

**QUESTIONS AND ANSWERS
PROJECT NO. 06-24
CONSTRUCTION MANAGER-AT-RISK SERVICES
FOR
NORTHLINE CAMPUS PROJECT**

DATE: April 25, 2006

TO: Prospective Respondents

FROM: Houston Community College System, Procurement Operations

Subject: Informational Letter #1 – Request for Proposals (RFP) for Construction Manager-At-Risk Services (Project No. 06-24)

The following questions regarding subject RFP were received from firms interested in the project:

Question No. 1 – Please provide a further description of the project’s scope of work.

HCC Answer – Please refer to Attachment No. 3 of the solicitation.

Question No. 2 – Define what is to be included in General Conditions.

HCC Answer – Typically, general conditions include bonds, insurance, temporary facilities, fencing, superintendent, etc.

Question No. 3 – Does the stated \$38 million budget represent the CM contract amount?

HCC Answer - No, it is the total project cost.

Question No. 4 – How many copies of the fee proposal are required?

HCC Answer – One (1) copy of the fee proposal is acceptable.

Question No. 5 – Does the 19-month fast-track schedule include design phases?

HCC Answer – Yes.

Question No. 6 – Provide information about project and program requirements.

HCC Answer – See answer to Question #1 above.

Question No. 7 – Please explain Item 11 (“Prime Contractor/Contracts for Services”) on page 7.

HCC Answer – This is a two-part requirement as follows:

1. The selected prime contractor shall perform a minimum of 30% of the contract services with its labor force; **or**
2. The selected prime contractor shall demonstrate management of the contract services to the satisfaction of HCC.

Question No. 8 – Will there be a pre-proposal meeting and has a date been selected?

HCC Answer – None planned.

Question No. 9 – The 12-month construction schedule, the December 2008 completion, and \$38 million budget require further explanation.

HCC Answer – Please present your best team for this building and campus project in Houston, Texas. The selected contractor’s team will be deeply involved with the project team for the pre-construction planning phase. More detailed project and program information will be available at that time.

Question No. 10 – Are Attachments 4 through 7 provided for information-only at this time, for completion after project award?

HCC Answer - These attachments are to be completed and returned with your proposal package, as appropriate. Please refer to the small business program requirements listed in Paragraph 17 of the Instructions to Proposers (page 9) and the Evaluation Criteria listed in Paragraph 6.E. (page 6).

Question No. 11 – Is the project wood framed?

HCC Answer – No.

Question No. 12 - Can you provide documentation that details the project scope of work and the building(s) to be built?

HCC Answer – See answer to Question #1 above. Also please refer to the general scope of the project listed on Page 2 of the RFP document.

Question No. 13 – On page 7 paragraph 11, it states prime contractor is required to perform a minimum of 30% contract services with its labor force. We assume this is for the Construction Management Services, not self performance of the work. Is this correct? It would be potentially challenges to achieve 30% self performance of the work in that all cost of the work must follow the subcontractor procurement laws.

HCC Answer - See answer to Question #7 above.

Question No. 14 – On Page 6, Paragraph B, it states the occupation date is 12/01/08 yet in Attachment No. 3, Page 14, Bullet #2, it states a project duration of 365 days. Is this correct? If not, when would anticipated construction start date be?

HCC Answer – These dates were the early estimates for move-in and construction. Once the architect and contractor are approved, the schedule will be re-evaluated and revised by the project team.