# PRE-BID REQUEST FOR INFORMATION (RFI) LOG

Project Number: 24-049
Project Name: Orangefield ISD Turf Projects
Owner: Orangefield ISD
Date: 10/16/2026

pfluger

| RFI NO. | DATE RECEIVED | CONTRACTOR / SUBCONCTRACTOR | SHEET / SPEC. NO. | QUESTION | DISCIPLINE | RESPONSE | Date OUT for Review | Date Received | Date Returned |
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| 01 | 10/7/2026 | Dodge Construction Network | | We reviewed the recent RFP posted for CMAR for Athletic Field and Site Improvements and have a quick question. If known, what is the expected start date for construction? | | Per the CMAR Milestone Schedule provided, the football field construction begins March 1, 2027. Baseball/softball construction begins June 7, 2027 (after the seasons). | | | 10/15/2026 |
| 02 | 10/9/2026 | G&G Enterprises | | RFP §1.1 directs questions to Dr. McAlpin, while Section II encourages project questions to Pfluger, and §4.5 restricts contact with District personnel. Please clarify. | | All questions about the RFP must be submitted in writing to Dr. Shaun McAlpin, Orangefield ISD, 9974 FM 105, Orange, TX 77630, smcalpin@orangefieldisd.net, by 2:00 p.m. on Wednesday, October 14, 2026; answers will be posted on the District's website on October 16, 2026 (RFP §1.1). Dr. McAlpin is the only permitted contact during the proposal process (RFP §4.5). The reference to Pfluger Architects in Section II identifies the design firm for the Project and does not create a separate channel for proposer questions; questions sent to Pfluger or other District personnel should be redirected to Dr. McAlpin. | | | 10/15/2026 |
| 03 | 10/9/2026 | G&G Enterprises | | Please confirm whether the qualification response and Cost Submittal are to be bound in one package or separately sealed. Section 3.1.1 references “Section III. Item 2 (Section 3.2 of the Questionnaire)” as confidential financial information, whereas the financial statement appears under Section III, General Firm Information, A. Finances, Item 1. Please confirm exactly which materials are required in the separate sealed envelope and the number of copies. | | Submit one original and five copies of the proposal (RFP §2.1.7, §3.1.1) in the order listed in §3.2: cover letter, questionnaire response, RFP forms, Cost Forms, and Attachment K. The Cost Forms are part of that single package; no separate sealing is required for them (prices are read aloud at opening per §2.2.2). The only item to be placed in a separate sealed envelope is the confidential financial information, which is the financial statement requested under Section III, General Firm Information, A. Finances, Item 1; only one copy is required, and the envelope is to be marked with the same information as the proposal package (RFP §2.1.4, §3.1.1). | | | 10/15/2026 |
| 04 | 10/9/2026 | G&G Enterprises | | The RFP defines one athletic field and site improvements Project, but calls for a separate submission and fees for “each Project.” Please confirm that one consolidated qualification submittal, one cost proposal, and one Construction Manager's Fee and General Conditions percentage are required for the entire program. | | Yes. The RFP describes a single Project (RFP Section I) and Section V provides one set of cost forms. Submit one consolidated qualification submittal and one cost proposal, with one Construction Manager's Fee percentage (A-1), one General Conditions percentage (A-2) and one not-to-exceed preconstruction amount (A-3) for the entire Project. | | | 10/15/2026 |
| 05 | 10/9/2026 | G&G Enterprises | | Please confirm whether Section V item A-4 constitutes the referenced Cost Proposal Certification Form and Proposal Response Certification Form, or provide any additional required forms. Attachment J requires Form 1295 to accompany the proposal; please provide the District contract identification or solicitation reference that proposers should use when completing the form online, if a specific number is required. | | The two forms and instructions will be provided to all proposers. | | | 10/15/2026 |
| 06 | 10/9/2026 | G&G Enterprises | | Does the three-page limitation on supplemental materials exclude items expressly required by the questionnaire, including employee resumes, project histories, financial statements, claims/litigation explanations, and project references? Please identify any page limitations applicable to those required exhibits, if any. | | RFP Section III applies the three-page limit only to "supplemental materials providing additional information." The RFP states no page limit on the information the questionnaire requires (financial statements, claims/litigation details, project list, resumes and references), except a maximum of two pages for Technical Competence Item 2. | | | 10/15/2026 |

