

## REQUEST FOR PROPOSALS # BCFY22-25

# CONSTRUCTION MANAGER FOR BOONE COUNTY ANIMAL SHELTER PROJECT

## ADDENDUM #2

11/22/21

1. Could you please provide further clarification under Section 2 Project Delivery Method - Owner participation in the bidding process? Could you please provide further definition to the statement?

*Construction Manager will conduct procurement of all sub-contractors for the project for labor and materials. Owner will participate in collaboration with Construction Manager for payment of materials to allow the County to utilize its tax exempt savings. Costs for GMP should include taxes. Owner will be credited for material payments against total payment to Construction Manager and will be documented through the pay applications.*

2. Section 3 Scope of Work - Item 3, Point b Cost Estimating states that the GMP will be completed at 30% construction documents. Is this accurate? Since the owner will participate in the bidding process it implies the GMP would be closer to 100% construction documents. The establishment of the GMP will also affect the total CM contingency - the sooner the GMP the greater risk undertaken by the CM, the higher contingency.

*This section has been amended via Addendum #1 on 11/18/21 as follows:*

### *Cost Estimating*

#### *i. Detailed Line Item Estimates at Project Design milestones*

##### *~~1. Completed Design Development~~*

##### *1. 30% Construction Documents*

##### *2. 75% Construction Documents*

#### *ii. GMP at the completion of ~~30~~ 75% Construction Documents*

3. What is the intent of requesting a basic construction estimate? Will the basic construction estimate be a part of the RFP evaluation? Will there be a true apples to apples comparison with this estimate since many assumptions will need to be made?

*The intent of the basic construction estimate is intended to demonstrate the methodology and format for cost estimating that will be employed by the Construction Manager utilizing current available design documents. The form, format, approach and methodology will be evaluated as part of the RFP review process; however, numeric value of cost estimate will not be a factor in the analysis as construction documents are not available to guide the estimating work. Assumptions should be noted.*

4. Are we to follow the AIA 133 contract as it relates to what is to be included in the cost of work?

Yes

5. For the basic construction estimate are we to ignore all site construction cost – ie earthwork, utilities, site improvements, etc?

*No estimate is required. Proposer may note that no design plans have been provided and no estimate has been developed. Proposal should include elements to illustrate what will be included in an estimate when site plan is completed for the project.*

6. Should we include the medical equipment in our basic construction estimate? Surgery Light, chairs, sedation, etc.

*No medical equipment should be included in the basic estimate. Required equipment will be utilized from the current facility or developed as part of the construction documents for inclusion in future cost estimation and GMP.*

7. Should we assume MidMark grade equipment?

*Where equipment is specified and available for inclusion in an illustration for basic estimate, midmark should be assumed.*

8. What level of sedation will be required for the pets? What types of medical gases will be utilized? Are we to include vacuum & suction?

*For purposes of the basic construction estimate, these items may be noted as TBD with construction set and future cost estimation as identified by architect but not included with this proposal.*

9. Should we include med gases in the pre-post area?

*No*

10. Should we include a Scavenger System in the surgery room?

*See answer to "8".*

11. 125Kw Generator is shown on the electrical single line diagram, current lead times for this size and type of generator is 54-60 weeks?

*Question not able to be answered.*

12. Should we include an allowance for furniture & fixtures or will these be procured by the Owner? What about Medical & Animal equipment, casework, shelving, etc.?

*Furniture and fixtures will be procured by owner. Casework and affixed shelving will be installed per specifications on drawings by contractor.*

13. The reflected ceiling plan appears to show a few different variations of ceiling types – could a legend be provided?

*A legend is not currently available for purposes of the CM RFP. Proposers may assume one ceiling type for the RFP response and simply note the assumption as this is a representative example.*

14. Is a proposed site development plan available for budgeting purposes for the “Basic Construction Estimate?”

*See answer to question 5. Please identify the elements that will be provided in a construction estimate for site, but cost estimating will not be expected as the site development is not available to prospective Construction Managers at this time.*

15. Has a construction budget been established?

*A project budget has been developed based on the estimate provided by the architect during the feasibility study. A final construction budget will be developed in conjunction with the identified CM candidate.*

16. Is there an anticipated completion date?

*Construction schedule anticipates the project being approximately one year. A date will be established once the CM is under contract and the site secured.*