



PRE-BID RFI 01

Date: February 23, 2022

To: All Proposers

From: Schwarz Hanson Architects

Project Name: Gregg County Parking Garage and Office



SHA Project No.: 20011

02.23.2022

This notice shall be considered to be part of the contract documents for the project referenced above. Where provisions of the following supplemental information differ from that contained in the original contract documents, this notice shall govern and take precedence. Proposers are hereby notified to make any necessary adjustments in their estimate on account of this notice. It will be construed that each Proposer's proposal is submitted with full knowledge of all modifications and supplemental data specified therein.

Question and Response:

1. **Question:** We have reviewed the advertisement, published 02/16/2022, and the project specifications which were released 02/21/2022. In both documents, we have found conflicting statements of the delivery method (RFP for CMaR vs. CSP for GC). The proposal form includes a single line for lump sum bid and the included contract document is an A101, both indicating that this would be a solicitation for Competitive Sealed Proposal (CSP); however, there are many references to Construction Manager at-Risk (CMaR) and CMaR processes within the bid documents and these references are in conflict with a CSP / General Contractor delivery method.

Response: An addendum will be issued to reflect the following:

The delivery method is intended to be CMAR. Given the entry point of the CMAR relative to the project schedule, much of the Pre-Construction services will be omitted given there is already an approved and completed design; however, given the County's desire for the drawings and specs to be thoroughly reviewed as well as an interest in a Value Engineering exercise, some portions are relevant and applicable and will remain.



The reference to the contract as well as the sample provided will more accurately be replaced with AIA contract document A133-2019 or the reference and sample will be removed in its entirety.

The Proposal Form will more accurately reflect a proposal for CMAR with a GMP.

End of Response