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| 07 | 10/9/2026 | G&G Enterprises | | Please explain how the 35 available price points will be allocated between the CMAR Fee and General Conditions percentages and whether the preconstruction not-to-exceed amount in item A-3 is evaluated. | | The 35 points for Price (RFP §4.3.2) will be evaluated on the proposed Construction Manager's Fee percentage (A-1) and General Conditions percentage (A-2) taken together; the RFP does not assign a separate point split between them. The not-to-exceed preconstruction amount (A-3) is not a scored price element, but it must be completed (enter "0" if none; do not enter "no bid") and is part of the proposal the District considers in determining best value (RFP §4.2.2, §4.4; Section V A-3). | | | 10/15/2026 |
| 08 | 10/9/2026 | G&G Enterprises | | Item A-5(6) requires the proposer to represent that it has inspected the sites and accounted for resulting conditions, costs, and schedule effects. Please advise when and how proposers may inspect the work areas before the proposal deadline and clarify whether a proposed construction schedule is required with the October 21 submittal. | | Proposers should request a scheduled time for any site visit through Dr. Shaun McAlpin, Orangefield ISD (smcalpin@orangefieldisd.net), the contact identified in RFP §1.1. A proposed construction schedule is not a required submittal item (RFP §3.2; Section III Questionnaire). | | | 10/15/2026 |
| 09 | 10/9/2026 | G&G Enterprises | | Please confirm that $10,500,000 is the proposed GMP construction budget to be used as the common basis when evaluating CMAR Fee and General Conditions percentages. Please confirm whether this amount includes the CMAR Fee, General Conditions, contingency, insurance and bonds, and whether the full schematic program is within this construction budget or includes separately funded/deferred components. | | The $10,500,000 stated in the RFP is the District's construction budget for the Project and includes all construction fees. | | | 10/15/2026 |
| 10 | 10/9/2026 | G&G Enterprises | | The milestone schedule anticipates a November 23 early football equipment procurement package, prior to the main GMP. Please confirm whether the District or CMAR will procure this package, whether the CMAR will hold a separate early contract or GMP amendment, and how the CMAR Fee, General Conditions, insurance and bonds are to be applied. This clarification is requested to establish the basis of the proposed fees. | | The early football release package is intended to identify long-lead equipment during Design Development and to plan its purchase during the early Construction Documents phase through an approved early-procurement package, so that the items are available by substantial completion. The CMAR will procure the package through the Project under the CMAR Agreement; no separate early contract or GMP amendment is contemplated. The cost of the package, including insurance and bond premiums, is part of the Cost of the Work, and the Fee and General Conditions percentages apply to it as to other Cost of the Work. | | | 10/15/2026 |
| 11 | 10/9/2026 | G&G Enterprises | | A201 §3.3.9 requires the Contractor to pay for construction-period utility service unless the Owner elects in writing to provide and pay for it. RFP Attachment N includes temporary electric, water and gas in the General Conditions percentage. Please confirm whether the District will furnish and pay for any temporary water, gas or electrical utility service at the project sites, and identify any utility costs that proposers must include in General Conditions. | | Water and electricity are provided at the Project site by the District. The Contractor is responsible for providing the connections from its work area and temporary facilities to the District-provided hookups. The cost of those connections is included in General Conditions (RFP Attachment N §.2.e; A133 §6.1.7.2.2.e). | | | 10/15/2026 |
| 12 | 10/9/2026 | G&G Enterprises | | A133 provides percentage-based General Conditions compensation rather than actual-cost reimbursement, while final accounting refers to actual expended General Conditions and unused-cost savings. Please clarify whether General Conditions are paid exclusively at the contractual percentage or reconciled to actual costs at final accounting, and which definition controls if Attachment N differs from A133. | | General Conditions are compensated at the proposed percentage of the actual Cost of the Work, paid monthly (A133 §6.1.7.1; RFP Section V A-2), and are not compensated based on actual cost (A133 §6.1.7.2). The scope of items included in General Conditions is defined by A133 §6.1.7.2, as reproduced in RFP Attachment N. | | | 10/15/2026 |

