



October 14, 2025

ADDENDUM #1
RP029-25, Construction Manager at Risk for the Construction of Gwinnett County New Police Headquarters Project

REVISIONS:

- R1. **Proposals must be returned in a sealed container marked on the outside with the Request for Proposal number and Company Name. Proposals will be received until 2:50 P.M. local time on **Tuesday, October 28, 2025** at the Gwinnett County Financial Services - Purchasing Division – 4th Floor – Charlotte J. Nash Building, 75 Langley Drive, Lawrenceville, Georgia 30046. Any proposal received after this date and time will not be accepted. Proposals will be publicly opened and only names of submitting firms will be read at 3:00 P.M. A list of firms submitting proposals will be available the following business day on our website www.gwinnettcounty.com.**
- R2. **The Fee Proposal form has been revised to correct a clerical error in the solicitation number. Fee Proposals must be submitted on the revised form.**
- R3. **The required A.M. Best Rating for bid bonds, payment and performance bonds, and certificates of insurance shall be A-10 or higher.**

QUESTIONS & ANSWERS:

- Q1. **Directions on the cover sheet also state that a bid bond is required in the amount of five percent (5%) of the total bid, but no “Stated Cost Limitation” is noted. However, on page 10, under the heading of “Bonding”, it states that a bid bond is required in the amount of 5% of the “Base Amount of the Preconstruction Services” value. Please confirm that this (5% of Precon value) is accurate.**
 - A1. Confirmed. The bid bond shall be in the amount of 5% of the value for preconstruction services.
- Q2. **The general conditions matrix indicates that P&P bonds are to be included in the total general conditions amount. During the pre-bid it was stated the budget is TBD. P&P bonds are dependent on projected GMP. How should we address this item in our proposal?**
 - A2. Payment and performance bonds do not need to be provided until there is a finalized GMP.
- Q3. **Will the successful CM be allowed to bid on specific work packages such as concrete, masonry, steel, rough carpentry?**
 - A3. Yes.
- Q4. **Supplementary General Conditions 6.2: Will the line-item guarantee be enforced related to individual GMP items?**
 - A4. Yes, based on the established breakdown of the final GMP amendment.
- Q5. **Liquidated damages are noted in several places, but we do not see the value of these damages. Please advise the cost of liquidated damages.**

- A5. Liquidated Damages will be assessed at \$1,000 per day up to a maximum of \$100,000.00.
- Q6. In regard to LD's, no limitation for total damages is noted. Will the limitation of damages should be capped at the value of fee for the project?**
- A6. Liquidated Damages will be assessed at \$1,000 per day up to a maximum of \$100,000.00.
- Q7. 'No Damages for Delay' provides only for an extension of time in the schedule for delays not caused by the GC/CM, restricting the potential reimbursement of actual costs resulting from said delay. Please clarify that in such conditions, there would be an avenue for such reimbursement.**
- A7. Any expected delays shall be captured within the contractor's GMP schedule and agreed upon by both parties. No days shall be awarded beyond the final GMP schedule and allowed per section 8.3.5.
- Q8. Labor rates are noted to be static throughout the course of the 30-month project schedule. Would annual salary increases be allowed?**
- A8. Yes.
- Q9. Allowable mark-up for overhead and profit is noted as 10% in total, which is below the industry standard of 15%. For the purposes of attracting the interest of top tier trade contractors, is this negotiable?**
- A9. Yes 15% total is acceptable. This will be clarified and modified during the GMP finalization.
- Q10. The use of Georgia forestry products is noted in the contract. Will that requirement be detailed in the project specifications, as it is largely a result of design direction?**
- A10. This will be clarified in the final Construction Documents.
- Q11. No reimbursement for price or time due to tariffs or duties is permitted at the time of the execution of the GMP. Please confirm that unforeseen impacts due to same post execution would be permissible with valid and proven substantiation.**
- A11. Proper substantiation will need to be provided for any unforeseen impacts following GMP.
- Q12. A "Line Item GMP" is noted in the Supplementary Conditions, suggesting that the GC/CM would be financially responsible for overruns in particular divisions even if the overall project is delivered at or below the 'Guaranteed Maximum Price'. This is a novel requirement for the industry, in that a 'Guaranteed Maximum Price' aims to be developed in cooperation with the design professional and the owner to accommodate future needs of the project. The GC/CM is responsible for delivering the project for the guaranteed price and the stated schedule but to require individual components of the budget would be too restrictive and carries substantial risk. Is this negotiable?**
- A12. The finalized GMP should encompass any and all scopes of work anticipated for the project. Transferring or reallocating of line items is acceptable with the Owner's consent. The final GMP will be developed in cooperation with all parties and anticipate that proposing contractors pricing can be relied on as a Guaranteed Maximum Price for the scope of work.
- Q13. General Conditions Costs (7.11) are noted under "Costs Not to be Reimbursed". Please confirm the intent that general conditions costs, as a lump sum cost, would be reimbursed in equal monthly values for the duration of the construction schedule, and that this only refers to general conditions costs beyond the lump sum value, excepting for approved change orders.**
- A13. Intent is as outlined in the Supplementary General Conditions.

