



## **RFP 24-04 – CONSTRUCTION MANAGER AT RISK**

### **RESPONSES TO RFP QUESTIONS**

MUTD Responses are indicated in bold text below and questions are separated by section:

The deadline for questions is May 14<sup>th</sup>, 2024.

#### **1. SOLICITATION NOTICE**

*Q. Page 6 of the RFP references a bid bond. Is this intended to be provided with the future Guaranteed Maximum Price?*

**A. The bid bond should be provided with the future guaranteed maximum price.**

*Q. Page 8 of the RFP calls for a certificate of insurance to be submitted to the State Procurement Bureau. Is this to be submitted with the RFP? Or as part of the future Guaranteed Maximum Price submittal?*

**A. A portion of 1.16d was published in the RFP in error. Submission to the state is not required for this project. The Certificate of Insurance is to be sent at the stage of contract signing, not with the RFP or GMP submittal.**

**Section 1.16d is amended to read:**

**Certificate of Insurance/Endorsements: A certificate of insurance from an insurer with a Best's rating of no less than A- indicating compliance with the required coverages must be received by Missoula Urban Transportation District (MUTD). The certificates must name MUTD as certificate holder and Contractor shall provide copies of additional insured endorsements required by Contractor's commercial general liability and automobile**

liability policies. Contractor must notify MUTD immediately of any material change in insurance coverage, such as changes in limits, coverages, and changes in policy status. MUTD reserves the right to require complete copies of insurance policies at all times.

## 2. SUBMITTAL REQUIREMENTS

*Q. Page 24 of the RFP – we are assuming the list of work scopes noted under the bullet regarding funding source experience is intended to be part of our response for general work experience with these scopes. Is that correct?*

**A. That is correct.**

*Q. Page 25 of the RFP – 3.2.f.1 asks for a statement regarding our understanding of the project's budget. I did not see the budget provided in the RFP. Can you clarify this?*

**A. The construction budget is \$45 million.**

*Q. What is the project budget/estimated construction cost? The total project budget or estimated construction cost is relevant so that the Contractor can determine which projects are similar in size/scope for the RFP as well as determining the Contractor's Fee amount.*

**A. The construction budget is \$45 million.**

*Q. GC's cost proposal states to include commissioning. Typically, commissioning is considered as a cost of work as the commissioning scope can vary significantly depending on the commissioning requirements/specifications. Additionally, commissioning is not a duration-based activity. Should commissioning be included in the monthly cost of General Conditions or excluded?*

**A. Exclude commissioning and include it as a line item in the GMP. As the project is pursuing LEED Gold certification, additional discussion will be needed on the level of commissioning required.**

*Q. What is going to be required for the FFE pre-con and bidding process? We have done bus vehicle maintenance facilities in the past, but the equipment is dependent on what they plan on doing in house. What is the scope for FFE within the building and is the CMAR responsible for getting this package bid, purchased, and installed?*

**A. The equipment specific to bus maintenance will be selected and specified as part of the construction documents. The contractor will be responsible for bid, purchase, and installation. For the traditional office**

**FFE a final procurement strategy has not been decided but may go through the contractor as well.**

*Q. Per Item M for the Cost Proposal the Contractor is to prove a fee as an amount included in the total construction cost. Is this fee to be provided as a lump sum or a percentage of construction cost?*

**A. the fee is to be provided as a percentage of construction cost.**

*Q. Per section 2.7 (Page 12), the CMAR is to provide (4) total cost estimates. One for each milestone phase (30%, 60%, 90%, 100%). Per section 2.7-a-14 (Page 13) it states to develop a minimum of (4) itemized estimates at each phase of the design (SD, DD, CD/GMP). This would result in (12) total estimates. Could you please clarify the correct total qty of estimates and phases anticipated during preconstruction services?*

**A. The CMAR will be expected to produce three estimates and a final GMP. The percentages and phase names line up as follows:**

**30% or Schematic Design**

**60% or Design Development**

**90% or Construction Documents**

**GMP (likely based on 100% Construction Documents)**