Public Safety Facility RFP Questions & Answers

Date	Status	Question / Concern	Answer
3/18/2025	Answered	To what extent will the overall development and/or property utility work be included in this project?	Only the utilities directly associated with this project at this time but there is potential expansion of this scope based on master planning and schedules of other projects on the major development site.
3/18/2025	Answered	Can we provied total project CCIP rate in lieu of General Liabillity rate?	G&L Fee percenatge is required but CCIP Fee percentage can be provided as additional information
3/21/2025	Answered	Is there a design schedule for this project?	Anticipated through 2025
3/21/2025	Answered	Is there an anticipated construction start date for the project?	Likely Q1 or Q2 of 2026
3/21/2025	Pending	Is there a target budget for the project?	To be determined after concept design.
3/24/2025	Pending	Has the structure type been discussed? (e.g structural steel, concrete frame, ect.)	To be determined during design process.
3/24/2025	Pending	Has the roof type been discussed? (e.g- membrane, shingle, metal, ect.)	To be determined during design process.
3/24/2025	Pending	Has the extirior skin type been discussed? (e.g- brick, metal panels, ect.)	To be determined during design process.
3/24/2025	Pending	What is the IBC construction type?	To be determined during design process.
3/24/2025	Answered	Will the County provide a GC/GR bid list?	No
3/24/2025	Answered	Is public funding involved and if so, will a bond be required?	Public funding is involved and yes bonding is required. Please provide a bonding rate.
3/24/2025		Would original signed scanned documents of the Iran Divestment Form, Non-Boycott of Israel Form, Title VI Contract Assurance Form, Non-Collusion Affidavit form be acceptable withing the submission that is emailed?	This is accepatable.
3/24/2025	Answered	Are there any available renderings or concept images available?	No
3/24/2025	Answered	Is this project funded? If so, to what amount?	Not yet funded, The County plans to fund this project within the '25/26' fiscal year budget. Predevelopment is currently funded.
3/24/2025	Answered	Is there a preferance for no self-preformed work on this project?	The construction manager agent or advisor is prohibited from undertaking actual construction work on a project over which the construction manager agent or advisor coordinates or oversees the planning, bid, or construction phases of the project, except in instances when bids have been solicited twice and no bids have been submitted. If the construction manager agent or advisor can document that a good faith effort was made in each bid solicitation to obtain bids and no bids were received, then the construction manager agent or advisor may perform the construction work at a price agreed upon by the construction manager agent or advisor, the architect, and the owner of the project
3/24/2025	Answered	Should a Preconstruction Fee be included in the proposal, to be paid if an agreed- upon GMP cannot be reached?	Yes, a preconstruction fee should be included.
3/24/2025	Answered	How many hard copies of the responses are required? Is the Flash drive also needed?	If the submitting firm elects to turn in hard copies, please include 4 copies as well as a flash drive containing the electronic copy.
3/24/2025	Answered	When do you expect to conduct interviews?	Proposed interviews will be determined within a week after bid opening.
3/24/2025		Is there a target date for awarding the contract?	April, 18th is the anticipated award date, subject to interview schedules.
3/24/2025	Answered	If the preconstruction phase is expected to last from 6-9 months, when do you anticipate the construction phase to begin?	Construction Phase is anticipated to begin in Q4 of 2025 or Q1 of 2026.
3/24/2025	Pending	Is there a specific completion date that must be met?	Not determind at this time.
	Answered	Please confirm the intent for this arrangement to be Construction Manager as Constructor (i.e. CM at Risk) and not Construction Manager as Agent or Advisor	The purpose of this RFP is to select a Construction Manager at Risk.

3/25/2025	Answered	The last paragraph on page 3 of the RFP states that self-performed work is prohibited unless	No, the only way to obtain self preform work is outlined in the RFP.
		the work is bid twice with no bids received. Is submitting a sealed competitive proposal along	
3/25/2025	Answered	with other publicly bid trades also an alternative for obtaining self-performed work if so desired? The last paragraph on page 4 of the RFP states that firms should submit hourly rates for proposed staff positions. a. Please confirm that rates are to be fully burdened.	a. Please include fully burdened rates b. Depending on the scope and applications, in some cases during construction we will accept lump sum billing rates.
		b. Please confirm that fixed, lump sum billing rates will be allowable as part of the eventual construction contract.	Turnip Surn Similing Tutes.
3/25/2025	Answered	From page 5 of the RFP, we interpret that the instructions allow for either electronic or printed/sealed submission. Please confirm that is accurate and indicate if one is preferred versus the other.	Correct- the submitting firms have the option for either printed copies (hand delivered or mailed) with an included flash drive with a digital copy, <u>or</u> an electronic submittal. Please note that the due date for either submittal choice is the same.
3/25/2025	Answered	Page 6 of the RFP indicates that, "All proposals will be reviewed and evaluated based on all firms proposed experience, qualifications, rates, references, and other considerations." Based on that statement: a. Can any of the "other considerations" be further described? b. Will scoring criteria / point weighting be published prior to submission? c. Will a selection "scorecard" demonstrating the results be available after the intent to award is made?	 a. Additional general information about the proposing firm (i.e. size, location of operation, current workload, ect.) b. No scoring criteria/ point weighting will be used in the selection process c. No. The Purchasing Director or Commonwealth Development Group will reach out to all firms at the end of the selection process and provide feedback from the selection process.
3/25/2025	Pending	Has a date been selected for possible interviews and/or has desired interview content or scope been determined?	Post-Bid interviews will be scheduled within one week after the submission of RFP responses
3/25/2025	Answered	Regarding the use of AIA A133-2019 and A201-207 for the contract forms, will proposed redlines be issued prior to submission of this response, or will negotiations occur in good faith after the award is made?	Negotioations will occur after the award is made. If the selected firm and the owner's team reaches an impass in the red line process, the RFP process will be repeated and a new firm will be selected following this same process.
3/25/2025	Answered	Will there be a separate preconstruction services agreement, and if so, is the intended form available or would a contractor's standard agreement if acceptable?	Yes there will be a preconstruction agreement and yes a contractors standard agreement is acceptable.
3/25/2025	Answered	Has a date been chosen to notify firms selected to proceed to the interview round as well as a possible date for final selection?	Interviews will be scheduled within a week after the response sumbission date. Selection date is anticipated to be April 18th.
3/25/2025	Answered	A design team is not mentioned as part of the RFP. Has one been selected, and if so, can they be named? What is the current status of design?	The design team is led by Moore Design with Lyle-Cook-Martin as the architect of record with the possiblity of an additional architecture firm in a consultant/peer review role.
3/25/2025	Pending	From page 5 of the RFP, we interpret that 6-9 months of preconstruction would be followed by an anticipated 15-month construction duration. Is this correct? If so, what is the anticipated start date for preconstruction and the NTP date for construction on site?	Preconstruction services will begin once a selection has been made and construction is estimated to begin in Q1 or Q2 of 2026.
3/25/2025	Answered	Will the use of early release packages for sitework, utilities or foundations be considered?	There is a possiblility of early release packages for site work and utilities.