- Q14. Section 3.10.1 requires a cost-loaded CPM schedule. Please confirm this requirement, which will mandate additional staff to manage.**
- A14. Yes, include this within your proposal.
- Q15. There is no mention for 'Force Mejeure' or 'Acts of God' conditions. Please clarify Gwinnett County's position for such conditions.**
- A15. These conditions are addressed on a case-by-case basis as outlined in Article 8 of the General Conditions, as modified by the Supplementary Conditions.
- Q16. Only abnormal weather days are allowed, but they are not defined in the contract. What are the parameters for such weather days? It is assumed that a certain number of weather days are to be acknowledged by the GC/CM, and that any days in excess of that baseline would constitute a change. Please confirm.**
- A16. The amount of weather days expected for the project shall be outlined by the contractor in their GMP schedule and agreed within that amendment.
- Q17. Mediation is noted as the method for dispute resolution; would arbitration be considered?**
- A17. No, arbitration will not be considered.
- Q18. Could you please elaborate on the methodology that will be used to determine the number of weather days to be incorporated into the project schedule, and clarify how mutual agreement on this figure will be achieved?**
- A18. The amount of weather days expected for the project shall be outlined by the contractor in their GMP schedule and agreed within that amendment.
- Q19. Please confirm whether the project will have a single substantial completion date, or if each phase will be considered substantially complete separately for purposes such as warranties, final payments, and related contractual obligations?**
- A19. There will be a single substantial completion date for the project; however, Article 9 of the General Conditions, as modified by the Supplementary Conditions, addresses partial occupancy or use that would apply to phase completion. Phasing is to be finalized by the awarded contractor and phase completion dates shall be identified by phase in the final GMP Schedule.
- Q20. Page 118, Section 6.1.6, states "If the Construction Manager fails to Achieve Substantial Completion or any Phase Milestones by the date required by the contract Documents, the Construction Manager shall pay, as liquidated damages, the amount set forth below for each day until it achieves Substantial Completion or any Phase Milestones, as applicable." Please specify the liquidated damages amount per day.**
- A20. Liquidated Damages will be assessed at \$1,000 per day up to a maximum of \$100,000.00.
- Q21. Page 169, Structural General Notes, Item 2, states, "the site shall be prepared in accordance with the civil drawings, project specifications, and the geotechnical report: 'geotechnical engineering report' prepared by Terracon, project no. 49245200, and dated November 26, 2024." Please clarify if the full geotechnical report is available and when it will be made available.**
- A21. Yes, it is completed, and it will be provided to the awarded contractor.

Q22. The budget value for the furniture to be purchased by the owner is not included in the information currently available. Please provide the budget to accurately include this in our builders' risk cost calculation.

A22. The furniture budget is still to be determined based on final scope of the project. This will be finalized and provided to the awarded contractor prior to GMP release.

Q23. Please confirm a bid bond of 5% is to be provided on the preconstruction value only and the GC's and Fee are not to be included in the 5% calculation.

A23. Confirmed for only Preconstruction value.

Q24. Upon receipt of all responses to our inquiries and comments on the contract, we respectfully request a period of two weeks to thoroughly review the information provided and to prepare a comprehensive and well-structured proposal.

A24. See revised proposal deadline below. Proposals must be returned in a sealed container marked on the outside with the Request for Proposal number and Company Name. Proposals will be received until 2:50 P.M. local time on **Tuesday, October 28, 2025** at the Gwinnett County Financial Services - Purchasing Division – 4th Floor – Charlotte J. Nash Building, 75 Langley Drive, Lawrenceville, Georgia 30046. Any proposal received after this date and time will not be accepted. Proposals will be publicly opened and only names of submitting firms will be read at 3:00 P.M.

This addendum should be acknowledged in the space provided on page 15 of the proposal documents and returned with your bid. Failure to do so may result in your bid being deemed non-responsive.

