



Department of Procurement Services

160 South Hollywood Street · Room 126 · Memphis, TN 38112 · (901) 416-5376

QUESTIONS AND ANSWERS

RFP 04212023LB Construction Manager at Risk (CMAR) New East Region High School

1. **Can you identify the site location for the high school in order for us to provide a site logistics plan?**
Follow the link below to access the site map.

2. **MWBE Requirements: Please verify the need to complete all of the items referenced in Tab J, on page 16, specifically those in Appendix J. As this RFP is for CMAR services with an intent to establish a GMP based on yet to be issued construction documents, the full scope of work for sub-contractors is not known. It is unclear what sub-contractors would be needed. I don't think any contractor can accurately complete the table on page 70 until preconstruction is completed. Would a letter from the firm stating that they understand the MWBE requirement, and they will develop the final plan to meet the goal during the preconstruction phase meet MSCS' requirement?**
See Addendum 2 on MSCS' Procurement Services website.
 - a. **As asked in the pre-bid meeting, how does the 24.2% need to be applied? Is it on the overall \$110,000,000, or on the CMAR services? Other local CMAR projects that we've been involved in (like ones with City of Memphis), the requirement has been achieved through an association (Not JV) on the CMAR portion of the work and then appropriate sub contractors are selected for construction to meet or exceed the MWBE goal.**
See Addendum 2 on MSCS' Procurement Services website.

3. **Page 16, what does "TAB L – Electronic Media (Include with Submission)" refer to?**
A copy of your RFP proposal should be provided electronically via a USB drive.

4. **Page 9, Section 18.0 Bonding: This section requires a Bid Bond to be submitted with our CMAR RFP response. Typically for a CMAR a Bid Bond is not required. Is this a carry over from previous hard bid proposals?**
See Addendum 2 on MSCS' Procurement Services website.

5. **Page 27, item 7 refers to Federal Grant Funds possibly being used in this project. Typically when Federal funds are used, there are numerous federal requirements that are required on the project (PLA, Buy America, etc.). Will these items be required on the project?**
Federal Funds likely will not be used. However, we will be requesting that backup documentation be provided when requesting payment.

6. **Please verify that Appendix I will be updated.**
See Addendum 2 on MSCS' Procurement Services website.

7. **Will addenda be distributed to Pre-proposal attendees, or simply published to the school's website?**
See Addendums on MSCS' Procurement Services website.

8. **You indicate on page 13 that substantial completion is May 2026 and opening is August 2026. Do you have a design schedule showing when design would be complete so we can anticipate when construction could begin on site?**
See Preliminary Schedule in Addendum 2

9. **When do you anticipate construction starting?**
See Preliminary Schedule in Addendum 2

10. **At what point in the design period would you like to establish a Guaranteed Maximum Price (GMP)?**
See Preliminary Schedule in Addendum 2

11. **Based on the pre-bid meeting yesterday, we understand there will be a sizeable addendum being issued. We request an additional opportunity of up to 48hrs for questions related to the addendum.**
The addendums were issued on 4/5/23 and 4/6/23. Questions were pushed back to 4/10/23.

Link to Site Map

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Thank you,

Procurement Services