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| 13 | 10/9/2026 | G&G Enterprises | | Equipment rental and minor repairs, final cleaning, and certain permit/license costs are addressed in both Cost of the Work and General Conditions language. Please provide the controlling cost classification for each, including whether any such costs may be charged to the Cost of the Work in addition to the fixed General Conditions percentage. | | Items listed in A133 §6.1.7.2 (RFP Attachment N) are General Conditions and may not also be charged to the Cost of the Work (A133 §7.7.4; RFP Section V A-2). Permits: fees and assessments for building and other permits, licenses and inspections that the CMAR is required to pay are Cost of the Work (A133 §7.6.3); licenses and dues arising from construction permitting requirements are General Conditions (A133 §6.1.7.2.2.i). | | | 10/15/2026 |
| 14 | 10/9/2026 | G&G Enterprises | | Please clarify whether the CMAR Fee and General Conditions percentages apply to unallocated construction contingency, CMAR self-performed work, allowances and approved changes. Please also reconcile the proposed Fee percentage with the 10%/4% change-order markups and A201's aggregate markup limitation to prevent duplicate or conflicting compensation. | | Construction Manager's Fee is a percentage of the actual Cost of the Work; no Fee is paid on the Construction Contingency until funds are allocated to the Cost of the Work (A133 §6.1.2). No additional Fee is paid on work the CMAR self-performs (A133 §9.4.5). General Conditions are computed monthly as a percentage of the Cost of the Work completed (A133 §6.1.7.1, §11.1.7.1.5). Change Order and Construction Change Directive markups: 10% on the CMAR's own forces, 4% on Subcontractor work, 10% on each Subcontractor's own forces, 0% where paid from contingency or allowances, and not more than 14% in total where a subcontractor is involved (A133 §6.1.4; A201 §7.1.4). Fee adjustments for changes are made only by action of the Board (A133 §6.1.3). | | | 10/15/2026 |
| 15 | 10/9/2026 | G&G Enterprises | | A133 allows reimbursement of direct CMAR craft wages while deleting specific sections concerning associated taxes, insurance and benefits; the General Conditions definition addresses burden on General Conditions personnel. Please clarify whether payroll taxes, workers' compensation and benefits attributable to direct CMAR craft labor are reimbursable Cost of the Work, and under which provision. | | As drafted, A133 §7.2.1 reimburses wages or salaries of construction workers directly employed by the CMAR, and the provisions that would add taxes, insurance and benefits for that labor are deleted (A133 §7.2.2–7.2.4). Taxes, insurance and benefits are addressed only for General Conditions personnel (A133 §6.1.7.2.1.b). Direct CMAR craft labor is limited to work the CMAR self-performs under A133 §9.4 and Texas Government Code §2269.255/.257 (A133 §7.2.1), which is paid like a subcontractor with no additional Fee (A133 §9.4.5). Proposers should therefore include labor burden in the pricing of any self-performed scope and should not assume a separate reimbursement for it. | | | 10/15/2026 |
| 16 | 10/9/2026 | G&G Enterprises | | Please identify the builder's risk and other required coverage and limits that must be priced or included in the proposal Fee/General Conditions. Please also provide any required professional liability limits applicable to CMAR-retained delegated-design professionals if those costs are to be priced by the CMAR. | | Required coverages and limits are in A201 §11.1.1: workers' compensation; employer's liability $1,000,000; commercial general liability $1,000,000 each occurrence / $2,000,000 aggregate with a designated construction project aggregate; automobile $1,000,000 CSL; umbrella/excess $4,000,000; all-risk builder's risk at 100% of the value of the improvements, including transit and off-site stored materials. Performance and payment bonds are each 100% of the Contract Sum (A133 §14.3.3). Premiums for insurance and bonds attributable to the Contract are Cost of the Work, with reimbursement for required insurance not to exceed 0.5% of the GMP contract value (A133 §7.6.1); they are not a General Conditions item (A133 §6.1.7.2). The Owner may elect to furnish any part of the required insurance at its option and expense (A201 §11.1.8). | | | 10/15/2026 |

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| 17 | 10/9/2026 | G&G Enterprises | | Please reconcile the proposal's preconstruction not-to-exceed provision with A133's references to equitable adjustment and direct-personnel-expense compensation. Please confirm how preconstruction services will be paid if the early procurement package proceeds but the balance of the construction program does not. | | Preconstruction services are compensated within the Fee in A-1 (A133 §5.1.1). If the Construction Phase does not commence for any reason, the CMAR is paid the necessary and reasonable cost of preconstruction services actually performed, not to exceed the lump sum in A-3 (A133 §5.1.1, §5.2.1, §13.1.2; RFP Section V A-3). The equitable adjustment language in A133 §5.1.3 applies only if the originally contemplated scope of preconstruction services is significantly modified, and the direct personnel expense language in A133 §5.1.4 describes how costs are documented; the hourly-rate provisions in §5.1.2 are deleted. If the early procurement package proceeds but the balance of the program does not proceed to a GMP and notice to proceed with construction, the Construction Phase has not commenced and compensation is limited to the A-3 amount. | | | 10/15/2026 |
