

SCF25-1159-Quyana Clubhouse & Intensive Case Management Building Replacement Construction Manager/General Contractor Services-Questions and Comments Issuance #1

	Date Received	Comment or Question Provided by Bidder	SCF Response
1	2/11/25	In RFP Section 5.1 under "Proposal Section 8: Financial and Bonding Capacity" on PDF page 18, page labeled 15 The RFP states: "Proposer must confirm its ability to secure performance and payment bonds for a minimum of \$150 million" This seems high for this project, especially as Exhibit B: Proposal Offer and Signature references \$40 million. Please confirm.	RFP Section 8: Financial Bonding Capacity on PDF Page 18, page labeled 15 should be: "Proposer must confirm its ability to secure performance and payment bonds for a minimum of \$40M"
2	2/20/25	Exhibit B shows a due date of February 21. Please confirm the due date is to be March 5 per the RFP Schedule	Please see updated RFP Schedule in addendum 1. Proposal due date is March 5, 2025. Updated RFP schedule supersedes previous dates.
3	2/20/25	BIM Management & Coordination Responsibilities • Who are the designated BIM managers for the design team and SCF, and who will lead model integration and clash resolution? • Will the GC be responsible for hosting BIM coordination meetings, or will SCF/design team facilitate them?	1. At this stage, there are no identified assignments. Unless mutually agreed upon post award, during design, designer will facilitate design coordination meetings utilizing BIM. General Contractor will facilitate BIM Coordination meetings through construction phase.
4	2/20/25	1 Design Milestones & Model Evaluation Process • At what design stage will the GC be expected to begin clash detection, and will the A/E team provide a federated model at 35%, 65%, and 95% design milestones? • Will design pause at key milestones for model evaluation, or will BIM review be concurrent with design progression? If concurrent, what is the expected turnaround time for GC feedback?	Southcentral Foundation and spark design recommend clash detection to occur 65% and no earlier than 65% design, and 95% design milestone(s). Proposer is to provide approach to a BIM Strategy for project's scope and complexity.
5	2/20/25	Level of Detail (LOD) & Model Authoring Expectations • What are SCF's expected LOD and object metadata requirements at key project phases (e.g., 35%, 65%, 100%, GMP, and construction)? • Will SCF require the GC and/or subcontractors to engage in model authoring? If so, will subcontractors (MEP, structural, etc.) be required to provide models, and are specific coordination expectations defined? • Does SCF require all project participants to model in a common platform (e.g., Revit/Navisworks), or will IFC-compatible models be acceptable?	Proposer is to provide approach to a BIM Strategy for project's scope and complexity. General Contractor to provide subcontractors' models in REVIT. Please provide a list of assumed subcontractors that will be working in BIM. Minimum anticipated disciplines include structural, MEP, and fire protection.
6	2/20/25	Civil BIM & Site Coordination • Will the civil design be provided as a 3D model, and will underground utilities, grading, and stormwater drainage be modeled for clash detection with structural and MEP systems? • Will SCF require the GC or sitework subcontractors to contribute to the civil BIM model, and will it be integrated into Autodesk Construction Cloud (ACC)?	Proposer is to provide approach to a BIM Strategy for project's scope and complexity
7	2/20/25	Technology Access & Field Integration • What Autodesk Construction Cloud (ACC) modules will SCF provide access to for GC and subcontractors (e.g., Docs, BIM Collaborate Pro, Assemble, Build)? • Will field crews be required to access and update BIM models in real-time using Autodesk Build (or other mobile platforms)? • Does SCF require 3D model integration with RFI tracking, punch lists, and issue resolution in the field?	GC will have access to ACC Docs and Build modules within SCF25-1159 ACC project
8	2/20/25	As-Built & Facilities Management Expectations • Will SCF require the contractor to maintain and submit an updated as-built BIM model at project completion? • Does SCF require a fully developed FM-ready BIM model (e.g., COBie data for asset management)? If so, who is responsible for furnishing the FM-ready model, and what level of asset tagging and metadata is required?	1. SCF will require contractor to maintain and submit an updated as-built BIM model at project closeout 2. No
9	2/21/25	In Exhibit A.3 of the RFP (Project Schedule) it says that a preliminary project schedule is provided in Exhibit F. There is no Exhibit F included in the RFP documents. Please advise.	Please see RFP page #10, go to "Schedule" and delete last sentence of paragraph to refer to Exhibit F.
10	2/21/25	Is there any salvaged materials, equipment that will be the responsibility of the contractor?	SCF is interesting in salvaging 2022, 250KW Kohler backup generator, if not used in final design.
11	2/21/25	Is there a hazardous materials survey for the existing structures?	SCF to provide GC hazardous materials survey and is forthcoming.
12	2/21/25	It is assumed that the remainder of the site work that happens after demo of the building will happen after the facility moves into the new completed building and the contractor will be able to have access to work in this area. Please confirm.	This assumption is correct. Remaining civil site improvements should be coordinated to not interfere with existing operations.

