

Addendum No. 1

Date: **August 22, 2024**

Re: **Mauldin High Stadium and Carolina High Restroom –
Construction Manager at Risk Services**

RFP No.: **325-15-8-29**

The following information becomes part and parcel of **Request for Proposal (RFP) #325-15-8-29** effective this date. Firms must acknowledge receipt of this addendum in their solicitation response.

The listed items add to, modify, or otherwise alter the specifications and become part of the solicitation documents. Where a portion of the original specifications are added to, modified, or also altered, the portion not so affected shall remain. Firms may have the right to protest this addendum.

Revised Bidding Schedule/ Form

A Revised Bidding Schedule/Form, reflecting Monthly Rates, is included in this addendum. Only the Revised Bidding Schedule/Form is to be used when submitting a proposal response.

Updated Proposal Evaluation Factors

As a result of the revised Bidding Schedule/Form, see updated Proposal Evaluation Factors below:

Construction Manager FINANCIAL SUBMITTAL - Evaluation Factors

THIRTY (30) maximum cumulative points will be awarded.

1. Preconstruction Phase Services (Lump Sum) Fee < 2 POINTS >
2. General Conditions (**Monthly Rate – Excludes One-Time Fees**) Fee < 13 POINTS >
3. Construction Manager's Overhead, Profit, Bond and Insurance Fee (CM Fee) < 15 POINTS >

Updated Schedule

An updated Schedule is available as part of this addendum and may be downloaded from the Procurement Department website at the link below:

<<https://www.greenville.k12.sc.us/Departments/main.asp?titleid=solicitations>>

Continued on next page.

Inquiries/ District Responses

Before the solicitation inquiry deadline, the District received inquiries regarding this solicitation. The District's response to each question follows in **bold** font.

1.) Can you please request clarification on the construction time allowed for these projects? At the Pre-Bid it was discussed that some of the work (like construction of the buildings) would be able to start pretty early next year. However, the District's construction schedule says that the NTP is not until 4-7-25 and the RFP document says that the substantial completion date is 6-27-25. Based on the schedule for construction documents, it's feasible that we could have final budgeting completed by the end of 2024 and construction could start in Jan or Feb. of 2025.

The earliest NTP date is 27 September 2024. This NTP initiates the pre-construction phase of the CM@R Contract, but also for the entire project. During pre-construction, the CM@R will evaluate the need for early packages and scheduling milestones. Please see the revised PRELIMINARY schedule.

2.) It's somewhat difficult to provide a lump sum general conditions fee before the documents/details are finalized. It might level the playing field better to request a monthly general conditions fee....it would be easy for a contractor to assume an aggressive schedule now and then request more time when the drawings are finished – just a thought for your consideration.

The General Conditions for each location should summarize the MONTHLY costs for maintaining a presence on each job site. This will exclude any one-time fees (business license, etc.), which will be captured as Cost of the Work items on the Schedule of Values. Please see the Revised Bidding Schedule/Form.

End of Section

All other terms and conditions remain unchanged and in force. Thank you for your interest in the District.

Tonya A. Stroud

Tonya A. Stroud
Senior Buyer

I. **REVISED BIDDING SCHEDULE**

The School District of Greenville County
CONSTRUCTION MANAGER AT RISK FEE PROPOSAL FORM
Mauldin HS Stadium Expansion and Carolina HS Restroom Building
Request for Proposal (RFP) No. 325-15-8-29

*** One (1) original of this completed form must be submitted in the same envelope as the Proposal but separate from the Proposal. This form must not be included in the paper copy of the Proposal.

Please note: The General Conditions Fee (Lump Sum) is considered a part of Job Cost and is therefore subject to the Overhead, Profit and Insurance Fee % mark-up. The Pre-Construction Phase Services Fee is not considered Job Cost and is therefore not subject to the Overhead, Profit and Insurance Fee % mark-up.

FOR ACCOUNTING PURPOSES, THE COST OF WORK AT EACH SITE MUST APPEAR SEPARATELY ON THE SCHEDULE OF VALUES. AS SUCH, THE FEES AND GENERAL CONDITIONS WILL BE BILLED SEPARATELY FOR EACH.

MAULDIN HIGH SCHOOL STADIUM EXPANSION, RENOVATIONS AND TOILET FACILITY

Rough Order of Magnitude Cost Estimate: **\$1,736,200.00**

- a) Pre-Construction Phase Services Fee (Lump Sum) _____
- b) General Conditions Fee (**Monthly Rate – Excludes One-Time Fees**) _____
- c) Construction Manager’s Fee (% of Job Cost – SAME AS BELOW) _____

CAROLINA HIGH SCHOOL TOILET FACILITY AND ADA RAMP

Rough Order of Magnitude Cost Estimate: **\$445,300.00**

- d) Pre-Construction Phase Services Fee (Lump Sum) _____
- e) General Conditions Fee (**Monthly Rate – Excludes One-Time Fees**) _____
- f) Construction Manager’s Fee (% of Job Cost – SAME AS BELOW) _____

Contractor/Proposer Name:

Mailing Address (Line 1):

Mailing Address (Line 2):

Authorized Representative Name/Title:

Signature of Authorized Representative:

Date:

Signature of Witness:
