



Notice of Information Item No. 1

Dated: January 15, 2021

Arlington Public Schools
Procurement Office

Request for Proposal 13FY21

Request for Proposal Title: Construction Manager Advisory Services for Various
Arlington Public Schools Construction Projects

Request for Proposal Number:

January 8, 2021 (Refer to Request T

(EDT)

Procurement Office
Representative:

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The following information is provided to potential offerors who are considering submitting a proposal response to RFP 13FY21.

Questions Received During the Pre-Proposal Conference Dated January 8, 2021

Q1. Who is/are the incumbent CMA provider(s)?

A1. The current incumbents response to RFP 25FY15 are CRE Heery and McDonough Bolyard Peck (MBP). Three contracts were originally awarded but only these two remain in place.

Q2. What is the likelihood that APS will award more than one contract?

A2. The RFP indicated that APS will award a minimum of one contract resulting from this RFP and it is anticipated that APS will award more than one contract resulting from this RFP.

Q3. Design review software cost to be covered by CMA? Will APS require it to be a specific software or will others, e.g. Bluebeam Studio be acceptable?

A3. Yes. Software other than Dr Checks may be considered at the time a task is requested of the awarded CMA firm.

Q4. Who is the current incumbent?

A4. See response to Q1 above

Q5. Will questions asked and responded here be issued in Addendum formally?

A5. Questions asked during the Proposal Conference will be answered either through an Information Item, where the answer does not result in a change to the RFP, or through an Addendum, where the answer does result in a change to the RFP.

Q6. Will APS provide IT requirements for Project Site?

A6. The questions unclear It is requested that greater clarification is provided the question is rephrased

Q7. Does APS anticipate awarding multiple CMAs / has APS done so in past years?

A7. See response to Q1 and Q2 above

Q8. Can you clarify what you intend the CMA to complete on the scoping sheet?

A8. The scoping sheet will be completed by APS prior to each Project and will be checked to indicate the Project Delivery Method/Staff Augmentation and the Scope of Work the CMA is required to perform. The scoping sheet is not to be returned as part of the Prop.

Q9. Will this replace the program management RFP?

A9. No.

Q10. The cloud project site, are there specific IT or security requirements?

A10. The questions unclear It is requested that greater clarification is provided the question is rephrased

Q11. What is the likelihood of APS awarding more than two contracts?

A11. See response to Q2 above

Q12. Regarding the document review software, shall associated software costs be included in the Loaded Hourly Rates or will such costs be assessed on a per project basis as a reimbursable cost?

A12. Associated software costs are not to be included in the Loaded Hourly Rates. Such costs will be assessed on a per project basis as a reimbursable cost.

Q13. Will you negotiate and rotate tasks amongst the CMAs to compete each task?

A13. APS will determine the CMA to be selected on a project in accordance with Section 66, CMA Selection and Award of Individual Projects, of the Contract Terms and Conditions. APS provides no guarantee that any CMA awarded a Contract resulting from this RFP will be selected for a Project.

Q14 Are the projects examples must be local? or we can use from other regions?

A14. If this question refers to the location of projects required as part of Tab 3: Experience on Comparable Projects, there is no requirement that a project must be located within a particular region.

Questions Received Outside of the Pre-Proposal Conference

Q1. I would like to bid on the flagpole for this project. Can you tell me how to get the specs for it.

A1. The solicitation is not seeking a general contractor to provide construction services on a project. It is seeking construction manager advice. Therefore, the

the intent of this paragraph.

A13. Section I.F. is misrepresented above. There is no language that states “collected during the course of construction.” Please read the referenced RFP section reword your question, and advise if you are unclear of the Work being produced as part of the Contract.

Q14. Section I.G. Building Information Modeling: Is the CMA required to provide its own licenses to access BIM information, or will the A/E or APS provide access to required?

A14. This is typically provided by the General Contractor, however if there is a cost imposed by others to add a CMA to a project, this cost can be submitted as a reimbursement. If a CMA firm already has BIM and a license as part of their firm, APS will not be pay for the license fees for pre-existing or pre

A20. No. This will be evaluated and determined on a per Project basis.

Q21. Section III.P. eTOP: Please specify the system APS uses for eTOP.

A21. Enhanced "Construction to Operations" Turnover Services (eTOP) through Gilbane's Facilities Management Services

Q22. Section IV. Staff Augmentation Services: Would an offeror's engagement in a staff

A31. APS will accept multiple certificates when the Contractor procures its insurance through more than one broker.

Q32. Terms and Conditions, Section 53.3 and 53.3.c Insurance Requirements: 53(3)(b) and 53(3)(c) require “*per occurrence coverage*” for Cyber Liability and Professional Liability, respectively. Commercially available Professional Liability is written on a ~~claims~~ basis, not an occurrence basis. 53(6), however, states “*Any insurance coverage that is placed as a “claims made” policy must remain valid and in force, or the CMA must obtain an extended reporting endorsement consistent with the terms of this Contract, until the applicable statute of limitations has expired, such date as determined to begin running from the date of the CMA’s receipt of final payment*”.

c.

NegotiationStage, if the Offeror is selected for that stage.

Q36. Are we able to use a smaller than 10pt font size for graphics and/or tables?

A36. No. Graphics and /or tables provided in the Proposal must be

Q44. Modification of the exception in § 53(4) for the required naming of additional coverages to include Professional Liability in addition to Workers Compensation. This also will change # 14 of the Insurance Checklist.

A44. Offerors wishing to state exceptions to any provision of the Contract Documents shall do so in accordance with Section V. A. Proposal Evaluation Process and Method of Contract Award, of the RFP.

Q45. Modification of the time requirement for Section 53(6) to be no more than 5 years from the date of the CMA's receipt of final payment rather than "until the applicable statute of limitations has expired."

A45. Offerors wishing to state exceptions to any provision of the Contract Documents shall do so in accordance with Section V. A. Proposal Evaluation Process and Method of Contract Award, of the RFP.

Q46. That #12 on the Insurance Checklist is not one of the "Coverages Required" by the Checklist and that the Carrier Rating does not need to be listed on the Certificate of Insurance.

A46. Offerors wishing to state exceptions to any provision of the Contract Documents shall do so in accordance with Section V. A. Proposal Evaluation Process and Method of Contract Award, of the RFP.

Q47. Deletion of #16 on the Insurance Checklist. "Hold Harmless wording" is not a type of coverage nor is the language typical language for a Certificate of Insurance.

A47. Offerors wishing to state exceptions to any provision of the Contract Documents shall do so in accordance with Section V. A. Proposal Evaluation Process and Method of Contract Award of the RFP.

Q48. Will the pre-Proposal conference attendee list be made available?

A48. The Pre-Proposal Conference attendee list is attached.

Attachment:

Pre-Proposal Conference Attendee Report

Issued By:

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