

Wharton County Jail & Sheriff's Office CMAR RFQ		
Questions/Comments from RFQ	BSW Response	
1	Please provide clarification on the terminology Estimated Cost of the Work vs. Total Cost of Construction. Reference 3.6-3. on page 6 – it references an estimated \$57,738,570 for the Total Cost of Construction. On Page 2 -1.3a, it references the Estimated Cost of the Work being \$57,738,570. Please confirm that \$57,738,570 amount is the Total Cost of Construction, inclusive of the Construction Phase Service Fee and General Conditions.	These terms are one and the same. The total cost of Construction is \$57,738,570. Exclusive of all soft costs.
2	3.7 – Contract Time. There is a request to provide the total construction project timeline including weather days. We can certainly provide guidance on an estimated duration for this project based on the information provided in the RFP, however, to accurately compare General Conditions as requested in 3.6-4., we would advise the Owner to specify a total monthly duration for all respondents to base General Conditions from. This will allow for a fair and accurate evaluation.	Put your best project timeline forward and present how this can save the county time/money compared to other respondents.
3	Regarding the line item to specify the Contractor's Betterment Allowance as noted on the General Conditions matrix; the value for this element is evaluated and determined based on the global project risk and completeness of the Contract Documents at time of GMP. In order to appropriately compare General Conditions as requested in 3.6-4., we would recommend the Owner to specify a percentage for all proposers to carry on the matrix or remove this line item. This will allow for a fair and accurate evaluation.	3% is to be carried for Contractor's Betterment Allowance by all proposers.
4	Could you provide us with a sample of the contract that will be used for the CM at Risk from the county?	The county will be using a standard form AIA Agreement with a GMP.