



September 11, 2023

**Addendum #6  
RP016-23  
Construction Manager at Risk (CMAR) for the F. Wayne Hill Water Resources Center  
Biosolids Dryer Project**

*The following addition/changes modify RP016-23 Construction Manager at Risk (CMAR) for the F. Wayne Hill Water Resources Center Biosolids Dryer Project, as first advertised on July 19, 2023.*

**\*\*\*PROPOSAL SUBMITTAL DEADLINE HAS BEEN POSTPONED UNTIL SEPTEMBER 19, 2023  
NO LATER THAN 2:50PM\*\*\***

- I. **Make the following change below throughout the Request for Proposal:**  
**M1. Submittals for Step II** will be received until **2:50 P.M. local time on September 14, 2023**  
**September 19, 2023** at the Gwinnett County Financial Services - Purchasing Division – 2nd  
Floor, 75 Langley Drive, Lawrenceville, Georgia 30046.

II. **Questions and Answers:**

- Q1. **We are having some problems with the spread sheet that was sent out with Addendum #5. Tabs 1, 3 & 4 are protected.**
- 1) **We understand Tab 1 is meant to summarize 2, 3 & 4 and we are not necessarily allowed to edit this tab.**
  - 2) **We can “unprotect” tab #3 easy enough... it does not require a password**
  - 3) **However, tab #4 is password protected and cannot be unlocked.**
- Can you please send a revised unprotected spreadsheet that we can freely edit tabs 2, 3 & 4?**
- A1. An updated Cost Table Excel file is attached. Password protection in the updated Excel file is as follows:
- Table 1 is password protected; however, **light green cells are open for CMAR input.**
  - Table 2 is not password protected; however, tasks listed are the minimum requirements for services provided for Preconstruction and Procurement Services. CMAR may add additional rows and columns as needed. CMAR must confirm that the formulas in the Amount column (column J -marked in row 3 with “h”) include values from additional tasks and classifications (rows) added, if provided.
  - Table 3 and Table 4 are not password protected. CMAR must confirm that formulas in the Amount column (Table 3: column H -marked in row 3 with “g” and Table 4: column J -marked in row 3 with “g”) include values from additional tasks and classifications (rows) added, if provided.

Additionally, Table 2 items for 3.00 Procurement Basic Services and 4.00 Procurement Additional Services have been updated to match the RP016-23 INV Agreement labels.

- Q2. Table 4 indicates to fill out Time Sensitive Construction Support Cost. What construction period shall be assumed so that the unit costs can be extended to the total amount?**
- A2. The following change will apply throughout the Documents as noted below:  
As noted in Article 15.01 Contract Times – Dates of Agreement between Owner and Construction Manager at Risk (EJCDC CMAR-525) on page 70 of 251 of RP016-23 INV CMAR will work with Owner to meet ARPA and GEFA allocation and expenditure commitments of work to be substantially complete on or before 12/18/2026 and ready for final payment on or before 1/31/27. Also, see Q16/A16 in this Addendum.
- Q3. On Table 1 Estimated Contract Price, the CMAR Fee (item 6) does not seem to get applied to the Total Construction Support Costs (Items 2 and 3). Please confirm this is correct.**
- A3. Confirmed that on Cost Table 1 – Estimated Contract Price the CMAR Fee is applied to the Estimated cost of the Work (item 5) only, which does not include Total Construction Support Costs (items 2 and 3).
- Q4. Under Exhibit A, Article 2.04 states for the CMAR to "Provide field surveying required for the preparation of designs and drawings." Since there is no design yet please define scope. We suggest making an allowance as there could be substantial differences in the level of effort for this item.**
- A4. See C2.5 of Addendum No 5 on defining risks, assumptions, and contingencies in the Project Approach and Cost Proposal.
- Q5. Under Exhibit A, Article 2.06 states for the CMAR to "Provide shop, mill, or laboratory inspections of materials and equipment, or field inspections of materials and equipment other than as required as Basic Services." Since there is no design yet, please define scope. We suggest making an allowance as there could be substantial differences in level of effort for this item.**
- A5. CMAR to submit job classifications proposed, corresponding hourly rates, and anticipated "not-to-exceed" increase percentages per year for this item. Owner will need to be able to confirm billing as part of the Loan/Grant Federal criteria and will also need to monitor billing classifications effectively for auditing and expenditure tracking. Also, see Q4/A4 of this Addendum.
- Q6. Under Exhibit A, Article 2.07 states for the CMAR to "Provide geotechnical investigations, studies, and reports." Since there is no design yet, please define scope. We suggest making an allowance as there could be substantial differences in level of effort for this item.**
- A6. See C2.5 of Addendum No 5 on defining risks, assumptions, and contingencies in the Project Approach and Cost Proposal.
- Q7. Exhibit A, Article 2.08 Additional Copies of Documents is not listed on Table 2- Compensation for CMAR Services. Where shall this cost be carried?**
- A7. Also, see Q11/A11 in this Addendum. Do not include this cost in the Cost Proposal. Delete the following from Page 85 of 251 of RP016-23 INV:  
"2.08 Additional Copies of Documents  
A. Furnish additional sets of printed documents created by the CMAR."

