ADDENDUM NO.1

TO THE REQUEST FOR PROPOSAL/INSTRUCTION FOR PROPOSERS

GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)
DESIGN AND CONSTRUCTION SERVICES
HOMER PUBLIC SAFETY BUILDING
CITY OF HOMER, ALASKA

Addendum Issue Date: December 18, 2013

RFP Submittal Date: January 7, 2014@ 2:00PM (Tuesday)

Previous Addenda Issued: None

Dan Nelsen

Issued By: Dan Nelsen
Project Manager
City of Homer
Homer, AK 99603

Notice to RFP Submitters:

RFP submitters must **acknowledge receipt of this addendum** by one of the following methods:

(1) By acknowledging receipt of this addendum in the RFP cover letter when proposal is submitted.
(2) By email or facsimile which includes a reference to the project and addendum number.

The RFP submittals require acknowledgment individually of all addenda to the RFP. Any RFP's received without acknowledgment of receipt of addenda may be rejected prior to evaluation

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The bid documents for the above project are amended as follows (all other terms and condition remain unchanged):

ITEM 1 – RFP Submittal Date Extension

The RFP submittal due date has been extended to **January 21, 2014@ 2:00 PM (Tuesday)**

ITEM 2 – RFP Review Committee

The RFP review Committee will consist of:

City Council Representative
Fire Chief
Police Chief
General Public Representative
Business Community Representative

ITEM 3 – GC/CM Contract Agreement Format

The City's intention is:

to enter into an agreement with the Construction Manager using:

> Current AIA "Standard Form of Agreement between Owner and Construction Manager" as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.

and to enter into an agreement with the Architect using:

> Current AIA "Standard Form of Agreement Between Owner and Architect" without a Predefined Scope of Architect's Services, and
>
> Current AIA "Standard Form of Architect's Services: Design and Construction Contract Administration".

ITEM 4 – What is GC/CM?

GC/CM augments the traditional scope of work of the **G**eneral **C**ontractor with that of a **C**onstruction **M**anager under a single contract with the owner. At an early point in the design phase, the owner, using a competitive selection process, selects a contractor to provide construction management and general contracting services. By joining the project team during design, the GC/CM firm can collaborate with the architect/engineer (A/E) on the development of the design and preparation of the design documents. Once the design has progressed to an acceptable level, the GC/CM firm submits a guaranteed maximum price (GMP) for the project to the owner. After agreement on a GMP is reached, the GC/CM firm undertakes the construction of the facility. The GC/CM firm procures subcontracts with trade contractors using multiple bid packages to construct the project, and manages the construction process on behalf of the owner. General conditions work is typically self-performed by the GC/CM firm and, in some cases, the GC/CM firm may be allowed to self-perform portions of the trade work.

The GC/CM contracting method can benefit a construction project in a variety of ways. The process of selecting a GC/CM firm typically involves the consideration of more information than simply price. Owners can craft their own responsibility-based selection criteria tailored to the specific, and often unique, requirements of the project. This allows the owner to make a more informed selection to better benefit the project. Following GC/CM firm selection, early interaction between the A/E and GC/CM firm allows for improving constructability, conducting value engineering reviews, and developing precise phasing plans to efficiently perform the work and limit disruption of ongoing owner operations. **Opportunities for saving cost result from the early input of construction knowledge and project management skills**. **Total project time is often reduced** as a result of the ability to overlap the design and construction phases, the elimination of a stand-alone bid period, and early determination of efficient and effective construction methods. One significant benefit of the GC/CM method comes from the **close interaction of the project team members**. Early involvement of the GC/CM firm helps build positive relationships between the team members that result in a collaborative, team approach to the project.