

	Solicitation Section/Reference	<p style="text-align: center;">ATTACHMENT H 12/19/2025 Questions RFP No. 026-002 Construction Management Agent Owner's (CMa) Representative Services for the Dr. Charlene Mickens Dukes Student Center</p>	PGCC 's Response
1	Page 7 of Attachment B, Solicitation Terms and Conditions – Section 18, Liquidation Damages	Please confirm liquidation terms listed on A. and B. apply to the Construction Management Agent/Owner's Representative.	Confirmed.
2	Page 22 of RFP, Subcontractors	Please confirm that Attachment E1 is to be included in the Technical Proposal and Attachment E2 is to be included in the Price Proposal.	Confirmed.
3	Page 22 of RFP, Subcontractors	In addition to completing the Attachments as required in this section, are MBE subcontractors required to submit copies of certifications like MBE license certificate, Business State License, and Copy of insurance?	MBE subcontractors are not required to submit copies of certifications, etc. It is the responsibility of the Contractor that the MBE subcontractors meet all requirements of the RFP.
4	1 - Under Proposal Submission Elements, Tab 4 – G, References:	There is a request for surety and bonding agent reference. Are there requirements for surety and bonding under this CM/Agent-Owner's Rep RFP?	Reference to surety and bonding requirements is deleted per Addendum #2.
5	General	Does PGCC have a preferred Project Management software and Building Information Modeling software systems to be used?	<p>Q1. The College does not have a preferred project management software. Most of the College contractors have used Procore.</p> <p>Q2. The College uses Revit and Auto CADD. These are the preferred software's.</p>
6	General	Can you share the food and beverage report and do you plan to use a 3rd party vendor (i.e.Fast food chain)	<p>Q1. The food and beverage strategic business plan will be shared with the CMa awarded the project and the CMAR for coordinated design efforts during the pre-construction phase.</p> <p>Q2. Currently the College is still evaluating which food and beverage</p>

			service model to incorporate and consideration for engaging a fast-food franchise / 3 rd party vendor has not been determined at this time.
7	General	Can you identify all stakeholders and/or operators to be involved with this project? (i.e. Bookstore/Retail, Culinary Services, Theatre	There are multiple stakeholders for this project including food service vendor (TBD), bookstore retail, academic, student organizations, events management, etc. A more accurate list will be provided to the CMA awarded the contract.
8	General	Do you anticipate the CMA to provide risk analysis, mitigation under the construction administration phase?	Yes
9	Attachment C5 Section IV, Tab 18, p. 24, #4 Section IV, Tab 8, p. 19	As part of the Pricing Sheet, 6 positions are listed to also include other positions not listed but may be required at any given time for any project to complete the required services. Item #4 lists 10 positions; Item #5 – include other positions not listed, but that may be required to complete the required services. Tab 8 – Team Members: List ONLY the individuals who will directly contribute to the Services; Item #2 – Resumes of the Company’s key professional staff.. Given the above listed RFP information, please specify all key personnel required for inclusion in Tab 8.	See ATTACHMENT A SCOPE OF WORK for noted required positions.
10	Attachment C4, p. 1	Of the four (4) or more Past and Present Customer Experiences requested, if subcontractors are utilized, may any of their experiences count toward the required four?	The CMA Offeror must submit the four (4) or more project customer experiences based on the proposed firms’ experiences. Subcontractor experiences may be submitted in support but will not be considered.
11	Section III, 12. A., p. 11	Offerors must be licensed as required by Maryland Annotated Code, Business Operations Article, Section 19-301 et. Seq. and shall submit proof of current licensing with the Technical Proposal. Please specify required Offeror licenses for inclusion in Offeror’s technical response.	See response to Question #24.