| 18 | 10/9/2026 | G&G Enterprises | | A133 §2.1 states that the Agreement controls conflicting Contract Documents, while A201 §1.2.4 appears to rank A201 above A133. Please identify the controlling order of precedence, including the role of the RFP, addenda, successful proposal and GMP amendment. The answer is needed to determine which contractual deviations must be noted in Attachment K. | | The order of precedence is A201 §1.2.4, as modified by the District, which A133 §2.1 incorporates: (1) Modifications signed by Contractor and Owner; (2) Addenda, later date first; (3) A201; (4) A133; (5) Specifications and Drawings; (6) Bid/Proposal Documents, including the Project Manual and the Contractor's proposal to the extent made part of the Contract and not inconsistent with other Contract Documents. The RFP, addenda relating to proposal requirements and the successful proposal are not Contract Documents unless enumerated in A133 §15.2.7 (A133 §15.2.7; A201 §1.2.4.6). The executed GMP Amendment (A133 §15.2.2) is a Modification signed by both parties. Clarifications in a GMP proposal that conflict with A133 or A201 have no effect (A133 §3.2.3.2). The District intends A201 to control over A133 in a conflict (A201 §1.2.4; A133 §15.2 note). Any proposed deviation to A133 or A201 must be listed in Attachment K. | | | 10/15/2026 |
| 19 | 10/9/2026 | G&G Enterprises | | A133 identifies Dr. McAlpin as the Owner's representative but reserves contract and change authority to the Board except where expressly delegated. Please identify the authorized person(s) empowered to approve preconstruction direction, schedule decisions and early procurement before Board action, and whether an Owner program/project manager is engaged. This is requested to define the CMAR's proposal-stage preconstruction commitments. | | Dr. Shaun McAlpin, Superintendent, is the Owner's Representative (A133 §1.1.8). The Owner is the Board of Trustees; representatives bind the Owner only to the extent expressly authorized by the Owner in writing, with no implied authority (A201 §2.1.1). Contract changes and Fee adjustments require Board action (A133 §6.1.3), and the GMP is approved by the Board (A133 §3.2.6). Preconstruction direction and schedule decisions are to be given by the Owner's Representative in writing; an early procurement package requires District approval before release (planning schedule 9/29/26) and is not authorized by CMAR action. The draft A133 does not identify an Owner program or project manager (A133 §1.1.10). Pfluger Architects is the Architect (RFP Section II). | | | 10/15/2026 |

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| 20 | 10/9/2026 | G&G Enterprises | | The proposed A201 contains differing notice deadlines and service methods for claims, including delay and weather-related requests, while A133 designates the Architect as Initial Decision Maker. Please confirm the contract's controlling claims notice deadline and method, and whether the Architect issues binding initial decisions or recommendations. These are requested as clarifications to the contract terms proposers must accept or identify as deviations. | | Claim notice requirements in the A201 apply by type of claim and are not alternatives. Claims for additional cost or time: written notice to the Owner and Architect within 21 calendar days after the event or after the claimant knew or should have known, and before proceeding with the affected work (A201 §15.1.3.1, §15.1.5), delivered by certified or registered mail or by courier with proof of delivery (A201 §1.6.2). Concealed or differing conditions: notice before the conditions are disturbed and no later than three days after first observance (A201 §3.7.4). Delay: notice and claim on or before the due date of the Application for Payment covering the period in which the delay began (A201 §8.3.1.2). Adverse weather: request to the Architect by the 15th day of the month following the delay (A201 §15.1.6.2). Where more than one deadline could apply, the shorter deadline governs. Under A133 §12.1.2 the Architect serves as Initial Decision Maker for Construction Phase claims; under A201 §15.2.1–15.2.3 the Architect reviews the claim and, within ten days, requests information, issues an initial recommendation, suggests a compromise or states it cannot recommend. That recommendation is not binding; unresolved claims proceed to mediation and then litigation (A133 §12.2). | | | 10/15/2026 |
