Questions and Answers Issued February 14, 2020

NOTICE TO VENDORS:

The following revisions, additions, and clarifications are hereby made part of the Contract Documents for the above-referenced project and shall be taken into account in the preparation of all proposals and the execution of all work. Responders shall acknowledge receipt of the Questions and Answers in their proposals.

The following questions were submitted for RFP# 63-02/24/20:

Q1) Will there be any jobsite setup, fencing, traffic control, signage, etc. required as a part of the Sitework Package bid or can that be a part of the CMAR Building Scope?
A1) Typically, the Sitework Package Contract should bear cost and responsibility for these requirements during the Sitework Phase 1A work, with responsibility transferred to the Building Scope upon Owner substantial completion acceptance and CMAR Building Team acceptance of Sitework Phase 1A. Jobsite setup including trailers, temporary utilities, and other longer-term needs should be part of the CMAR Building Scope.

Q2) Is the fencing at the top of the soil nail wall part of the sitework package?
A2) Yes.

Q3) Pages 122 – 188 of the downloaded RFP appear to be some sort of technical data from S&ME, should we disregard this info?
A3) Yes.

Q4) Will any design criteria be provided for us to design the soil nail wall for?
A4) See Addendum #2 of the RFP.

Q5) Will the soil nail wall be removed as a part of a later scope of work by others?
A5) Yes, site conditions upon Owner substantial completion acceptance and CMAR Building Team, will become responsibility of the Building project.

Q6) Can the DWG file for the grading plan be given out?
A6) See one of the following links for the file.
https://seamonwhiteside.sharefile.com/d-s54b2d84f9d54c20a

Q7) Can the sample contracts be reviewed?
A7) The sample contracts will be issued in an addendum to the RFP once completed.
Q8) What documents are the Site Lump Sum proposal based on? Rendering sets vs Civil Set seem to be very different.
A8) The Phase 1A Site Civil Drawings are the basis of the Site Lump Sum. Building Civil requirements will be addressed later in the Building package to the Awarded Responder.

Q9) Is the SCDOT Permit Complete?
A9) SCDOT Concept Approval has been acknowledged; however, their formal approval is part of the City Permit Application for the Phase 1A Site.

Q10) Who would be responsible for any EPA Fees or Testing Costs for Contaminated Soils?
A10) Owner will be responsible for Consultant to perform proper Soils Testing.

Q11) Will Permits and Business Licenses Fees be waived for (a) site package and (b) development package?
A11) No, permits and fees will be through the City of Greenville.

Q12) Is there a county permitted site that contractors can use for disposal of dirt?
A12) See Addendum #2 of the RFP.

Q13) Who is responsible for coordination and fees for existing Underground power?
A13) Contractor, in cooperation with County.

Q14) Does County/Owner own existing light poles or Electrical Utility?
A14) Existing light poles are owned by Duke Energy. Duke will remove the lights and de-energize the service line feeding the lights needing to be removed. Contractor is responsible for final coordination with Duke, removal of de-energized lines/conduits, and light pole bases.

Q15) Is the funding for this project 100% available and appropriated for this project?
A15) Funding for the project is approved.

Q16) Does Owner or Developer hold the contract for Design?
A16) Owner contracts for all Design contracts, with assistance from Developer.

Q17) Will Design team be the same throughout the Entire Project?
A17) Yes, Seamon Whiteside is the Site and Building Civil Engineer, while Nelson is the Building Architect of Record with several Consulting Engineers.

Q18) In the RFP, page 16, I. Diversity Objectives, is not listed on page 11 for items to be included for the following sections A-I. Where should we include the information for I. Diversity Objectives in the proposal? Should Attachments C & D be in the same section, under Section I. List of Subcontractors?
A18) All information for Diversity Objectives (Attachments, letters, emails, etc.) shall be listed in the List of Subcontractors section.
Q19) Is there any definition of cost items to be included within the General Conditions Costs, or should we just quote the General Conditions and include a breakdown of line items included within these quoted General Conditions?
A19) Quote the General Conditions with a breakdown of line items, including a basic understanding of the staffing included and their respective time durations.

Q20) Site drawing C7.0 lists scale as 1 inch = 30 feet. Drawing C8.0 appears to be identical size/view, but the scale is listed as 1 inch = 40 feet. As a result the soil nail wall scales out at 393 LF as opposed to the 285 LF noted. Please verify this scale should also be 1 inch = 30 feet.
A20) The scale for C8.0 is 1 inch = 30 feet.

Q21) At the pre-bid, it was mentioned to include the Tenant Improvements in the lump sum General Conditions, however, in the Addendum, it was mentioned in item no 2, that the estimate cost of $40M did not include any Tenant Improvements and Owner Furnishings (the County will reserve the right to add this to the contract or to issue a separate contract.). So, should the lump sum General Conditions include the Tenant Improvements work, or, just the Core and Shell?
A21) General Conditions should include the Core and Shell only, at this time.

Q22) If the General Conditions do not include the Tenant Improvements, should it be assumed that the twenty (20) months is just for the Core & Shell?
A22) Correct; however, once the Tenant Improvements are further defined later, it is likely that some economy of savings could be realized in the overlap of the respective General Conditions.

END OF QUESTIONS AND ANSWERS