

ADDENDUM NO. 1

Date: May 6, 2019

To: All Proposers

From: Penny Owens, Assistant Purchasing Agent, City of Knoxville

Subject: Addendum No. 1 – Professional Construction Manager at Risk for a New Public Safety Complex

RFPs to be Opened: May 17, 2019*** (See Below) at 11:00:00 am (Eastern Time)

This addendum is being published to address the following items regarding the above referenced Invitation to Bid. The addendum becomes a part of the Contract Document and modifies the original specifications as noted.

ITEM #1: Deletion of mandatory status for pre-proposal meeting. The last paragraph of “Section II. RFP Time Line” is hereby deleted and replaced with the following:

NOTE: A Pre-Proposal Conference will be held on Tuesday, May 7, 2019, at 10:00 a.m. Eastern time in the City of Knoxville Finance Conference Room, room 662 on the 6th Floor of the City County Building, 400 Main Street, Knoxville, TN 37902. **Attendance at the Pre-Proposal Conference is highly recommended for all prospective submitting parties and/or their representatives.** A review of the RFP is highly encouraged prior to the conference. A site visit to the Tennova Campus in North Knoxville will immediately follow the meeting.

ITEM #2: Postponement of Proposal Deadline. The deadline for Proposals is hereby extended to May 22, 2019 at 11:00:00 a.m. (Eastern Time)

ITEM #3: Postponement of Questions Deadline. The deadline for questions to be submitted in writing to the Purchasing Division is hereby extended to Close of Business on May 15, 2019.

ITEM #4: Correction to Availability of RFP. The RFP Time Line in Section II is hereby revised to indicate the Availability of the RFP as April 29, 2019.

END OF ADDENDUM NO. 1

ADDENDUM NO. 2

DATE: May 15, 2019

TO: All Potential Proposers

FROM: Penny Owens, Assistant Purchasing Agent

SUBJECT: Addendum No. 2 – Professional Construction Manager at Risk for a New Public Safety Complex

RFP DUE DATE: May 22, 2019, 11:00:00 A.M. (Eastern Time)

This addendum is being published to address the following questions submitted by potential proposers. The addendum becomes a part of the Contract Document and modifies the original specifications as noted.

Question #1: Is the former ambulatory center part of the project?

Response: No.

Question #2: When will the City take possession of the site?

Response: Based on the drafted Purchase and Sale agreement, it is anticipated the City will take possession by the end of 2019. A copy of the drafted Purchase and Sale agreement is attached.

Question #3: What security services will be provided?

Response: Upon the City taking possession of the site, the Construction Manager at Risk (CMAR) will take on the responsibility of security of the site until the end of the project. Tennova will remain responsible for security until the City takes possession.

Question #4: Will the CMAR be allowed onsite for due diligence prior to the City taking possession?

Response: Yes, the Purchase and Sale agreement will allow some due diligence and the City expects the CMAR to work with the team toward beginning abatement immediately upon the City taking possession of the site.

Question #5: Is the abatement and demolition of the north site included in the budget/scope?

Response: Yes, pending City Council approval of the additional funding for the north site.

Question #6: Will the City reopen Emerald Avenue through the site?

Response: No.

Question #7: Will the still be occupants in the buildings when the CMAR takes responsibility for the site?

Response: Possibly. There are still a few leaseholders with a few doctor offices in the Clarke Tower and the LMU Nursing program in the original part of the hospital.

Question #8: Will holding cells be required?

Response: No. There will be a requirement for interview rooms but no holding cells.

Question #9: Will the central plant be completely demolished?

Response: Yes. The CMAR will be required to disconnect all utilities. The Clarke Tower and original hospital on the north site will be reconnected as one unit (by a developer of that site) and the CMAR will be required to establish new utilities for the renovated and new build on the south site. The CMAR will be responsible for temporary utilities for up to at least two years onsite.

Question #10: Will high bays be required for emergency apparatus?

Response: That is not known at this time. If so, it may require a new build.

Question #11: What is the construction schedule?