13	2/24/25	Considering the inability to get meaningful quotations for Builders Risk insurance with the limited information in the RFP, we request that Builders Risk Insurance be included as a cost of the work and not in the General Conditions.	
14	2/25/25	Under the Management and workplan on page 10 it states, "Describe contractor's approach to mass timber construction and provide a list of potential mass timber specialist firms and/or vendors proposed as to be part of the contractor's CM/GC team." Can you please clarify if we should provide a list of Mass Timber specialist, or should we list the Mass Timber specialist that will be part of our GC/CM team.	Southcentral Foundation prefers CMGC team with Mass Timber construction experience, or if CMGC team has subconsultant with mass timber experience.
15	2/25/25	1) In the RFP Pg 15 Section 8 - it states "Proposer must confirm its ability to secure performance and payment bonds for a minimum of \$150 million and state its current aggregate bond limit" we think the minimum should be \$ 40Million	Proposer must confirm its ability to secure performance and payment bonds for minimum of \$40M and state its aggregate bond limit.
16	2/25/25	A133 11.1.3 payment of the amount certified shall be made by the Owner not later than « ninety » (« 90 ») days after the Architect receives the Application for Payment- can you please clarify that the statement regarding payment should not later than 30 days after the architect receives the Application for	Payment shall be made by Owner no later than 30 calendar days.
17	2/25/25	1) A133 § 11.3 Interest-Payments due and unpaid under the Contract shall bear interest from the date payment is due at	The interest rate will be 0% if the payment is late.

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		<p>the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. <i>(Insert rate of interest agreed upon, if any.)</i> « » % « »</p> <p>Our question is what will be interest rate as not rate is listed in the contract.</p>		
18	2/25/25	<p>1) A133 Article 14.3.1.6 regarding Property insurance that says: This insurance shall include the interests of the Owner, Construction Manager, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees. Can you please provide information on how this project will be funded.</p>	At this moment, SCF is funding this project. Grant funding may eventually be a consideration.	
19	2/25/25	<p>On page 12 under A. Capacity (10 points) Provide a summary of your firm's annual construction volume (in dollars) for the past ten years. Provide a summary of current and anticipated workload during the design and construction period of this Project. Include a description of projects, dollar values of construction for which your firm is responsible either as a prime or subcontractor, and bonding capacity available for the referenced period. Comment on any significant issues based on review of the preliminary schedule as it relates to your capacity. Explain how continuity of proposed staff will be maintained or otherwise addressed to minimize disruptions during planned transitions or unexpected loss of Project personnel. If changes are needed after contract execution, the successful firm must follow the process identified in section 4. Key Personnel Resumes for approval of substitution.</p> <p>Can you please delete the highlighted Sentence as no preliminary schedule was provided.</p>	Please reference Exhibit A, section 3 for preliminary schedule	
20	2/25/25	<p>We have the following question about RFP SCF25-1159, the Quyana Clubhouse project.</p> <p>Given the current delays in Federal grants and funding, how secure is the funding for this project?</p>	At this time, Southcentral Foundation does not foresee any delays, as it relates to this project.	
21	2/28/25	<p>AIA A133-2019 Related Questions 1. Liquidated Damages – Confirmation of Intent We noticed that the draft AIA A133-2019 contract (§ 6.1.6) does not specify liquidated damages amounts. Please confirm that liquidated damages will not be included in the final contract, or clarify.</p>	Liquidated damages in final contract to be \$1000 per calendar day	
22	2/28/25	<p>2. Shared Savings – Incentivizing Cost Efficiency We noticed that the draft AIA A133-2019 contract does not include a provision for shared savings under the Guaranteed Maximum Price. Please confirm that the final contract will include a shared savings clause to incentivize cost efficiencies, or clarify.</p>		
23	2/28/25	<p>3. Price Escalation – Confirmation of Intent We noticed that the draft AIA A133-2019 contract does not include provisions for price escalation related to material, labor, or fuel cost increases. Please confirm that the final contract will include provisions allowing for equitable adjustments to the Contract Sum if costs increase by more than 5% from the date of the contract agreement due to factors beyond the Contractor's control, or clarify.</p>	Southcentral Foundation does not intend to include such provision at this time.	
24	2/28/25	<p>AIA A201-2017 Related Questions 4. Owner Oversight of Design Team Performance We noticed that the draft AIA A201-2017 contract (Article 2) does not clearly outline the Owner's role in managing the design team's performance. Please confirm that the contract will</p>	Refer to A201-2017, Article 4.	