- Q8. Under Exhibit A, Article 4.03 describes effort associated with additional work packages. How many additional work packages shall be assumed so the level of effort can be priced correctly?**
- A8. Updated Cost Table provided – see Q1/A1 of this addendum – includes items 4.01 through 4.04 in Cost Table 2 for Procurement Additional Services. Also, see C2.5 of Addendum No. 5.
- Q9. Exhibit A, Articles 2.05 and 4.04 look to be duplicates. Is this correct, should one be removed? If not, please explain the difference.**
- A9. Article 2 refers to Preconstruction Services. Article 4 refers to Procurement Services.
- Q10. Exhibit A, Articles 2.08 and 4.05 look to be duplicates. Is this correct, should one be removed? If not, please explain the difference.**
- A10. See Q7/A7 and Q11/A11 of this Addendum.
- Q11. Exhibit A, Article 4.05 Additional Copies of Documents is not listed on Table 2- Compensation for CMAR Services. Where shall this cost be carried?**
- A11. Also, see Q7/A7 in this Addendum. Do not include this cost in the Cost Proposal. Delete the following from Page 88 of 251 of RP016-23 INV:  
“4.05 Additional Copies of Documents  
A. Furnish additional sets of printed documents.”
- Q12. Please confirm items Exhibit A, Articles 4.01 through 4.04 are the same as items 3.07 through 3.10 on Table 2 Compensation for CMAR Services.**
- A12. See Q1/A1 of this Addendum.
- Q13. Please confirm if proponent is to include all costs for insurance, including builder’s risk insurance, and bonds in the cost proposal and where these costs should be captured in the table.**
- A13. The costs for insurance, including builder’s risk insurance, and bonds shall be included in Cost Proposal in Table 3 Fixed Construction Support Costs.
- Q14. The last sentence on Addendum #4 requests that the proposer acknowledges receipt of addendum on the Firm Information page. However, the Firm Information page provided in Attachment B Step II Forms does not provide an area to acknowledge addenda like the Firm Information page provided in Step I. Please advise where proposer should acknowledge receipt of addenda.**
- A14. An updated Step II Firm Information form is attached to this Addendum to be with the Step II Cost Proposal in a separate sealed envelope.
- Q15. Please advise if 11” x 17” pages will also be allowed in the Step II submittal for certain figures, charts and exhibits that may require additional page space.**
- A15. Yes.

