

DATE: December 22, 2011

CS 82111 - JN 111639

**SUBJECT: The Mandatory Statement of Qualifications Pre-Submittal Meeting Report on:
JN 111639, Construction Manager / General Contractor Services for the Detroit East Riverfront Riverwalk project, at Mt. Elliott Park, in the City of Detroit.**

The Mandatory Statement of Qualifications (SOQ) Pre-Submittal Meeting for this project was held on December 20, 2011 at the Detroit/Wayne County Port Authority. The sign in sheet for this meeting is posted on the Project Web Site.

The following is a summary of the key items discussed at the meeting, as well as the question & answer session.

1. All attendees announced their names and affiliations.
2. MDOT's opening comments provided an overview of the project, as well as emphasized that the overall intent of this Construction Manager / General Contractor (CMGC) services model is to promote and ensure both *quality and efficiency* from the inception to the completion of the project.
3. A colored rendering of the proposed construction enhancements at Mt. Elliott Park was provided for viewing at the meeting.
4. MDOT's presentation referenced the information contained in the Request for Qualifications (RFQ), dated December 15, 2011, which is retrievable on the "Detroit Riverwalk – CMGC" section of their Web Site at: www.michigan.gov/designbuild.
5. Design reference documents (e.g., plans, geotechnical report, etc.) can be retrieved from the Project File Transfer Protocol (FTP) Web Site at: <ftp://ftpmidot.state.mi.us/111639/>.
6. The selected CMGC shall provide a Guaranteed Maximum Price (GMP) and self-perform a minimum of 35% of the work (refer to Section 1.0 of the RFQ).
7. The project goals, as shown in Section 2.5 of the RFQ, were presented.
8. The key scheduled milestones were read, as contained in Section 2.6 of the RFQ. Special attention was given to the SOQ and Price Proposal due date: January 12th at 4:00 PM EST.
9. The key responsibilities of the CMGC, as contained in Section 3.0 of the RFQ, were presented relative to the three proposed phases: a) pre-construction services, b) construction services cost proposal and c) construction services.
10. In addition to MDOT's Disadvantaged Business Enterprises (DBE) policy and requirements, MDOT encouraged the audience to be creative with respect to how they might provide employment opportunities for local residents during project construction, where feasible.
11. Highlights of the SOQ requirements were presented, as contained in Section 5.0 of the RFQ.

Question & Answer Session:

1. Q: What did you mean when you said that we need to email our inquiries no later than five (5) business days prior to the SOQ Due Date?

A: All inquiries must be made, in writing and emailed by January 5, 2012 to the Project Manager, Tia Schnee at SchneeT@michigan.gov. Reference was also made with respect to the SOQ and pre-construction services price proposal due date of January 12th at 4:00 PM EST.

2. Q: Will MDOT be paying the CMGC promptly?

A: Yes, that is MDOT's policy.

3. Q: With respect to us involving local labor/workers, you said that it is "encouraged", but not "required". Can you elaborate on what you meant and how this may affect your selection of a CMGC?

A: MDOT cannot require the CMGC to establish a local hiring or subcontracting preference. However, including a "Local Workforce Development and Participation Plan" that demonstrates how one will better engage the local community and provide employment opportunities, may improve the SOQ total score. The goal is to elicit creative ideas for how the local workforce might be included in this opportunity, where feasible.

4. Q: Will prevailing wages be used?

A: Yes, since Federal funds are being used, the applicable wage rules will apply.

5. Q: Will this project include security cameras along the river?

A: This Contract only includes work within Mt. Elliott Park. This includes three new security cameras; however, there will be follow-up Contracts that will include additional security cameras placed along the river.

6. Q: Will "Section 3" certifications be used?

A: No.

7. Q: You said that there will be four Contracts along the river. Will they all use the CMGC model?

A: This meeting only pertains to Contract 1 (Mt. Elliott Park). The other three Contracts will be evaluated at a future date.

8. Q: Will MDOT compensate the CMGC for Pre-construction service fees?

A: Yes, MDOT will review the selected CMGC's cost proposal and evaluate the costs for pre-construction services at that time. Compensation for the pre-construction work shall be on a lump-sum basis, paid at the end of the pre-construction services. This lump sum price should include all direct cost, overhead, and profit required to complete the scope of work outlined in the RFQ, Section 3.1

9. Q: What is MDOT requiring for the size of the bond?

A: Section 6.6 of the RFQ asks firms to provide a letter from your bonding company that indicates your firm's current bonding limit and rating. All SOQ's must provide this letter.

Once an award is made for pre-construction services, the CMGC will prepare a cost proposal to include a Guaranteed Maximum Price (GMP) which will include all necessary materials, equipment and staff to complete the construction of the project. At that point, a bond equal to the GMP provided by the CMGC will be required by the Department. The programmed construction cost is \$7,000,000.00, not including construction engineering duties. Note that the current engineer's estimate is slightly less.

10. Q: How do we get a copy of the design documents?

A: They are located on the Project File Transfer Protocol (FTP) Web Site, as noted in Section 2.4 of the RFQ.

11. Q: What overhead rates will be acceptable?

A: If a firm has audited overhead rates that have been reviewed and approved by MDOT, they will be accepted. If a firm does not have audited overhead rates available, they can use the rates specified in section 109.05.D.3 of the MDOT 2012 Standard Specifications for Construction which allows for a 35% overhead rate.

12. Q: Can the selected CMGC also pursue the "construction engineering duties", as referenced in Section 2.2 of the RFQ?

A: No.

13. Q: What level of LEED, or Leadership in Energy and Environmental Design, Certification is required for the project?

A: Only the lowest/basic level of LEED Certification is required.

for Shelly J. Nawojski
Tia L. Schnee, PE
Project Manager