

**RFP Q&A**

**PROFESSIONAL CONSTRUCTION MANAGER AT RISK (CMAR)**

**FOR**

**PROJECT GATEWAY AT QUAD CITIES INTERNATIONAL AIRPORT**

1. Will selected CMAR be responsible for all sub-contractor scopes and sub-contractor selection to include any geotechnical, environmental and materials testing needs necessary for this project?

**A: The scope will be finalized after selection. For purposes of the RFP, assume that geotechnical and environmental will be carried by the owner and material testing carried by the CMAR.**

2. It is not clear how the fees and GCs submittal will factor into the selection process. Can you clarify the scoring of those items in the context of the RFP?

**A: Fees and GCs will be included as part of project approach weighted at 35 points of 125 points for proposal scoring.**

3. Can you provide the form of agreement for the CMAR for this project?

**A: No. The MAA intends to negotiate a master service agreement with the successful firm.**

4. RFP Section 1 – Introduction indicates that a GMP will be established based on completed schematic design documents by June 2022. Section 3 – Pre-Construction Services, Item C.4. “Budget Estimate (4)” indicates that the GMP will be established based on the 50% complete construction documents. Please clarify which documents will be used to establish the GMP.

**A: The GMP will be based on 50% Construction Documents.**

5. RFP Section 3, Item D.2. states that during the pre-construction phase of the project, the CMAR shall identify, bid, and place purchase orders for long lead time equipment as required. Is the intent for the CMAR to also pay for this equipment? If yes, then please provide the appropriate dollar amount for the cost of the equipment for the CMAR to include in their lump sum proposal for the pre-construction services.

**A: Specific items have not been identified and will need to be mutually determined. Payment for such equipment would follow procedures in the AIA contracts. Those purchases, if any, would fall under construction services and appropriate authorization would be given for any pre-construction and construction overlap.**

6. Exhibit B - Are the grayed out cells to be left blank, and not filled in?

**A: That is correct.**

7. Exhibit B - Can you clarify the meaning/intent of the “Direct Costs” column F? What costs are to be included in this column?

**A: Direct costs are the general conditions and include costs incurred at the jobsite for supervision and administration of the overall contract that are not allocated to any particular construction activity or subcontract.**

8. Exhibit B - Row 70 – please clarify what is meant by “Fire Protection During Construction”? What items are to be included in this cost? Portable fire extinguishers? Other costs?

**A: The respondent shall determine what is required for the safety of the site during construction and provide what is necessary in their opinion for that purpose.**

9. Exhibit B - The Percent Fee (cell C86) does not allow for decimal points to be shown. The CMR Fee Subtotal does calculate correctly however if a fraction of a percent is entered into cell C86.

**A: The cells are not locked and you should be able to format it accordingly. If not, please note the proposed fee with appropriate decimal points in an adjacent cell.**