| 21 | 10/9/2026 | G&G Enterprises | | A133 and A201 specify differing stoppage/notice periods for termination and differ as to adjustments for Owner-ordered suspension. Please confirm which provisions will control in the executed contract so proposers may identify any proposed deviations under Attachment K. | | Proposers should assume the order of precedence in A201 §1.2.4 (see response to RFI 18). Under that order, A201 §14.1 controls over the 90-day/10-day provision in A133 §13.2.3. Termination by the CMAR for work stoppage is governed by A201 §14.1.1 (30 consecutive days; 20 days' written notice; listed grounds only) and §14.1.4 (60 consecutive days due to repeated Owner failure; 10 additional days' notice), with recovery as for termination for convenience (A201 §14.1.3). Owner-ordered suspension is governed by A201 §14.3, which allows adjustment of the Contract Sum and Time for increased cost and time caused by the suspension, subject to the exclusions in §14.3.2; A133 §13.3 (Suspension) is deleted. Proposers who intend to deviate should state so in Attachment K. | | | 10/15/2026 |
| 22 | 10/9/2026 | G&G Enterprises | | The RFP, A133 and A201 contain differing criminal-history screening requirements, including which personnel are covered, responsibility for obtaining records, and reimbursement of costs. Please confirm whether screening is required for the contemplated athletic-field and related site work and which related costs must be included in the proposed General Conditions percentage. | | Screening requirements are in A201 §3.4.5 and A133 §14.5.5 (Texas Education Code §22.08341): the CMAR arranges with the District for criminal history checks on "Covered Employees" of the CMAR and its Subcontractors of every tier and reimburses the District for the cost (A201 §3.4.5.1); exemptions are listed in A201 §3.4.5.1. The cost of obtaining criminal history record information on CMAR personnel, if required for the Project, is a General Conditions item (A133 §6.1.7.2.1.e). | | | 10/15/2026 |

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| 23 | 10/13/26 | Westfall Constructors, Ltd. | | Section 3.1.1 under REQUIRED SUBMITTAL CONTENTS states that one original and five copies are required however, it then states that there should only be one copy of Section III, Item 2 (Section 3.2 of the Questionnaire) submitted. Please clarify as to what is required as there is no Section 3.2 to the Questionnaire. | | Submit one original and five copies of the proposal (RFP §2.1.7, §3.1.1). The only item for which a single copy is required is the confidential financial information, which is the financial statement requested in Section III, General Firm Information, A. Finances, Item 1. Submit that one copy in a separate sealed envelope marked with the same information as the proposal package (RFP §2.1.4, §3.1.1). The reference in §3.1.1 to "Section III. Item 2 (Section 3.2 of the Questionnaire)" is a cross-reference error. The remaining items, including the response to Item 2 (Claims/Litigation), are submitted as one original and five copies. | | | 10/15/2026 |
| 24 | 10/14/26 | Construction Manager of Southeast Texas, LLC | | Just to confirm the submission requirements, state the following: Number of Proposals. One (1) original and five (5) copies of requested items. Submit only one (1) copy of response to Section III. Item 2 (Section 3.2 of the Questionnaire). Confidential Financial Information in a sealed envelope clearly marked with the same information as Section 2, above.<br><br>Section 3.2 seems to be the claims/litigation section of the questionnaire. Would we want just one copy of 3.A.1. Financial statement and not the Claims/Litigation section? | | Submit one original and five copies of the proposal (RFP §2.1.7, §3.1.1). The only item for which a single copy is required is the confidential financial information, which is the financial statement requested in Section III, General Firm Information, A. Finances, Item 1. Submit that single copy in a separate sealed envelope marked with the same information as the proposal package (RFP §2.1.4, §3.1.1). The response to Item 2 (Claims/Litigation) is submitted as one original and five copies with the rest of the proposal. | | | 10/15/2026 |
| 25 | 10/14/26 | SpawGlass | | What area of the site will the contractor be able to use for parking, laydown, and trailers? | | The Contractor may locate trailers, parking and material laydown between the football stadium and the new Elementary School addition. Other areas of the site may also be used, as coordinated with the District. The Contractor is to mitigate impacts to traffic and school-related events as needed. | | | 10/15/2026 |
| 26 | 10/14/26 | SpawGlass | | Is there a traffic control plan or areas off limits to construction? | | No traffic control plan has been developed. The CMAR is to establish construction access, staging, temporary fencing, temporary pedestrian routes and traffic control during preconstruction, coordinated with the District for school operations, athletic events and emergency access (RFP Attachment A, Design Development: site use study; SD Booklet Civil Narrative §05.1, §16). Traffic control and related safety measures are General Conditions (A133 §6.1.7.2.2.e). Areas that are off limits to construction have not yet been determined and will be coordinated with the District during preconstruction. | | | 10/15/2026 |
