



ADDENDUM #3

DATE: January 2, 2025

TO: Prospective Proposers

RE: Addendum #3
Selection of a Construction Manager(s) at Risk
Tyler Junior College
RFP #25-02

NOTICE TO PROPOSERS:

This Addendum forms a part of the Notice to Bidders. Acknowledge receipt of this Addendum in the space provided on the Proposal Form. Failure to do so may subject Proposer to disqualification.

Clarifications: The College is working with two architectural firms as shown in the RFP. We do not have detailed drawings, specifications, or budgets for either campus. Both projects are in varying preliminary stages. That is the reason the SOW is vague on budget and construction timeline. We cannot assign any definitive timeline or budget for either project. The College desires to hire a CMR at this time to assist the architect and College for budgetary purposes, preliminary design, and see the project through completion. There are separate campus proposals included in the RFP documents. If you need to submit more than one per campus, that's acceptable.

As laid out in the "General Requirements" on Page 6 of the RFP, "The College reserves the right to make its selection of goods and services purchase based on its best judgment as to which products substantially comply with the quality required by the specifications and are the best value for the College." Per the "Selection Criteria and Requirements for Proposal," "Selection shall be made among the respondent(s) deemed to be fully qualified and best suited among those submitting proposals on the basis of the criteria included in this RFP. The Owner is not required to furnish a statement of the reason why a particular proposal was not deemed to be the most advantageous."

QUESTION #1: Will TJC permit a CMR to submit their qualifications for the West Campus additions and upgrades without submitting for the additions to the Main Campus?

ANSWER: Yes, you can submit a proposal for one campus SOW or both.

QUESTION #2: For the Schedule: Should we put together one (based on assumptions and our experience) and then put together General Conditions based on that?



ANSWER: The College is relying on the proposers' past experience.

QUESTION #3: Timeline for both projects.

ANSWER: The College cannot provide anything other than what's laid out in the RFP and any addendum. The West Campus project has an estimated completion date, as laid out in the RFP, of December 31, 2026.

QUESTION #4: The RFP states that the West Campus work "could include all or portions" of the four buildings. The amount of construction work that is approved will have an impact on the pricing portion of the RFP. Should we assume for the purposes of completing the pricing portion of the RFP that construction will take place on all four (4) buildings?

ANSWER: The final decision would be based on budgetary constraints and the College cannot answer that at this time. The West Campus project has an estimated completion date, as laid out in the RFP, of December 31, 2026.

QUESTION #5: Page 7 states "the scope of services desired in the RFP include (1) deliver a guaranteed maximum price for the project(s)." Please confirm that a GMP is not an RFP deliverable and would become a deliverable of the CMAR once the CMAR is selected and design has occurred.

ANSWER: A Guaranteed Maximum Price (GMP) is not part of this RFP. That would be in the awarded CMAR(s) Scope of Work as part of the fully-executed contract and will be required at the appropriate time.

QUESTION #6: Please provide an estimated fixed "Owner's Construction Contingency" for both projects to use in completing this form for both projects.

ANSWER: The College normally has a ten (10) percent contingency for projects.

QUESTION #7: Please provide an estimated fixed "Owner's Special Cash Allowance" for both projects to use in completing this form for both projects.

ANSWER: The College cannot provide that at this time.

QUESTION #8: Not-to-exceed general conditions cost: (1) In order for respondents to accurately provide an NTE general conditions percentage and fixed sum, and for all respondents' submissions to be leveled for owner evaluation, the estimated project duration must be provided by owner, as the majority of CMAR's general conditions costs are time dependent. (2) Bonds & insurance are wholly dependent on total contract amount, thus the need for owner to provide an estimated fixed



construction budget. Can you clarify the project duration in months to ensure consistency among all general contractors.

ANSWER: The College cannot provide any other timeline or budget other than what has been previously provided in the RFP or any addendum. The West Campus project has an estimated completion date, as laid out in the RFP, of December 31, 2026.

QUESTION #9: Please provide a fixed estimated construction budget (in lieu of a range) to use in the pricing proposal. CMAR respondents have not been provided enough information within this RFP to ascertain the anticipated construction budget on which to base their pre-construction fee, construction fee, and general conditions. Can you confirm the total project budget as a single, precise amount to provide consistency for all general contractors.

ANSWER: Review prior answers.

QUESTION #10: Item 4.3 asks “describe your plan for meeting or improving the Owner’s proposed schedule for design and/or construction. The majority of the dates in the Owner’s proposed schedule are “TBD.” Please clarify how we should respond to this question.

ANSWER: Review prior answers. The College and awarded vendor(s) will develop any construction timeline and schedule at the appropriate time.

QUESTION #11: Item 6.2: Please confirm whether or not TJC requires the CMAR to provide full-time onsite, dedicated safety staff member(s).

ANSWER: The CMAR will be overseeing the entire project, which includes safety. That decision would be the responsibility of the CMAR. The final fully-executed agreement would be negotiated between College and awarded firm and amended, if necessary.

QUESTION #12: Insurance and Exhibit B: Please confirm for the purposes of established the proposed general conditions cost these projects will NOT be under an OCIP/ROCIP program. Will badging and drug screens be required by owner for all construction personnel? This is listed as a general conditions item. Is a full-time security guard and/or video surveillance required? This is listed as a general conditions item. The following items are listed as “general conditions.” However due to the lack of project details, they are not able to be estimated and included in our proposed general conditions at this time. Please advise on how this should be handled: (1) barricades, covered walkways, debris removal, dust control, final clean, handrails, infection control, opening protection, roadway maintenance, safety equipment, safety nets, snow and ice removal, temp fencing, traffic control, trash chutes, generators, temp cooling, temp enclosures, temp heating, temp lighting, temp roads, temp stairs, all “elevator” items, all “forklift” items, all “hoist” items, parking fees, parking lot rental, staking/layout. Dewatering equipment is indicated



as “construction phase fee.” Please confirm that dewatering equipment would be considered “cost of work.” “Inspector’s office” is indicated as a general conditions item. Please confirm if a dedicated office for an inspector should be included in our general conditions. Subcontractor default insurance is not mentioned in either Exhibit B or the proposed CMAR contract. Please confirm if SDI will be reimbursable.

ANSWER: At this time the College has no intention of either project being under an OCIP/ROCIP program. Any change in that status would be included in the fully-executed contract between any awarded vendor. Exhibit B is referenced only with regard to the included draft agreement. The final fully-executed agreement would be negotiated between College and awarded firm and amended, if necessary.

QUESTION #13: Does the 50-page limit include the cover letter, subcontract requested in Criteria 2.7, itemized pay applications required for each project in 3.6, information required from respondent, vendor information form, vendor certification form, CIQ form, W-9, reference sheet, signed and completed bonding, pricing and delivery form, and the requirements for proposals answers.

ANSWER: Due to the requirements of the RFP, the College will not require submissions to be limited to fifty (50) pages.