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		include provisions supporting collaboration between the Owner, Contractor, and design team to ensure the timely delivery of complete and coordinated design documents or clarify.		
25	2/28/25	<p>5. Design Review Scope – Limiting Contractor Liability We noticed that the draft AIA A201-2017 contract (§ 3.2.2 & § 3.2.4) requires the Contractor to review design documents for errors or inconsistencies. Please confirm that the Contractor's responsibility will be limited to constructability and coordination, without extending to the verification of design adequacy or completeness, or clarify.</p>	<p>Please refer to 3.2.2 and 3.2.4. These sections are thorough in responsibility and describing contractor's responsibility related to review of design information.</p>	
26	2/28/25	<p>6. Notification of Design Deficiencies – Timeand Cost Protections We noticed that the draft AIA A201-2017 contract (§ 3.2.4) requires prompt notification of design ambiguities. Please confirm that the Contractor will be entitled to equitable time and cost adjustments for delays or additional work resulting from necessary clarifications or corrections of incomplete design documents, or clarify.</p>	<p>Language provided in article 3 and article 15 clarifies contractors responsibilities in terms of contractor notification of design deficiencies.</p>	
27	2/28/25	<p>7. Design Responsibility – Clarification of Contractor Obligations We noticed that the draft AIA A201-2017 contract does not clearly define the Contractor's responsibility regarding the completeness of the design. Please confirm that the Contractor will only be held responsible for what is clearly depicted in the design documents, and not for interpretations of information that could be considered "reasonably inferable," or clarify.</p>	<p>Please refer to A201-2017, Article 3 clarifies contractors responsibilities.</p>	
28	2/28/25	<p>8. Reciprocal Indemnification – Fair Risk Allocation We noticed that the indemnification provisions in the draft AIA A201-2017 contract (§ 3.18.1) protect only the Owner and Architect. Please confirm that reciprocal indemnification provisions protecting the Contractor from Owner-caused damages will be included in the final contract, or clarify.</p>	<p>3.18 Indemnification represents SCF's Standard Indemnification Language.</p>	
29	2/28/25	<p>9. Cost Responsibility for Design Errors – Contractor Protection We noticed that the draft AIA A201-2017 contract (§ 3.18 & § Article 12) does not explicitly relieve the Contractor of responsibility for costs arising from design errors. Please confirm that the final contract will clearly state that the Contractor is not liable for additional costs resulting from design team errors, omissions, or ambiguities, or clarify.</p>	<p>Please see response to Question #25</p>	
30	2/28/25	<p>10. Retainage – Confirmation of Intent We noticed that the draft AIA A201-2017 contract (§ 9.3.1.2 and § 9.6.2) does not specify retainage terms or percentages. Please confirm that retainage will not be incorporated into the final contract, or clarify.</p>	<p>Please anticipate 5% retainage holding</p>	
31	2/28/25	<p>11. Delays Beyond the Contractor's Control – Time and Cost Relief We noticed that the draft AIA A201-2017 contract (§ 8.3.1) allows time extensions for delays beyond the Contractor's control but does not address equitable cost adjustments for such delays. Please confirm that the final contract will include provisions for both time extensions and equitable cost adjustments for delays caused by factors outside the Contractor's control, including but not limited to supply chain disruptions, labor shortages, adverse weather conditions, and regulatory delays, or clarify.</p>	<p>A201-2017, 8.3.1 Delays and Extension of Time represents SCF's Standard Language.</p>	
32	2/28/25	<p>12. Equitable Adjustments for Owner-Caused Delays We noticed that the draft AIA A201-2017 contract (§ 8.3.1) allows time extensions for delays but does not provide cost adjustments for delays caused by the Owner's actions. Please confirm that equitable adjustments for both time and cost will be included in the final contract for such delays, or clarify.</p>	<p>A201-2017, 8.3.1 Delays and Extension of Time represents SCF's Standard Language.</p>	
33	2/28/25	<p>13. Time and Cost Adjustments for Design Changes We noticed that the draft AIA A201-2017 contract (§ 7.3 & § 8.3.1) allows for time extensions due to changes in the work but does not clearly address cost impacts. Please confirm that the Contractor will be entitled to equitable time and cost adjustments for design changes issued after construction begins, or clarify.</p>	<p>A201-2017 7.3 and 8.3.1 represent SCF's Standard Language.</p>	
34	2/28/25	<p>RFP (SCF25-1159) Related Question 14. Contract Comments Submission – Clarification on Timing We noticed that the draft RFP does not clarify when contract comments must be submitted. Please confirm that contract comments will be accepted during the negotiation phase before the contract award, in accordance with Section 3.7 of the RFP, or clarify.</p>	<p>SCF expects Sample documents to be reviewed through RFP process and comments provided by proposers.</p>	