

December 23, 2024

**Addendum #1
RP001-25 Construction Manager at Risk for the Construction of Gwinnett County
New Police Headquarters Project**

Please see below summation of questions/answers and clarifications for the above solicitation.

Q1: To confirm what was stated in the meeting, only page 11 "Fee Proposal" should be submitted with the contractor's proposal. Page 14 is not to be submitted even though it has an area for a percent to be provided and Company name to be written.

A1: Correct, only Page 11 will need to be submitted in a separate sealed envelope.

Q2: Please share the schedule of events relating to: Interview, Award Date, NTP issue, GMP Finalize, Groundbreaking, Target Substantial Completion Date.

A2: For the Interview and groundbreaking that will be determined at a later date. As for the award it is anticipated to be on 3/4/2025, the Notice to Proceed is anticipated to be 4/7/2025, the GMP finalization is anticipated to be 12/1/2025, and the substantial completion date for the entire project is 6/1/2028.

Q3: Please provide the design schedule, including Schematic Design, Design Development, and Construction Documents milestone dates or durations.

A3: The design schedule is anticipated to be: Schematic Design 1/23/2025, the Design Development 5/8/2025, and the Construction Documents 9/1/2025.

Q4: Please clarify what "Past & Current Business Activities" refers to under the Background and Qualifications of the Contractor and Staff.

A4: Provide a description of the types of projects the contractor has done and what current projects the contractor is already committed to, so the reviewers know what the available resources the contractor has to commit to this project.

Q5: Please confirm if the one-year warranty requirement will be from the date of substantial completion of each phase or the overall project.

A5: The one-year warranty starts with the date on the Certificate of Substantial Completion for each GMP(S).

Q6: Please clarify if a bid bond or a bonding letter is required with the proposal submission.

A6: A bid bond will be required in the contractor's submittal for this project.

Q7: If a bid bond is required, please confirm if electronic signatures are acceptable.

A7: The County does not accept electronic signatures, it will need to be a wet signature.

Q8: Please confirm the features within e-Builder that will be required on this Project.

A8: All requests for information, submittals, pay applications, potential contingency use, potential allowance use, potential change orders, and all closeout documents will be required to be submitted, reviewed, and approved via e-Builder. No other software outside of e-Builder will be accepted by the County and the County will not pay for any other project management software for this project or accept any other project management software in lieu of e-Builder.

Q9: In regard to the selection committee for this project, could the County please elaborate on what role they play as it relates to their interest in this project or the County as a whole.

A9: The review committee is made up of County employees selected by the County to provide expertise in reviewing this proposal. The committee will review each proposal response, score each response, and submit a Recommendation of Award to the Board of Commissioners.

Q10: Under Proposal Submission Instructions, Section B3 states the contractor is to provide three references but later asks for 5 completed projects that demonstrate the company's construction capabilities; do these 5 projects need to be in addition to the ones listed in Sections 2 and 3 under references?

A10: Please provide three references per the requirements on Page 8 and 16. The references that are being requested should be for work completed within the last 10 years of similar size and scope. At least two references should be for new construction projects and at least one of these should include a sustainable building certification.

Q11: The Fee proposal form, page 11, is to be submitted in a separate envelope; does the matrix on Pages 12, 13 & 14 also need to be submitted in the same envelope?

A11: No, the General Conditions matrix does not need to be submitted. Please submit the Fee proposal on Page 11 in a separate sealed envelope.

Q12: The Agreement mentions certified payroll reporting, please confirm there are no prevailing wage requirements associated with the project.

A12: This project does not have any prevailing wage requirements.

Q13: Please confirm is the intent is for the Contractor to provide builders risk insurance or if it is to be provided by the owner.

A13: Builder's Risk insurance is to be provided by the Contractor.

Q14: Please confirm a bid bond in the amount of 5% of the proposed preconstruction fee is required, or if a surety letter evidencing bonding capacity necessary to meet the project requirements is sufficient given the CMAR procurement method.

A14: A bid bond in the amount of 5% of the proposed pre-construction fee is required for this project and should be filled out on County forms.

**Attachment: Revised General Conditions Matrix
Pre-Bid Sign in Sheet**

This addendum should be acknowledged on Page 15 of the Firm Information Page.

Thank You,


Alexis Mckennery
Purchasing Associate II

Revised - General Conditions I General Requirements Cost Matrix

The intent of this matrix is to provide an outline as to where Gwinnett County considers items that generally fall within General Conditions are to be categorized, and not an all-inclusive list of items that are specific to the requirements of this particular project. This is just a guide to give your firm direction on where Items identified within the list will be allocated when preparing your proposal.