Thank you,

Jake Scarpone

Jake Scarpone
Purchasing Associate II

Attachments:

1. Pre-Proposal Conference Sign In Sheet
2. **REVISED FEE PROPOSAL, Pages 11R – 14R**

PRE-PROPOSAL CONFERENCE

RP029-25

	Representative Name	Company Name	Phone #	E-Mail Address
(DEPARTMENT REPRESENTATIVES SIGN-IN AT BOTTOM)				
1.	<u>JoAnna Heath</u>	<u>Hitt Contracting, Inc.</u>	<u>770-329-8371</u>	<u>JHeath@hitt-gc.com</u>
2.	<u>Liz Hudson</u>	<u>Precision Planning, Inc.</u>		<u>lizhudson@ppi.us</u>
3.	<u>Dave Conlon</u>	<u>Gilbane Building Company</u>	<u>770-722-6704</u>	<u>DConlon@GilbaneCo.com</u>
4.	<u>Carlos Torres</u>	<u>Gilbane Building Company</u>		<u>CTorres@GilbaneCo.com</u>
5.	<u>Luke Thompson</u>	<u>Ajax Building Company</u>		<u>Luke.Thompson@ajaxbuilding.com</u>
6.	<u>David Smith</u>	<u>Batson-Cook Construction</u>	<u>404-557-1338</u>	<u>dsmith@batson-cook.com</u>
7.	<u>Craig Anderson</u>	<u>Hitt Contracting, Inc.</u>	<u>404-456-4600</u>	<u>canderson@hitt-gc.com</u>
8.	<u>Kristen Harrison</u>	<u>Carroll Daniel</u>	<u>706-716-0686</u>	<u>kharrison@carrolldaniel.com</u>
9.	<u>Brandon Harmon</u>	<u>Carroll Daniel</u>	<u>678-614-2981</u>	<u>bharmon@carrolldaniel.com</u>
10.	<u>Marco Donjuan</u>	<u>Reeves + Young</u>	<u>404-430-1151</u>	<u>MDonjuan@reevesyoung.com</u>
11.	<u>Delvin Stephens</u>	<u>Place Services, Inc.</u>	<u>470-824-5565</u>	<u>delvin.stephens@psi.works</u>
12.	<u>Lexi Dietz</u>	<u>Tindall Precast</u>	<u>678-822-1262</u>	<u>LexiDietz@tindallcorp.com</u>
13.	<u>Carter Schmid</u>	<u>McCarthy Barnsley, A Joint Venture</u>	<u>214-773-0294</u>	<u>CSchmid@McCarthy.com</u>

14. Jimmy Kennedy	Hoar Construction	404-787-5205	jkennedy@hoar.com
15. Steve McTighe	Batson-Cook Construction	770-540-4508	smctighe@batson-cook.com
16. Slade Helmly	McKnight Construction Company	912-663-0719	slade@mcknightconstructionco.com
17. Blakley Downs	McKnight Construction Company		blakely@mcknightconstructionco.com
18. Judy Meeks	New South Construction	404-597-1320	jmeeks@newsouthconstruction.com
19. Brad Oliva	The Beck Group	770-527-6357	BradOliva@beckgroup.com
20. Alise Cittadino	New South Construction	770-608-7829	acittadino@newsouthconstruction.com
21. Sam Hayles	McKnight Construction Company	678-591-4603	sam@mcknightconstructionco.com ; bids@mcknightconstructionco.com
22.			

<u>Department Representative Name</u>	<u>Department</u>	<u>Department Representative Name</u>	<u>Department</u>
Jake Scarpone	DOFS - Purchasing	Matt Nicholson	Support Services

FAILURE TO SUBMIT THIS PAGE AS PART OF THE PROPOSAL DOCUMENT MAY RESULT IN REJECTION OF PROPOSAL.

REVISED FEE PROPOSAL

(SUBMITTED IN A SEPARATE ENVELOPE WITHIN PROPOSAL PACKAGE-1 COPY ONLY)

The proposer has carefully examined and fully understands the request for proposal, contract and other documents hereto attached, and has made a personal examination of the site of the proposed work, and is satisfied to the actual conditions and requirements of the work, and hereby proposes and agrees that if the proposal is accepted, will contract with Gwinnett County according to the proposal documents entitled **RP029-25, Construction Manager at Risk for the Construction of Gwinnett County New Police Headquarters**, as well as the existing conditions of the project, and conditions affecting the work, and the undersigned proposes to furnish the Preconstruction Services as required by them in accord with said documents, for the sum as follows:

1. (\$_____) which sum is hereinafter called "Base Amount for Preconstruction Services."
2. (\$_____) which sum is hereinafter called "General Conditions". This should include the expected costs based on the provided duration of 30 months of Construction listed within the RFP. Provide pro rata each month over the expected total months in the proposed construction period. This pro rata would be used for increase or decrease in construction duration at award of GMP.
3. In addition to the Base Amount for Preconstruction Services, Proposer submits a percentage fee for Profit, Corporate Overhead, and Mark-ups applied to additive and deductive work to be included in the Guaranteed Maximum Price of (____%).

COMPANY NAME _____

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)	√				

COMPANY NAME _____

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					

Total General Conditions: _____ %

Notes:

1. General Conditions will be provided based on the assumed construction duration of thirty (30) months.
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 four (4) 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 with written approval from Gwinnett County.

COMPANY NAME _____