

**To:** Prospective Bidders  
**From:** Purchasing Department  
**Subject:** Guilford County Schools

**RFQ for Construction Management at Risk for selected 2008 Bond Projects Addendum #1 -  
Responses to Questions**

**March 12, 2009**

**Item #1**

The following questions have been received by Guilford County Schools relevant to RFQ. Responses are included at the end of each question.

**Questions**

1. After completing the site tours it became apparent that many of the proposed additions will be placed in areas where mobile classrooms are now located. *Will the relocation work be a part of the CM at Risk contract or handled by the County through their staff or program manager?* **Relocation work will be a part of the CM at Risk contract when possible.**
2. Recent legislation on child predators and legal aliens has caused many school boards to re-think their policies as it relates to application of their policies to their contracted parties. *Can you provide the Board policy as it relates to this?* It will affect contractor logistics on the occupied campuses mentioned in this RFQ. **CM at Risk will be responsible to provide background checks and monitor all personnel entering site.**
3. *Will any of the funding for these projects come from the stimulus bill?* If so this will require the contractors to follow the Davis Bacon Act as it relates to certified payrolls. This act would have minimum cost impact as contractor wages are above the minimum required by Davis Bacon in most trades. The paperwork for certified payrolls is the addition expense. **None of the funding for these projects will come from the stimulus bill?**
4. During the site tours it was evident that Ed programming was not complete at least at the high school level and will be ongoing simultaneously with the design work where architects are already hired. *Will the programming be performed by Guilford County staff or additional services of the architect?* **Architects are responsible for programming.**

5. *Can you provide the anticipated start and completion dates for the design on each of the projects mentioned covered in the RFQ? **The start and completion dates are determined by the date of the Notice to Proceed issued to the Architect once the Owner-Architect contract is executed. Based on that date a design and construction schedule will then be established.***
6. *Will there be any work required by the CM this summer? **Yes***
7. *During the walk thru of the Summerfield ES the architect mentioned that utility relocation work would take place over the summer of 2009. *If the CM does not manage this will it be handled by Guilford County staff or its PM?* **Yes***
8. *The architect designing the Summerfield ES project stated they would be completed with schematics at the end of March. Based on what we were told in the pre-proposal conference the CM at Risk will not be chosen and under contract at that time. *Will the plan reviews be performed by Guilford County or their PM?* **Yes***
9. *The architect for Summerfield ES also mentioned the use of structural materials that we believe will require a value engineering study based on our experience in their applications. *To ensure a smooth design process, will the VE study be performed by the Guilford County or PM assuming the CM may not be on board in time to maintain the continuous design schedule?* **Yes***
10. *Can you provide an electronic copy of the Owner/Designer and Owner/CM agreements you are using for these projects? **Agreements will be provided to selected firms.***
11. *Under your architectural agreements how much time is allowed for owner review and approval at the SD, DD and CD phases? How will that be tied to the CM at Risk contract to allow them to adequately perform their services – estimating, scheduling, value engineering and constructability so the overall design schedule is maintained? **The Owner will have between one to two weeks to review the different phases of the submittals depending upon work load and complexity of project. The CM at Risk will perform their own reviews coordinating with the architect during each phase. The results and/or analysis of each phase will be part of the review schedule with the architect, Owner and CM at Risk contractor.***
12. *Will FF&E be managed by the CM at Risk or by the Owner or its PM? **Owner***
13. *Has the owner solicited an RFQ for the following professional services and if so, are they under contract? *If they are not hired will their procurement be managed by the Architect or by the school system's staff or its PM or the CM at Risk?**

1. Surveyors **No/Owner**
2. Geotechnical and materials testing firms **No/Owner**
3. Third party inspectors to comply with Section 1704 of the Code **No/Owner**

14. *Are the Guilford County AE guidelines available to be reviewed electronically?* **Yes**

15. It seems practical that high school and middle school renovation/addition projects on the same site would be handled by one CM. Based on operational logistics it may not be possible to work on both campuses at the same time without some early phase site projects being executed before the main work associated with buildings can be started. *Will Guilford County Schools utilize a phased GMP (mini GMPs) that will be set up and the remaining work be added by change order creating the total GMP?* **Yes**

16. *Has the Architect's contract been written to require them to work with the CM at Risk considering the additional interactions they will have during the design phase of a project?* **Yes**

17. *Can you provide the bond promised delivery date for each of the project's in this RFQ?* **No, a promised delivery date has not been issued for bond projects.**

18. *Has an Architect(s) been selected? If so who?* **Architects have been selected for a portion of the 2008 Bond Projects.**

19. *Are we required to submit one response for all four (4) or four (4) responses, one (1) for each project?* **One response for all 2008 Bond Projects which may be designated for CM at Risk.**

20. *Will the projects be distributed to four (4) separate CM's or will they all go to one (1) CM?* **Unknown**

21. *Is there a sign-in sheet? As indicated this will be posted tomorrow.* **See Attachment label Sign In Sheet**

22. *Are there established budgets & scopes for the individual projects?* **Yes**

23. *What is the particular contract form that will be utilized on these projects i.e.) CMAA, Customized GCS contract, AIA, etc?* **AIA**

24. Multiple Appendices are referenced but I only see Appendix G as included. Will these Appendices be released at a later date? No Appendices are referenced other than Appendix F and Appendix G. **Both are included within the RFQ**

Item #2

**Points of Clarification:**

**Proposal(s) received will be for a select group of the remaining projects of the 2008 Bond Referendum using the delivery method of Construction Management at Risk. Site visits were for the sole purpose of providing visual inspection of the sites and to familiarize interested parties regarding the location of the sites.**

**Page 4 of 9 Questionnaire**

b. **Annual dollar workload listed for each of the last five (5) years inclusive of projects per year:**

- 2008 #projects \$tot.
- 2007 #projects \$tot.
- 2006 #projects \$tot.
- 2005 #projects \$tot.
- 2004 #projects \$tot.

**Architects assigned/approved by the BOE are listed below:**

<b>Site</b>	<b>Architect</b>
<b>Ragsdale High School</b>	<b>Mosley Architecture</b>
<b>Southeast High/Middle Schools</b>	<b>Schenkel&amp;Schultz</b>
<b>Summerfield Elementary School</b>	<b>McKissick Associates Architects</b>
<b>Southwest High School</b>	<b>Robbins Architecture</b>
<b>Southeast Area Elementary School</b>	<b>Pinnacle Group</b>
<b>Allen Middle School</b>	<b>PNP</b>
<b>Grimsley High School</b>	<b>Clinton Gravely, AIA</b>

**Please find listed below the link of for our Facilities/Construction Department which provides you with the overview of the 2008 Bond projects along with estimate dollar amounts by specific projects:**

<http://www.gcsnc.com/construction/index.htm>

**Attached is a copy of the projects that will be used the delivery method of Construction Management at Risk/Single Prime.**

**Confidential financial information shall be enclosed in a separate sealed envelope and mark with the following information:**

- **Name of company**
- **Financial information for RFQ Construction Management at Risk**
- **3-18-09 at 2:00 P.M.**

**Only one copy of the financial is required. DO NOT ENCLOSE WITH PROPOSAL.**

**PLEASE ACKNOWLEDGE THE RECEIPT OF THIS ADDENDUM  
ON YOUR PROPOSAL FORM**

---

**Signature/Date**

---

**Company**