Items	General Conditions	General Requirements	Cost of Work Competitively Bid	Allowances	Fee
Personnel Stationed Off-Site					√
Full-time Project Management Staff on Site:					
Project Executives	√				
Senior Project Managers	√				
Project Managers	√				
Project/Office Engineers	√				
Quality Managers	√				
BIM Specialists	√				
Commissioning Coordinators/Supervisors	√				
MEP Coordinators	√				
General Superintendents	√				
Superintendents	√				
Safety Supervisor/Manager	√				
Office Manager	√				
Administrative Assistant	√				
Field Office:					
Trailers: Set-up/Maintaining/Repairs/Rental/Demob.	√				
Temporary Site: Roads/Parking Areas (<i>incl. maintaining & removal</i>)	√				
Fencing: Site & Field Office Compound	√	√		√	
Fencing Maintenance: Site & Field Office Compound	√				
Utilities: Infrastructure Installation, Maintenance/Repairs & Demob.	√				
Utilities: Monthly Construction Costs	BY GWINNETT COUNTY				
Janitorial Services	√				
Sanitation Services	√				
Office Security System/Monitoring	√				
Security Personnel: Site & Field Office Compound	√				
Furniture	√				
Network Equipment at Site	√				
Internet Service	√				
Phone System at Site: Equipment and Service	√				
Printers/Plotters/Projectors	√				
Office Supplies	√				
Water/Coffee Service	√				
Postage	√				
Fed-X/Courier Service	√				
Copy Machine and Paper	√				
Jobsite Vehicles:					
Superintendent	√				
Fuel (<i>limit to \$200/month/vehicle</i>)	√				
Routine Maintenance & Major or Minor Repair					√
Other General Conditions Full Time Site Personnel Vehicles: Sr. PM/PM/Safety/Etc.: (<i>Do not include in base salary rate</i>)	√				

Safety Equipment/Supplies/Etc.:				
PPE (Hardhats, Safety Vests & Glasses)	√			
First Aid Supplies/Equipment	√			
Drug Screening	√			
Safety Training	√			
Safety Incentive Program	√			
Badge/Identification	√			
Background Checks	√			
Temporary Fire Extinguishers	√			
Miscellaneous Items:				
Job Signs	√			
Project Sign (\$3,000 to \$5,000 max.)		√		
Radio/Jobsite Communication	√			
Storage/Connex	√			
Temporary Toilets	√			
Printing & Reproduction	√			
Project Progress Photos	√			
Arial Photos/Job Website Camera	√			
As-Built/O&M/Close-out Documentation (<i>Electronic Only</i>)	√			
Cell Phones – Full-Time Site Personnel	√			
Personnel Computers (Laptops and Desktops)	√			
Field Tablets – iPad	√			
SWPPP (<i>including maintenance</i>)	√			
Survey		√		
Street Sweeping/Cleaning		√		
Traffic Control Flagman/Barricades		√		
Independent Testing & Inspections	BY GWINNETT COUNTY			
CM General Carpentry (<i>not performed in subcontracts</i>)		√		
- Temporary Weather Protection		√		
- Sidewalk Tunnel Covers		√		
- Perimeter Protection		√		
- Protect Floor Openings		√		
- Overhead Protection		√		
- Temporary Stairs		√		
Field Engineering (<i>not performed in subcontracts</i>)		√		
- Labor		√		
- Equipment		√		
- Line & Grade Supplies		√		
CM Construction Clean-Up (<i>not performed in subcontracts</i>)		√		
- Clean-Up Foreman		√		
- Daily Clean-Up Labor		√		
- Daily Clean-Up Equipment & Supplies		√		
Trash Haul Service		√		
CM Rental Equipment			√	
- Delivery Charges/Milage Fees/Fuel Surcharges			√	
- Equipment Insurance			√	
- Preventative Maintenance			√	
- Major Equipment Repairs			√	
- Equipment Fuel Consumption			√	
Temporary Heating & Cooling Equipment/Labor		√		
Personnel Hoisting			√	

