Questions and Answers
CMAR 27-001JO Northwest Elementary School
Phase 1 Modernization

1. Item 3 of the Special Terms and Conditions of the RFP states *"The preliminary total construction budget for all campuses is $4,500,000. The actual budget may increase, depending upon Alternate Pricing, funding availability, and which campuses are awarded".* Multiple campuses are being referenced with a combined total construction budget of $4,500,000. Please confirm this solicitation is only for the Northwest Elementary School Phase 1 Modernization Project and what it's specific total construction budget is. Also confirm the total construction budget is inclusive of General Conditions and Preconstruction/CM Fees.

   A: The solicitation is for only Northwest Elementary School.

2. Item 27 of the Special Terms and Conditions of the RFP states the form of contract will be the AIA Document A133-2019, but two contract templates are available on the Procurement website for this solicitation (AIA Document A101-2017 and AIA Document A133-2019). Please confirm which form of contract will be utilized.

   A: Please complete form A133-2019.

3. Item 28 of the Special Terms and Conditions of the RFP states a Bid Bond is required, but no percentage (%) or required form is provided. During the Pre-Proposal Conference, it was stated the requirement for a Bid Bond will be waived for this project. Please confirm a Bid Bond is not required.

   A: A bid bond will not be required for this bid. A surety letter should suffice.

4. What dollar value/base is to be used to calculate the required insurance premiums (e.g., Cost of Construction, Cost of the Work, GMP, or Contract Sum).

   A: total cost of construction, as required by typical insurance entity, excluding architectural and engineering soft costs not incurred by bidder

5. Whether the required insurance premiums are to be included within the CMR's proposed General Conditions percentage or treated separately as a reimbursable Cost of the Work under AIA A133 §7.6.1.

   A: Itemized and submitted with all other general conditions being sited by submitter.