

CCHD Answers to questions regarding the RFP for Project Management Services

Below are all the questions submitted by potential Proposers during the RFP review phase. The District's answers follow the questions and are in blue for clarity.

1. Based on the project currently being at approximately the 30% design level, would the District be open to a proposal that focuses on project management and owner's representative services through completion of design and bid period services, with construction phase services addressed separately once design is further advanced?

Yes, the District is open to a proposal that focuses on project management and owner's representative services through completion of design and bid period services, with construction phase services addressed separately once design is further advanced.

2. The RFP includes a comprehensive construction management scope (Exhibit 2), however the final construction approach, schedule, and contractor procurement strategy are still evolving. Would the District prefer
 - a. a clearly defined PM/Owner's Rep scope through bidding, and
 - b. a high-level, budgetary construction management allowance with assumed level of effort (hours/month) to be refined and negotiated prior to construction start?

If they wish, Proposers can break up their fee proposal into two phases with Phase 1 providing PM & Owner's Representative services through completion of contractor bid phase, and a Phase 2 "fee estimate" providing CM services beginning at construction kick-off and continuing through construction completion. Please provide both phases of the fee proposal in your response.

3. Can the District confirm the anticipated timeline for completion of design documents suitable for bidding (e.g., target month/year for 90–100% PS&E)? (*Note: Exhibit 1 indicates design completion as early as May 2026, but also notes the schedule will be revised once a General Contractor is hired.*)

The following is the anticipated timeline for completion of documents. For this RFP, assume Week 1 is the first week of June.

- 60% Schedule A (Seawall) drawings, specifications and updated cost estimate– Week 6
- 60% Schedule B (Pier 1) drawings, specifications and updated cost estimate – Week 12
- 90% Schedule A & B drawings, specifications and updated cost estimate – Week 20
- 100% drawings, specifications, updated cost estimate, calculations – Week 24

4. During the remaining design phase, does the District intend the Project Manager to:

- perform technical reviews and coordination between the District and the design consultants,
- facilitate agency and stakeholder coordination, and
- assist in schedule, cost, and risk management related to design development?

Yes, the District intends the project manager to participate in each of these items.

5. Can the District confirm that the Project Manager is expected to support

- development and coordination of contractor bid solicitation documents,
- facilitation of contractor pre-bid meetings and RFIs, and
- support to the District during bid evaluation and award?

Yes, the District intends the project manager to support each of these items

6. Is the General Contractor expected to be procured under a single prime contract or multiple bid packages, and does the District anticipate alternate bidding or phased bid packages? At the site visit it was indicated that the project implementation approach is to be Design-Bid-Build, not Design-Build, but may include separate Request For Qualifications and Request For Bids/Proposals processes.

The intended process to procure the General Contractor is 1) Request For Qualifications and then 2) Request For Bids/Proposals process for a combined seawall and Citizens' Dock project.

7. What level of effort does the District anticipate the Project Manager providing during construction activities,
- full-time on-site construction management,
 - part-time on-call support, or
 - primarily administrative and oversight functions with inspections performed as-needed.

The District anticipates the Project Manager level of effort during construction activities, as primarily administrative and oversight functions with inspections performed as-needed to review each completed element of the project.

8. Should the Fees (section 6 of the Proposal Requirements) be submitted separately since this solicitation includes federal funding and is subject to the Davis-Bacon Act (listed on Exhibit 3)?

No, the Fees (section 6 of the Proposal Requirements) do not be submitted separately as we do not believe the work to be performed by the Project Manager is subject to the Davis-Bacon Act.