- Q16. Table 1 – Estimated Contract Price has (3) contract times (Items 15,16,17) for the CMAR to fill in, all currently TBD. Article 15 – 15.01 Contract Times provides dates to substantial completion and final completion. Additionally, RP016-23 provides durations for Preliminary Engineering, Detailed Design, and Engineering Support During Construction. If these durations are approximately applied to a January 2024 start of preconstruction, the milestones for construction will not be met. For purposes of bid leveling please provide a total duration of preconstruction and total duration in days to substantial completion and final completion that the proposers should assume for the cost proposal.**
- A16. The clarification at the pre-bid and in Addendum No 5 C2.5 encourages CMAR to state their risks, assumptions, contingencies, etc., the associated cost of these items, and the designation of these items in the Cost Proposal. Also, see Q2/A2 of this Addendum.
- Q17. Article 5 – Construction Support Costs Section 5.01 A 12 General Insurance Costs – Please confirm that Builders Risk is not to be included in Construction Support Costs and can be treated as a Cost of Work Item.**
- A17. Per Article 5.01.A.12 Builder’s Risk insurance is not included in Construction Support Costs and should be included in the Estimated Cost of Work.
- Q18. Cost Table 3 & Table 4 – Please confirm that column A “CMAR #” should be filled out as “CMAR-525-2023” and column B “Contract Reference” should be filled out as “RP016-23”**
- A18. Cost Table 3 and 4 Column **a**, CMAR Number refers to the associated item as submitted in the CMAR proposal. Used solely for convenience in referencing a line item. Cost Table 3 and 4 Column **b**, Contract Reference is intended to reference a specification section or drawing; therefore, Contract Reference should be filled out as “N/A”. See Q1/A1 of this Addendum. Cost Tables 3 and 4 are not password protected.
- Q19. Article 2 – Additional Preconstruction Services 2.06 scope is “Additional Inspections and Quality Management” and is described as “Provide shop, mill, or laboratory inspections of materials and equipment, or field inspections of materials and equipment other than as required as Basic Services.” Please provide more clarity on what is expected of the CMAR in terms of level of effort, number of site visits, factory trips etc. so that this scope can be priced accordingly.**
- A19. See Q5/A5 in this Addendum.
- Q20. Article 2 – 2.08 Additional Copies of Documents is listed but is not included on the bid form in Table 3. Please confirm if this should be included. If so, please provide clarification on the quantity and types of documents to be reproduced by the CMAR.**
- A21. See Q7/A7 in this Addendum.
- Q21. Please confirm that the insurance requirements applicable to the CMAR are as outlined in the document titled Major Construction Insurance Requirements and that CMARs are not required to provide project specific Professional Liability Insurance as shown in the document titled Professional Service Insurance Requirements.**
- A21. Insurance Requirements are as provided in RP016-23 and all Addenda provided as part of this procurement.

**Q22. Table 1 – Item 12 “Estimated Guaranteed Maximum Price” should the formula read “4+8+11” not “4+8+10”? Please confirm.**

A22. Item 10 and Item 11 are the same.

**Q23. In the excel sheet provided in Addenda #5 Table 1 – The total contract duration is not adding Substantial plus Final. It reads “TBD” and is password protected.**

A23. See Q1/A1 of this Addendum.

**Q24. In the excel sheet provided in Addenda #5 Tables 3 and 4 – All of the cells for CMAR Number, Contract Reference, Description, Unit Price, QTY etc. are all locked out and the proponent is unable to modify as they are password protect. Please re-issue so that this can be properly filled out.**

A24. See Q1/A1 of this Addendum.

**Q25. Please provide an outline or formula that will be utilized to score the cost proposal.**

A25. The Owner has a prior, agreed-upon, approach to evaluate the Cost Proposal information provided by CMAR in Table 1. Submit based on your approach to C2.5 of Addendum 5.

**III. Attachments:**

- Updated Step II Firm Information Form
- Updated Excel spreadsheet: RP016-23 Attachment A-Exhibit B Proposal Fee Cost Tables 1–4

Acknowledge receipt of this addendum on the Firm Information page of the RFP document.

Sincerely,

Brittany Bryant  
Purchasing Associate II

**FIRM INFORMATION**

**Please include this page as part of the Step II proposal document.**

The undersigned acknowledges receipt of the following addenda, listed by number and date appearing on each:

Addendum No. #	Date

**Certification Of Non-Collusion in Proposal Preparation** \_\_\_\_\_  
(Signature) (Date)

The County requires that all who enter into a contract for the physical performance of services with the County must satisfy O.C.G.A. § 13-10-91 and Rule 300-10-1-.02, in all manner, and such are conditions of the contract. In compliance with the attached specifications, the undersigned offers and agrees, if this quote is accepted by the Board of Commissioners within one-hundred-twenty (120) days of the date of proposal opening, to furnish any or all of the items upon which prices are quoted, at the price set opposite each item, delivered to the designated point(s) within the time specified in the quote schedule. By submission of this proposal, I understand that Gwinnett County uses Electronic Payments for remittance of goods and services. Firms should select their preferred method of electronic payment upon notice of award. For more information on electronic payments, please refer to the [Electronic Payment](#) information in the instructions to proposers.

Legal Business Name \_\_\_\_\_  
*(If your company is an LLC, you must identify all principals to include addresses and phone numbers in your submittal)*

Address \_\_\_\_\_

Does your company currently have a location within Gwinnett County? Yes  No

Representative Signature \_\_\_\_\_

Print Authorized Representative's Name \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-Mail Address \_\_\_\_\_