Response: The current construction schedule is 18 months for the abatement, interior demolition and build out on the south site and the abatement and demolition on the north site. Upon completion of the environmental survey during the due diligence period and following the conveyance of the property, abatement and interior demolition will commence in the Professional Office Building, Central Annex, Women's Pavilion and continue north toward the Central Wing in the proposed location of the new Municipal Court and Lobby.

Question #12: What is the design schedule?

Response: The total design duration is current set at eleven months with anticipated completion in April 2020.

Question #13: What level of LEED is desired?

Response: At this time, the City is not planning to pursue LEED certification but expects proposals to include the qualifications of your LEED certified staff.

Question #14: Page 24, Item A.2, request we provide evidence of our financial capacity to provide a performance bond of up to \$15 million. Page 29 establishes a Construction Manager's Budget Limitation of \$35,500,000. Should Item A.2 on page 24 be revised to read \$35,500,000?

Response: Yes. Section 7.3, item A.2 is hereby deleted and replaced with the following: Evidence of the company's financial capacity to provide a performance bond of 100% of the contract construction cost.

Question #15: Page 14, Item 6.8, Insurance provides the types of insurance required and their associated levels of coverage the CMAR is to provide. Page 25, Relevant Experience, Item 6 says the CMAR will be asked to provide a Contractor Controlled Insurance Program (CCIP) for the project. This conflicts with item 6.8. Please advise if a CCIP will be required.

Response: A CCIP will not be required. Section 7.3, Item C.6 requiring a CCIP is hereby deleted.

Question #16: Please clarify the following:

On page 22, Section 7.2 Submission Information states that submittals tabs should be:

- A. Corporate Information/Responsive to Proposals
- B. Project Understanding
- C. Relevant Experience
- D. Staffing Plan/Proposals
- E. DBE Participation Plan
- F. Location of Firms
- G. References
- H. Pricing Delivery Proposal Forms

However, on pages 23 - 26, states *Proposals shall be structured as follows:* and it is different than page 22

It has the above section H. *Pricing Delivery Proposal Forms* prior to the A - E tabs, which are different than above, with items E and F above being included in one of the below sections:

- A. Corporate Information/Responsive to Proposals (includes F. above)
- B. Project understanding
- C. Relevant Experience (includes E. above)
- D. Staffing Plan/Proposals of Propose Team
- E. References

Please clarify which order is preferred.

Response: The required submittal tabs in Section 7.2 are hereby revised to match those required in Section 7.3 as follows:

- A. Corporate Information/Responsive to Proposals (includes F. above)
- B. Project understanding
- C. Relevant Experience (includes E. above)
- D. Staffing Plan/Proposals of Propose Team
- E. References

Question #17: Section 2 – RFP Timeline. Given the tight timeframe between the deadline for questions and when proposals are due, would the City be willing to extend the Due Date to Friday, May 31st?

Response: No, due to the tight timeline the City is on to coordinate the contract, an extension will not be allowed.

Question #18: Section 7.2 – Submission Information. Considering the extent of information requested, would the City be willing to increase the maximum # of pages?

Response: Yes, Please use the minimum number of pages possible to provide the requested information.

Question #19: Section 7.3 – Format. A.4. – What level of detail does the City want in the Company Org Charge?

Response: Provide name, title and role/responsibility for this project.

Question #20: Section 7.3 – Format. A.6 – Is there a distinction between this question and the ones asked in Section B.1?

Response: A.6 is asking for a general description of firm’s preconstruction department resources, B.1 is asking you to expand on how those resources will be applied to this specific project.

Question #21: Submission Form S-1 Pricing Delivery Proposal. Regarding quoting a General Conditions %, we don’t know what specifically should be included in General Conditions vs. Cost of the Work. Also, since there is currently limited information regarding design, it is difficult to develop an accurate schedule. With an accurate schedule, it is difficult estimate an accurate Lump Sum amount for General Conditions. To address this, could the City please consider clarifying the following information:

- a. Detail of specific items/costs to be included in the General Conditions (versus Cost of the Work)?

Response: A list of Lump Sum and Monthly items to be included in General Conditions based on an 18 month construction schedule is included in the “Safety Complex CMAR - General Conditions Cost Detail/Proposal” attached to this addendum. This form shall be included in the submissions.

