REQUEST FOR PROPOSALS
CONSTRUCTION MANAGER-AT-RISK (CMAR)
PRECONSTRUCTION AND CONSTRUCTION SERVICES
FOR
WATER TREATMENT PLANT CHEMICAL FEED AND CONTROL BUILDING UPGRADES
CITY OF CARTERSVILLE WATER DEPARTMENT
CARTERSVILLE, GEORGIA
QUESTIONS FROM PERSPECTIVE PROPOSERS

W&S Project No. 027-23-120

Proposals Due Date: **TUESDAY, OCTOBER 20, 2026 @ 2:00 PM**

Questions & Answers Update Date: **10/14/2026**

Question #	*Question*	*Answer*
1	I don't see the estimated Construction Cost in the RFP document as we typically do. Is that something that will be provided? Is this like a 50MM job or 200MM job?	Construction costs and the project budget will be developed during Phase I Preconstruction Services, but at this stage of design, the estimated construction cost for this project is expected to be between $15 and $25 million.
2	What do you anticipate the construction costs for this project to be?	The estimated construction cost for this project is expected to be between $15 million and $25 million.
3	The RFP identifies geotechnical/subsurface information, utility survey information, historical record drawings, and other available site and facility information as being available to proposers. It also references Figures 001–007 in Appendix A, but I don't see those figures included in the 144-page package we received. Is there a separate supporting document or drawing package that goes along with the RFP? If so, would you mind sending me a link or pointing me in the right direction?	The overall site plan and Figures 001–007 referenced in Appendix A will be issued with Addendum No. 1. Existing geotechnical information, utility survey information, historical record drawings, and other available site and facility information may be requested from the Engineer. Such materials can be provided separately as reference information only and are not incorporated into, or made part of, the RFP or Contract Documents.
4	Would you be able to provide us with an estimate or budget for this project, please?	Construction costs and the project budget will be developed during Phase I Preconstruction Services, but at this stage of design, the estimated construction cost for this project is expected to be between $15 and $25 million.
5	Owner/CMAR Agreement 1.09 - CMAR Contingency: Request the Owner consider allowing CMAR to administer CMAR Contingency for eligible original-scope Cost of the Work within the GMP, subject to transparent monthly reporting, rather than requiring advance Owner approval for each expenditure. In addition, we request that the Owner consider limiting the restriction(s) of CMAR Contingency expenditures to only costs caused by negligence, willful misconduct, legal and dispute costs between Owner & CMAR and breach.	The Owner has elected to retain the CMAR Contingency provisions as currently written, including the requirement for Owner review and approval of contingency expenditures. Proposers shall assume these requirements will remain unchanged and shall prepare their proposals accordingly.
6	RFP 1.09 - Fee Proposal - General Conditions percentage: Please confirm the Phase II Construction General Conditions percentage provided with the Fee Proposal is for evaluation/negotiation purposes and does not establish a binding amount or cap prior to development of the project schedule, staffing plan and construction phasing.	The Owner has elected to maintain the Fee Proposal requirements as currently written. The General Conditions percentage provided in the Fee Proposal will be used in the evaluation of proposals and will remain the basis for determining General Conditions costs throughout the Project. Proposers shall prepare their proposals accordingly.
7	Owner/CMAR Agreement 1.11B - Self-Perform: Will the Owner consider negotiated self-perform packages where the CMAR demonstrates competitive market pricing through open-book estimating, benchmarking, material/vendor quotations and/or subcontractor market validation?	The Owner has elected to maintain the self-perform requirements as currently written. Proposers shall assume these provisions will remain unchanged and prepare their proposals accordingly.
8	SECTION 00 73 16 - INSURANCE REQUIREMENTS: Please consider whether the $10 million project-specific Professional Liability requirement is appropriate to the CMAR where CMAR is not providing professional design services except incidental/delegated design.	The Owner has elected to maintain the insurance requirements as currently written. The Owner will consider any potential revisions to insurance limits, if warranted, after evaluating proposals and in accordance with the procurement process. Proposers shall prepare their proposals accordingly.
9	Owner/CMAR Agreement 1.14 - Liability: Will the Owner consider establishing a mutually agreeable limitation of liability and mutual waiver of consequential damages as part of final Agreement negotiations?	The Owner has elected to maintain the liability provisions as currently written. Proposers shall assume these provisions will remain unchanged and prepare their proposals accordingly.
10	Section 00 45 18 - Drug-Free Workplace Certification is included in the Procurement Documents and Table of Contents. However, Section 1.07(D)(9) "Required Forms and Certifications" and Section 1.07(E) "Forms Submitted After Selection" do not identify this form as a required submittal. Please confirm whether the Drug-Free Workplace Certification (Section 00 45 18) is required to be submitted.	Section 00 45 18 - Drug-Free Workplace Certification is a form required after selection. This will be clarified via Addendum No.2.

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11	Section 00 45 19 - Affidavit Verifying Status for City of Cartersville Benefit Application is included in the Procurement Documents and Table of Contents. However, Section 1.07(D)(9) "Required Forms and Certifications" and Section 1.07(E) "Forms Submitted After Selection" do not identify this form as a required submittal. Please confirm whether the Affidavit Verifying Status for City of Cartersville Benefit Application (Section 00 45 19) is required to be submitted.	Section 00 45 19 - Affidavit Verifying Status for City of Cartersville Benefit Application is a form required after selection. This will be clarified via Addendum No.2.
12	1.07 - Proposal Submission Requirements: D - Required Proposal Organization. The RFP requests that Proposers provide a current-ratio statement as part of their qualifications. To ensure our response aligns with the City's expectations, please clarify the intended scope of this requirement, including the applicable ratio formula and the specific financial information to be presented. Also, can this information be submitted as a confidential separate attachment?	The current-ratio statement is requested only as evidence of the Proposer's financial capacity. The City does not require a specific format for this information. The current-ratio statement may be submitted with the Fee Proposal in the separately sealed envelope.
13	Would the City consider bringing down the requirement to $5M for these 2 coverages [Contractor Pollution Liability and Professional Liability]	The Owner will consider any potential revisions to insurance limits, if warranted, after evaluating proposals and in accordance with the procurement process.
NOTES:	1. Company Names and Trade Names have been removed from the questions. The answers contain trade names only to refer to existing installations. These inclusions do not represent an endorsement of the product or the company.	
	2. Questions from sales representatives have been edited where appropriate for brevity.	
	3. Questions from General Contractors have been left untouched.	
	4. Significant Changes in answers previously posted are marked in red.	