that will clarify their method of arriving at a fee for comparison purposes” per the RFP, under which the above would qualify.

#### **QUESTION 2:** “Pre-Construction Services

Please clarify the number of estimates that will be required – RFP indicates 3 estimates at the following stages of design- Schematic Design, Design Development, Construction Documents.

Based on discussion during the pre-bid meeting is seemed that the following deliverables might be required instead:

- Review of the pre-referendum estimates (presumably prepared by King & King)
- Provide a Development Estimate
- Provide a Construction Documents Estimate”

**ANSWER:** Respondents should submit on the basis of Schematic Design, Design Development, and Construction Documents. SED Submission #1 anticipates the use of TIPS/NYS Contract and therefore will likely not necessitate an extensive estimate. The selected firm may review and

update estimates previously determined in the pre-referendum phase, however, it is not a requirement of this RFP.

**QUESTION 3:** “Please clarify if CM is to provide construction software for use by the project team.”

**ANSWER:** Provision of construction software is not required. If a firm does not have a program that is shared, the Architect/Engineer FTP site will be utilized for submittal review. The CM would still maintain all the RFIs, RFPs, COs, etc.

**QUESTION 4:** “Who is the district’s legal council that we would work with to develop a contract.”

**ANSWER:** The District’s appointed counsel for construction and capital projects is Alario & Fischer.