



Macon-Bibb County Government

Procurement Department

City Hall

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Laura Hardwick
Director of Procurement

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ADDENDUM # 1

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 26-023-LH, Construction Manager at Risk Macon-Bibb County Law Enforcement Center Expansion

The Invitation for Bids, referenced above, is modified as follows:

1. What is the estimated budget?

Answer: To be determined.

2. The RFP references several documents in which need completed for a responsive submission, but we were unable to locate these specific documents/forms in the solicitation links. Can you please provide the referenced documents?

Answer: The documents can be found on the Macon-Bibb County Procurement website.

<https://www.maconbibb.us/category/bids/>

3. Can you provide any information related to a design firm selected by city/county or preliminary design documents or scope narratives which would highlight the size and magnitude of the project, i.e., construction budget, project location, project size or square footage, preliminary design schedule, anticipated construction schedule?

Answer: The design firm is Jericho Design Group. While there have been no design documents created at this time, there is a concept for a scope of work that has been approved by Macon-Bibb County. It is projected that this work will be done in 3 phases: parking lot, renovation and expansion of existing infirmary and the addition of a new 120-150 bed, max security/mental health wing that will be on the existing Law Enforcement Center location at 668 Oglethorpe Street. It is estimated that the total budget for all 3 phases of the project will be in the \$25M to \$30M range. The design team hopes to create early design packages so as to facilitate a quick construction start date for the first 2 phases of construction while the drawings are being created for the new wing. It is estimated that the design schedule will be 6 months. The total construction timeline is expected to be 16 months, once drawings are released.

4. Can you provide more information as the specifics of the “price proposal” required for submission? Will this be the Cmec’ s fee percentage and a lump sum cost for preconstruction? Will other costs be required for this RFP for project staff or any other non-cost of the work general conditions?

Answer: We are expecting a fee proposal based on a CM fee during construction as a percentage as well as a lump sum during pre-construction/design phase. All costs should be inclusive of General Conditions.

5. Can you provide a draft contract agreement?

Answer: Contract draft agreements are not available.

6. RFP request a subcontractor and supplier list. Is this required at this time as this is typically provided when a GMP is presented following the design and preconstruction period when the CM solicits bids to the open market?

Answer: Macon-Bibb recognizes the importance of SLBE participation in all projects and will encourage this from the CMAR for this project. A complete list of ALL subcontractors/suppliers will be required when submitting your bid for the GMP presentation

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

Laura Hardwick