12	Section III, 18. B, p. 12	A. The receipt of more than one (1) Proposal from the same Offeror... Does this apply to subcontractors and are they able to participate on more than one team proposal submission?	This does not apply to subcontractors. Subcontractors may participate in more than one (1) proposal.
13	Section III, 18. C, p. 12	B. Reasonable proof for believing that any Offeror has an interest in more than one (1) Proposal... Does this apply to subcontractors and are they able to participate on more than one team proposal submission?	Subcontractors may participate in more than one proposal.
14	Section IV, 4., Tab 4, E., p. 18	Proof of Resources: Provide evidence of operating expenses. Please specify what constitutes proof of evidence for operating expenses.	Financial statements must be provided.
15	Section IV, 4., Tab 17, p. 23	Signing of Forms does not include option Limited Liability Corporation as an option. Please advise which option should be selected?	Any option not included may be added.
16	Attachment D	Question – for MBE requirement, please specify whether Prince George’s County or Maryland Department of Transportation certification is applicable?	Maryland Department of Transportation is applicable.
17	Attachment D	Question – if Offeror is MBE certified, are subcontractors required for MBE participation?	No.
18	Misc.	Project Delivery & Roles <ul style="list-style-type: none"> a. What level of involvement is expected from the CMAR during design; advisory only or active collaboration with the design team? b. Is it intent for contract to be awarded sooner to allow the CMA to perform preconstruction services concurrent with the CMAR? 	<p>a. The College anticipates that the CMAR will be focusing on and actively engaged with the design team to resolve constructability, cost, means and methods, schedule, and value engineering in support of the Construction Documents Phase.</p> <p>b. The College’s current thinking is for the CMA contract award to follow closely with the CMAR contract award. The College’s timing for the awards will allow for the CMA, CMAR, Design Team, and College Users to all come together during the pre-construction design efforts.</p>
19	Misc.	Design Expectations & Reviews <ul style="list-style-type: none"> a. Will PGCC require formal constructability reviews at the 30%, 60%, and 90% design milestones, and what deliverables other than estimates are expected at each stage? 	a. The College expects there to be constructability reviews to occur in the latter part of the Design Development Phase and during the Construction

		<p>b. Are there any non-negotiable design elements that must remain in scope versus components open to value engineering?</p> <p>Has PGCC gathered end-user feedback (students, AV/IT, Theater, Food Service, etc.) to inform the program/design, and will additional consultant coordination be required?</p>	<p>Documents Phase at the 35%, 50%, 75% and 95% milestones in this phase.</p> <p>b. The College is open to Value Engineering as long as the Design Intent is preserved. The projects Design Intent is based on the College’s mission and vision for the student experience will attending PGCC. Most importantly, value engineering must not create an aesthetic of an office park.</p> <p>b. Yes, the College’s Design Team has done many user group surveys with the data and commentary collected incorporated into the current Schematic Design. The food and beverage study results will be incorporated into the project during the Design Development Phase.</p>
20	Misc.	<p>Are there known challenges-such as incomplete funding, hazardous conditions, or campus constraints-that could impact the project schedule?</p>	<p>The project is funded by State and County.</p> <p>The current building was constructed in 1975. The College has a HAZMAT Report that indicates various hazardous materials identified as present. Abatement will need to be considered in the project schedule.</p> <p>The campus will be fully operational during the construction period. The CMA will work with the CMAR and the College to confirm compliance with all security, accessibility, and operations requirements as set forth by the College.</p>
21	Misc.	<p>Are there known site constraints (restricted work hours, limited laydown space, campus events, pedestrian routing, etc.) that could affect logistics or sequencing?</p>	<p>The site is restricted with limited access points. The current parking in front of the existing Dukes Student Center will be given up supporting the CMAR services</p>

			<p>and operations trailers. Access to Bladen Hall is adjacent to this area and access to the Accokeek loading dock will need to remain. The College, CMAR, and CMA will coordinate strategy for these requirements. The parking area adjacent to Lanham Hall will remain open for college use. Contractor parking will need to be coordinated. Campus events will be coordinated with the CMAR and CMA for monitoring.</p>
22	Misc.	<p>Are external or community partners expected to provide input into programming or design for the Duke Center, and will outside entities be using the space?</p>	<p>Q1. Currently there are no external or community engagements. The College will consult with the County regarding their usage of the facilities to coordinate any specific needs that the College should consider incorporating. As the project advances, the College could potentially reach out to external and community groups announce the project and request comments / feedback to consider.</p> <p>Q2. Regarding outside entities using the facilities, the College considers this opportunity to be Revenue Generating and will entertain local, community and professional groups as future users.</p>
23	Misc.	<p>Are there sustainability goals (LEED, Green Globes, Net Zero readiness, etc.) that must be incorporated into the project?</p>	<p>The project is required to meet a minimum of LEED Silver Certification per State requirement. The College would like for the project to achieve LEED Gold Certification at minimum. The College does want to prepare for the upcoming potential Net Zero requirement and is working with the Design Team to develop this strategy. The CMA will have a role in helping this effort move forward.</p>

