



REQUEST FOR QUALIFICATIONS NO. 2024-1
Construction Management Services for
Various Projects at the Redevelopment Authority
Of Prince George's County, MD

ADDENDUM NO. 2

05/14/2024

To All Prospective Offerors:

Please note the following changes, additions, and information presented herein in connection with the above referenced project. The Prospective Offerors shall be governed accordingly and acknowledge in writing receipt of this Addendum No. 2. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Responses to questions received by 05/14/2024

- 1. QUESTION: What are the final bonding requirements and total amounts (Performance and/or Payment Bonds.) that should be reflected in our letter from the bonding company for a single project or fixed cost project, if any, for a Construction Manager?**

ANSWER: Currently no bonding is required, but the RDA reserves the right based on project requirement to demand bonds as necessary.

- 2. QUESTION: Would a cashier's check or an irrevocable letter of credit ("Alternate Bid Security") in lieu of a bid bond must also submit this certification, properly notarized, that, if awarded this contract, Offeror shall be required to post promptly a payment and performance bond equal to the full value of the contract, will this suffice?**

ANSWER: Currently no bonding is required, but the RDA reserves the right based on project requirement to demand bonds as necessary.

- 3. QUESTION: We are curious if the existing County Construction Manager or General Contractor will be permitted to compete for this assignment as well, Please advise?**

ANSWER: No restrictions have been placed on the RFQ. Please note that the RDA seeks numerous construction managers for various sites within the County.

4. **QUESTION:** Is there a page limitation for the responses?

ANSWER: There is no page limitation.

5. **QUESTION:** Does the RDA have an assumed budget for these projects?

ANSWER: The RDA has budgets on some of their projects.

6. **QUESTION:** Would the RDA consider foregoing the hard copy proposal requirements, and allow for digital bids?

ANSWER: Please send both hard copy and digital bids. Digital bids should be sent to: Paomondi@co.pg.md.us by the deadline.

7. **QUESTION:** Will the CM be providing onsite administrative services during the demolition phase of a project?

ANSWER: If it is part of a project scope, yes.

8. **QUESTION:** Will there be a prequal for the General Contractor or will there be a hard bid put out to the public?

ANSWER: Since we are dealing with various site and different projects the procedures will vary. In some circumstances the prequalification will be needed and in others we might just opt for a hard bid.

9. **QUESTION:** Will the Construction Manager scope include reviewing and advising the County on Best Value (Stipulated Lump Sum) Design Build Criteria, Procurement (RFQ and RFP), Contracts (General and Supplemental Conditions) and Milestone Schedule best practices and lessons learned?

ANSWER: Yes, the Construction Manager scope will depend on the on the requirements and needs of the project.

10. **QUESTION:** Will the Construction Manager scope include estimation to set the Maximum Acceptable Cost, the highest value in which the Design Build Entities (DBE) can bid the project during Procurement of the DBE?

ANSWER Yes, the Construction manager scope will depend on the scope and needs of the project.

11. **QUESTION:** Will the Construction Manager scope include review, advising, or developing Division 1 General Requirements?

ANSWER: Yes, the Construction manager scope will be governed by the RFQ and the needs of the project.

12. QUESTION: What duration does the County assume the Construction Manager will be (for)/retained during the Warranty Period (DBE Warranty Period typically 2 years for Design-Build facilities)?

ANSWER: Yes, the duration of the contract will be determined by the scope, length and needs of the project.

13. QUESTION What is the assumed Transition Period (transition from Construction Beneficial Occupancy/Cert of Occupancy to Operations)?

ANSWER: Transition periods vary and are based on the needs of the project.

14. QUESTION: Will the DBE Contract duration be based on Substantial Completion (older contracts) or Final Completion (newer contracts and includes Closeout deliverables)?

ANSWER: Contract duration is based on Final Completion and close out deliverables. Please note that the Construction Manager function will be determined by scope of work needed and this does not always include Closeout.

15. QUESTION: Where can we find the Cost Proposal Template and Application mentioned on page 2 of the RFQ?

ANSWER: Since this is an RFQ, the application is comprised of the response to the RFQ in details, including proposed costs from the respondents. The respondent will identify construction management services that they can provide based on the RFQ, and the pertinent costs associated with them.

End of Addendum No. 2

ISSUE DATE: 5/01/2024

PREBID CONFERENCE: 5/15/2024

PROPOSAL CLOSING: 5/31/2024



Angela D. Alsobrooks
County Executive