ADDENDUM #1
Public Safety Building Construction Manager At Risk (CMAR)
Q&A Posted: 11/03/2025 RFP Open: 11/06/2025
QUESTIONS AND ANSWERS

QUESTIONS SUBMITTED: 8

QUESTION 1: Anticipated schedule for bidding and construction of this project.

CCFC ANSWER TO QUESTION 1:
Refer to the RFP document, Section III. Item B. Sub-section d.

QUESTION 2: We did not see the pricing sheet included with the RFP. This pricing sheet might clarify what we should include as part of our CMR fee. For example, does the CMR fee include general conditions, staffing, contingency, overhead and profit? Please issue the pricing sheet and/or clarify what we should include in the CMR fee.

CCFC ANSWER TO QUESTION 2:
The Pricing Sheet is the bidder's form and not one provided by the County. The Pricing Sheet should include the lump sum fee for pre-construction services and the percentage fee for CMAR services referenced in Section III. Item C. a. v. of the RFP. Items such as general conditions, staffing, contingency, overhead and profit should all be included in pricing that would be invoiced to the County for the services referenced in the scope of work/specifications in Section: **III**. Item: **B**. Sub-section: **e**. These referenced services are what should be itemized in the bid price sheet, although this may be modified to the bidder's proposed solution.

QUESTION 3: Is there a copy of the contract form the County intends to use for this CMAR agreement?

CCFC ANSWER TO QUESTION 3:
The current recommendation is to use the AIA A133 CMAR Contract.

QUESTION 4: Would the County consider extending the proposal deadline?

CCFC ANSWER TO QUESTION 4:
The County is restricted to a 21-day window from posting to submission deadline as outlined in the Kentucky Model Procurement Code. If an extension is deemed necessary, it will be announced via addendum on the Campbell County website. Firms can register to receive alerts from the website.

QUESTION 5: When is the date for intents to award?

CCFC ANSWER TO QUESTION 5:
The award date will be on a day that a Fiscal Court meeting is held. The meeting for which this item will be on the agenda is yet to be determined and is subject to the length of time that will be required for the review of all submissions.

QUESTION 6: Page 5 states "provide confirmation that the firm and its team members are licensed to provide construction management services in Kentucky." Is there a specific "construction management license" that you are requiring?

CCFC ANSWER TO QUESTION 6:
There is not a CMAR license issued at the state level in Kentucky, but the CMAR must obtain an occupational license and insurance in the project's jurisdiction (Campbell County).

QUESTION 7: Page 7 states to provide proposed fee for "Percent (%) Fee for CMAR Services." What all should be included within the Percent (%) Fee?

CCFC ANSWER TO QUESTION 7:
The CMAR Fee is a percentage of the total construction cost that includes indirect costs and profit.

QUESTION 8: Regarding Item F.1. on page 3 of the RFP, is a bid bond for 5% of the CMAR's fee for services required in our RFP Response in addition to the surety letter requested in item C.4.C. on page 5?

CCFC ANSWER TO QUESTION 8:
Yes, a bid bond for 5% of the CMAR's fee is required in addition to the surety letter.

Contact Greg Fassler, gfassler@campbellcountyky.gov, 859-547-1827 with any questions.