- b. Note which GC items are to be “Lump Sum” vs. “Monthly”?

Response: A list of Lump Sum and Monthly items to be included in General Conditions based on an 18 month construction schedule is included in the “Safety Complex CMAR - General Conditions Cost Detail/Proposal” attached to this addendum.

Question #22: In order to more fairly evaluate proposers, could the City please consider deleting language asking for the # of months and instead apply the same # of months to each proposer’s monthly GCs, then add the Lump Sum costs to calculate the total GC costs.

Response: A list of Lump Sum and Monthly items to be included in General Conditions based on an 18 month construction schedule is included in this addendum.

END OF ADDENDUM NO. 2

ADDENDUM NO. 3

Date: May 6, 2019

To: All Proposers

From: Penny Owens, Assistant Purchasing Agent, City of Knoxville

Subject: Addendum No. 3 – Professional Construction Manager at Risk for a New Public Safety Complex

RFPs to be Opened: May 22, 2019 at 11:00:00 am (Eastern Time)

This addendum is being published to answer questions submitted by potential proposers regarding the above referenced Invitation to Bid. The addendum becomes a part of the Contract Document and modifies the original specifications as noted.

Question #1: Are the required forms that must be signed, included in the 40 page limit?

Response: No, the forms are not included in the 40 page limit. Please note the revision to the limit in Addendum No. 2.

Question #2: Please confirm that the City will carry property insurance on all existing buildings located at the project site. Please clarify whether the City will provide a waiver of subrogation as part of the contract terms.

Response: The City would prefer the CMAR carry Builder's Risk but the City can also provide the coverage, dependent on cost. Please include your cost to the City to provide the coverage. Note that this coverage will not be required on the Clarke Tower or Original 1929 building which are mostly excluded from the scope of work. The City will not provide a waiver of subrogation and per the terms in Section 6.6, the CMAR will be required to indemnify the City.

Question #3: On Page 6 of the RFP it states the Design Development and GMP should be complete by the end of October 2019. On Page 8 of the RFP, it states that the GMP will be developed at 65% completion of the Construction Documents (under Budget Estimate #3). What is the expectation actually?

Response: The GMP for construction is \$35.5 Million less Owner Contingency, CMAR Pre-construction Phase Fee, CMAR Construction Fee and CMAR Construction Phase General Conditions. Confirmation of the GMP will be continuous throughout each phase of design and at each estimate required from the CMAR so the design can be modified to maintain the GMP throughout final design phase. The CMAR will be an integral part of preconstruction estimating and design decisions. The CMAR preconstruction team should plan to work with the Owner's Representative and Design Team for 10 months beginning July 2019 – April 2020. The CMAR preconstruction team will be required to obtain pricing from subcontractors/vendors for each

scope of work throughout the 10 months of design to ensure GMP is maintained through cost effective design and competitive subcontractor/vendor pricing.

Question #4: We were given a time line for Design Development Documents to be complete by the end of October. What is the expected completion of the Schematic Design for Budget Estimate #1?

Response:

Schematic Design Phase – 85 Days (May 13, 2019 – August 5, 2019)

Design Development Phase – 85 Days (August 6, 2019 – October 29, 2019)

Construction Document Phase – 135 Days (October 30, 2019 – March 12, 2020)

Bid/Final Pricing Phase – 37 Days (March 13, 2019 – April 18, 2020)

Construction Administration Phase – 608 Days (April 19, 2020 – December 17, 2021)

Warranty Phase – 366 Days (December 18, 2021 – December 18, 2022)

Selective Demolition – 60 Days (October 1, 2019 – November 29, 2019)

Question #5: What is the total expected Construction Document Design time for the Final Estimate?

Response: Construction Document Phase – 135 Days (October 30, 2019 – March 12, 2020)

Question #6: What is the expected Construction design time to achieve 65% Construction Documents for the Budget Estimate #3?

Response: 88 Days (October 30, 2019 – January 26, 2020)

END OF ADDENDUM NO. 3