Scaffolding			√		
Elevator Operators		√			
Temporary Access Roads		√			
Disconnecting and Installation of Owner's Existing Equipment			√		
Moving of Owner's Existing Equipment			√		
Storage of Owner's Existing Equipment			√		
Tower Cranes			√		
Crawler Cranes			√		
Crane Mats/Pads			√		
Dust Control			√		
Dewatering/Water Pumping Costs (<i>not performed in subcontracts</i>)		√			
Final Clean - Site/Building			√		
Building Permit	BY GWINNETT COUNTY				
Personnel Training/Personal Development					√
Recruiting					√
Partnering Costs					√
Association Fees					√
Travel (<i>unless authorized by Gwinnett County</i>)					√
Meals					√
Relocation/Lodging/Per Diem Costs					√
Project Scheduling Services	√				
Parking/Mileage/Tolls					√
MIS/IT Support/Data Processing/Software/Technology Fees/Equipment Allocations					√
CM Misc. Small Tools & Consumables		√			
Tool & Equipment Inventory Systems					√
Peer Review Fees					√
Warranty					√
Insurance & Bonds:					
General/Excess Liability	√				
Builders Risk	√				
CM Payment & Performance Bond (<i>if required</i>)	√				
CCIP and SubGuard – NOT ALLOWED					

Notes:

1. General Conditions will be negotiated with the first GMP.
2. All General Conditions associated with the project shall be included in the table above. No additional General Conditions outside of the items listed above shall be permitted without prior written approval by the County.
3. No direct CM labor may be billed as Cost of Work without prior written approval by the County.
4. A Preconstruction Phase duration of **seven (7) months** and a Construction Phase duration of **thirty (30) months** has been assumed for proposal purposes. A shorter duration may be submitted in the CM's preliminary schedule, and proposed General Conditions may be decreased accordingly.
5. The County will not pay for Subcontractor Default Insurance.
6. The Construction Manager shall include in their General Conditions the costs to provide and operate an onsite office trailer for staff and storage as needed.
7. Items listed above are suggested and may be modified.

PRE-PROPOSAL CONFERENCE

RP001-25 Construction Manager at Risk for the Construction of Gwinnett County New Police Headquarters Project

Representative Name	Company Name	Phone #	E-Mail Address
(DEPARTMENT REPRESENTATIVES SIGN-IN AT BOTTOM)			
1. Wendy Cunningham	Manhattan	770-480-6345	wacunningham@manhattanconstruction.com
2. KYLE PEEK	REEVES YOUNG	770-243-3466	KPEEK@REEVESYOUNG.COM
3. Jay McClellan	RY	404-787-4100	Jmcclellan@ReevesYoung
4. Connor Artime	RY	678-766-2600	cartime@reevesyoung.com
5. Jamaal Skeete	JCI	804-816-6852	jamaal.skeete@jci.com
6. Griffin Hall	McCarthy Barnsley	770-988-4133	ghall@mcCarthy.com
7. Luke Thompson	Ajax Building	850-509-7858	Luke.Thompson@Ajaxbuilding.com
8. Garry Swearingen	Reeves Young	770-329-0615	gswearingen@reevesyoung.com
9. CALE COLLIER	McKnight Const	706-536-7403	blakely@mcKconstruct51.com cale@mcKconstruction.com
10. LUKE SPOONER	GAY Construction Company	404-873-4941	lspooner@gayconstruction.com
11. Kyle Orr	McCarthy Barnsley	404-888-8146	korr@mcCarthy.com
12. Tyler Isgett	McCarthy Barnsley	770-906-3713	tisgett@barnsleygroup.com
13. Miguel Matos	McCarthy Barnsley	608-301-6399	mmatos@mcCarthy.com

Department Representative Name	Department	Department Representative Name	Department
Correas Torres	GILBANE BLDG.	909 438-9205	CTORRES@GILBANECD.COM
Dave Conlon	Gilbane Building Co	770-722-6704	dconlon@gilbaneco.com
DAVID SMITH	BATSON-COOK	404-557-1338	dsmith@batson-cook.com

PRE-PROPOSAL CONFERENCE

RP001-25 Construction Manager at Risk for the Construction of Gwinnett County New Police Headquarters Project

Representative Name	Company Name	Phone #	E-Mail Address
(DEPARTMENT REPRESENTATIVES SIGN-IN AT BOTTOM)			
1. RICK CARSWELL	GAY CONSTRUCTION	404.873.4941	RCARSWELL@GAYCONSTRUCTION.COM
2. Mr. Eric Wilkinson	GCPD	470-342-3495	
3. LIZ HUDSON	FPI	7/338.8178	
4. JAY MEISTER	GC DOSS	770-822-7040	
5. KENT SNYDER	FPI	770-778-1758	
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7.			
8.			
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11.			
12.			
13.			

Department Representative Name	Department	Department Representative Name	Department
Alexis McCreary	DOFS		