



WILLIAMSON COUNTY  
PURCHASING DEPARTMENT  
901 SOUTH AUSTIN AVE  
GEORGETOWN, TEXAS 78626

<http://www.wilco-online.org/ebids/>

**CONSTRUCTION MANAGER-AT-RISK  
FOR WILLIAMSON COUNTY  
RFQ NUMBER: 15RFQ 108, 109, 110**

**QUESTIONS AND ANSWERS  
ON RFP PROCESS**

1. Please confirm that the CMAR is to provide testing services. On previous projects with Municipalities this has been considered a conflict of interest. Without knowing the scope it is hard to predict the level of testing services necessary. Should be an allowance or excluded?  
Response: the CMAR should include testing to carry out their QA/QC process. The owner will provide its own acceptance testing. The cost for third party field sampling and testing can be considered as part of the construction cost and not part of the CMAR's fees. The CMAR's internal staff time related to the QA/QC process should be considered part of the CMAR's Cost.
2. Permitting on municipal projects is usually waived by the municipality. Please confirm if we are to carry permitting fees or if they are to be waived.  
Response: The permitting fees will be considered a construction cost and not part of the CMAR's fees.
3. Please confirm that Insurance and P&P bond will be considered Cost of the Work.  
Response: Insurance and Bonds will be considered as part of the construction cost for the basis of this selection process.
4. Please verify the address and room number where the interviews will be held.  
Response: County Engineer's Office, 3151 SE Inner Loop, Georgetown, Texas
5. Minimum items to include lists out Erosion Control, without civil drawings it is hard to determine what will be required. On the majority of our projects the Erosion Control is a Cost of Work item; please confirm if we are to carry an allowance or to exclude this item from our General conditions.  
  
Response: The erosion control cost to be included as a general conditions cost should be that associated with your project management such as management trailer, parking and staging areas. Construction site erosion control can be considered a construction cost.
6. There are several other items on the Attachment A list which are similar to the items addressed in the first list of Questions and Answers on the RFP Process for RFQ's 109 & 110 which we just received.

A cost for all of the below listed items that are on Attachment A will be difficult to determine without more

developed documents:

- Project Fence
- Temp. Walkways
- Temp Roads and Parking
- Layout site work
- Survey Services
- CM Layout
- Barricades/Guardrails
- Start-up Electricity Billings
- Misc. Equipment Rental

Each of these items requires a further development of project plans and specifications in order to provide accurate pricing information. They could be identified by allowance amounts, but it would seem more appropriate to exclude these items from the General Conditions cost for the purpose of CM selection and wait until after some documents are developed that will allow the costs to be accurately developed.

Can you please clarify how respondents should address these items?

Response: Only the portion of the cost of the following items associated with the CMAR management operations such as the field office trailer site should be included in the CMAR's cost of the general conditions for the purposes of the selection process. The balance of the cost of het items will be considered a construction cost for the purposes of the CMAR selection process.

- Temp. Walkways
- Temp Roads and Parking
- Layout site work
- Survey Services
- CM Layout
- Barricades/Guardrails
- Start-up Electricity Billings
- Misc. Equipment Rental

7. The Pricing and Delivery Proposal Form section 3.2.2 ESTIMATED CONSTRUCTION TIME states that "for Proposal Purposes use a construction period of 18 months from start of construction to final acceptance"

We believe that 18 months is excessive to achieve final acceptance and would like to propose a general conditions dollar amount and a fee dollar amount that reflects what we believe it will take to complete the construction after 100% CD have been developed. Are the short listed proposers being directed to program 18 months of general conditions? Please clarify.

Response: All contractors are to use the time stated in the RFP , for this contract 18 months, for general conditions cost calculations for the purposes of the selection process.

8. Will there be a formal addendum issued today, or just the Q&A's?

Response : We see no need to issue a formal addendum at this time. All questions received to date have been posted with responses.