| 27 | 10/14/26 | SpawGlass | | Are permanent power and water available for temporary use? Are we able to use the owner's service, at the owner's expense, for construction purposes rather than bringing new metered services for temp use? | | Water and electricity are provided at the Project site. The Contractor provides the connections from its work area and temporary facilities to the District-provided hookups, and the cost of those connections is a General Conditions item (RFP Attachment N §.2.e; A133 §6.1.7.2.2.e). | | | 10/15/2026 |
| 28 | 10/14/26 | SpawGlass | | Please clarify the following:<br>Should all dumpsters for the project be considered GC's?<br>Should all temp facilities for restrooms be considered GC's? | | Dumpsters and other debris removal, including dump charges, are General Conditions (RFP Attachment N §.2.g; A133 §6.1.7.2.2.g), and items listed in General Conditions may not also be included in the Cost of the Work (RFP Section V A-2). Temporary restroom facilities provided by the CMAR at the site are temporary facilities and are also General Conditions (A133 §6.1.7.2.2.b–c). | | | 10/15/2026 |

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| 29 | 10/14/26 | SpawGlass | | AIA133 7.6.1 states that "In no event will the cost reimbursable for the insurance required by contract exceed 0.5% of the GMP contract value." The insurance required in A201 Article 11 will have costs exceeding 0.5% of the GMP contract value. How does the owner wish to fund the remaining costs for insurance? | | Premiums for required insurance are Cost of the Work up to 0.5% of the GMP contract value (A133 §7.6.1). Insurance cost above that amount is not reimbursable and should be included in the proposed Construction Manager's Fee (A-1). | | | 10/15/2026 |
| 30 | 10/14/26 | SpawGlass | | What is the existing structure coverage value to use for calculating Builder's Risk Insurance calculation or is the Builder's Risk Insurance to be calculated based solely on the $10,500,000 GMP? | | Builder's risk is required in the amount of 100% of the value of the improvements, including transit and materials stored off site (A201 §11.1.1). The $10,500,000 is the District's construction budget, not a GMP; the insured value is based on the value of the improvements as established in the GMP. | | | 10/15/2026 |
| 31 | 10/14/26 | SpawGlass | | General Conditions (GC's) are to be submitted as a percentage of the cost of work (COW), with no GC's allowable on contingency or fee. GC's will be billed as a percentage of the COW throughout the project. AIA 133 paragraph 11.2.4.2 requires an accounting of actual expended General Conditions costs substantiated with savings returned to the owner. Will the owner consider changing the RFP pricing sheet to a lump sum GC's submission and cost substantiated billing through the life of the project? | | No. General Conditions are to be proposed as a percentage of the Cost of the Work, with the items defined in RFP Attachment N and A133 §6.1.7.2, and a different definition or format will be considered non-responsive (RFP Section V A-2). | | | 10/15/2026 |
| 32 | 10/14/26 | SpawGlass | | Please clarify the required format and quantity of closeout documents, O&M manuals, record drawings, warranties, and other project closeout documentation, including the number of required hard-copy sets and electronic copies. | | Closeout requirements are in A201 §9.10.2 and the Contract Closeout section of the Project Manual. The Contractor submits one complete set of as-constructed record drawings, in electronic, sepia or other medium acceptable to the Owner. Manuals must be indexed and tabbed, and warranties are organized as the Contract Documents require. The cost of closeout documents and operation and maintenance manuals is a General Conditions item (A133 §6.1.7.2.2.h). | | | 10/15/2026 |
| 33 | 10/14/26 | SpawGlass | | AIA133 3.1.3.3 requires building information modeling. Is this cost to be carried in preconstruction costs or in Cost of Work? | | Assisting the Owner and Architect in establishing BIM and digital data protocols (A133 §3.1.3.3) is a Preconstruction Phase service. It is included in the Construction Manager's Fee (A-1) and is not Cost of the Work (A133 §5.1.1, §7.9.1.9; RFP Section V A-3 note). | | | 10/15/2026 |
| 34 | 10/14/26 | SpawGlass | | Is BIM required for the new structures solely or does the owner want civil & site models completed as well? | | BIM and digital data protocols will be established with the Owner and Architect using AIA E203 (A133 §3.1.3.3, §15.2.5). The Schematic Design describes new vertical structures (the football press box and elevator tower, and bleachers) as the building elements, and the civil design is being developed in CAD. | | | 10/15/2026 |