

ANCHOR PROJECT - RFQ Questions

11.18.2024

Q. Part 3.4 vs 3.12 - Cost Estimating – Please clarify differences in responsibility for (the “Consultant”) vs. (the “CM”) with regards to cost estimates.

A. Section 3.4 are the basic elements the crisis intake center shall have. These elements are locked-in, based on evidence-based research. Section 3.12 recognizes the design elements may need assistance of a Construction Manager to further develop those basic elements into a detailed cost estimate.

Q. Part 4.3.4 – Are we reading the verbiage correctly in that bid documents will be due 90 days after notice to proceed?

A. Bid documents and matters pertaining to the physical construction will be due at an agreed upon time, as listed in the contract. A project schedule, formed by the design firm and construction manager will outline the construction timeline (See 3.13). It is the expectation that the final plans, specifications and bid documents from contractors and sub-contractors will be completed within 90 days of Notice to Proceed.

Q. Per 4.3.4 Please clarify the schedule you have in mind for SD, DD, CD, bidding , and construction. Also clarify when “notice to proceed” occurs, in other words when does 90 days commence?

A. Notice to proceed will occur when the selected Consultant has been notified by BRADD to proceed and a contract has been executed. The RFQ’s primary purpose is to select a design firm (Consultant) who will design the project and a Construction Manager who will work the design firm to prepare a detailed cost estimate, prepare the RFP for the construction phase and oversee the construction. Bid documents and matters pertaining to the physical construction will be due at an agreed upon time, as listed in the contract. A project schedule, formed by the design firm and construction manager will outline the construction timeline (See 3.13). It is the expectation that the final plans, specifications and bid documents from contractors and sub-contractors will be completed within 90 days of Notice to Proceed.

Q. Is the pre-submittal conference mandatory?

A. It is not necessary to attend the pre-submittal conference in order to submit for the project.

Q. Can you confirm if a CM proposal is also being requested at this time or is that to come later?

A. Pursuant to 3.7 of the RFQ - Selection of a Construction Manager. The Consultant shall assist the Agency, in cooperation with LifeSkills, Inc., in the selection of the Construction Manager(s). The Construction Manager is not being requested at this time; however the successful bidder shall be able to demonstrate the ability to assist with the selection as listed in Section 3.7.