24	SECTION III – INSTRUCTIONS TO OFFERORS, PARAGRAPH 12 – LICENSES & QUALIFICATION	We are unable to locate "Maryland Annotated Code, Business Operations Article, Section 19-301 et. Seq." Please provide a link to this regulation or the text of the requirement.	Revised citation: Maryland Annotated Code, Business Regulation Article, Section 17-601. Here is a link to that code section: Construction License Link
25	SECTION IV – TECHNICAL PROPOSAL REQUIREMENTS, TAB 4 – COMPANY INFORMATION, PARAGRAPH E – PROOF OF RESOURCES	What is required to show "evidence for operating expenses"?	You must provide financial statements.
26	SECTION IV – TECHNICAL PROPOSAL REQUIREMENTS, TAB 4 – COMPANY INFORMATION, PARAGRAPH G – REFERENCES	Surety and bonding are not typically required for Construction Management firms. Is this a requirement for this RFP?	Surety and bonding requirements are deleted from the RFP per Addendum #2.
27	SECTION IV – TECHNICAL PROPOSAL REQUIREMENTS, TAB 6 – PAST & PRESENT EXPERIENCE	The timeframe and project cost range are very limited. Is it possible to extend the timeframe to the last 10 years and/or increase the cost/value range to \$65M-\$110M or similar?	This adjustment is made per Addendum #2.
28	SECTION IV – TECHNICAL PROPOSAL REQUIREMENTS, TAB 18 PRICING, PARAGRAPH 4	Items G through J are positions not typically provided by the CMA and Items H, I and J are not listed on ATTACHMENT-C5 SECTION A as required positions. Please clarify the required positions to be included in the Pricing Proposal.	See ATTACHMENT A - SCOPE OF WORK for noted required positions.
29	SECTION IV – TECHNICAL PROPOSAL REQUIREMENTS, TAB 18 PRICING vs. SECTION VI – PRICE PROPOSALS	Should the pricing proposal be identified as "TAB 18" per SECTION IV or "Price Proposal" per SECTION VI?	Yes, TAB 18 shall be the reference.

30	Attachment C4/ Section III	Attachment C4 requests four past projects, but Section III only mentions three. Can you clarify the required number of projects?	Provide four (4) past projects for reference.
31	Section IV	Section IV requests projects completed in the last five years but also allows for current projects. Will ongoing projects be evaluated equally with completed ones?	Current projects being submitted will be evaluated based on where the project completion is identified, i.e. 30%,60% 85%, etc.
32	Attachment A / Section II	There appears to be differences between the Scope of Work in Attachment A and the summary in Section II. Which version should we follow for our technical approach?	Follow ATTACHMENT A – SCOPE OF WORK.
33	General	The MBE forms reference different participation percentages in various sections. Can you confirm the required MBE participation goal for this contract?	25%
34	Attachment B	Some sections reference requirements for insurance coverage that differ from those in Attachment B. Which insurance requirements are mandatory? If there are discrepancies between the instructions in the main RFP and the attachments, which should take precedence?	Attachment B shall govern.
35	General	Upon review of the insurance requirements (General Aggregate Limit: \$3,000,000.) Is a combination of the GL underlying limit of \$2,000,000 and Umbrella coverage (total \$11M) acceptable?	Yes. A combination of \$2,000,000 Commercial General Liability (CGL) underlying limits supplemented by Umbrella/Excess Liability coverage for a total of 11 million is acceptable if: The Umbrella policy follows form over the CGL policy, and the Umbrella policy applies to the same scope of operations and hazards contemplated under the Agreement.
36	General	Please clarify what type of evidence you require for operating expenses under “Proof of Resources.”	The CMA Offeror must submit financial statements.
37	General & Administrative (SECTION III – Instructions to Offerors	What specific responsibilities will the CMA have versus the GC/CMAR and A/E design team?	The CMA shall provide all services identified in ATTACHMENT A - SCOPE OF WORK. The activities identified provide general responsibilities required by the CMA for the project and how the CMA

			will engage with the CMAR and the Design Team.
38	General & Administrative (SECTION III – Instructions to Offerors	Are FF&E procurement and management part of the CMA’s scope or just oversight?	The CMA Team will work with the College’s facilities and procurement divisions to establish requisition details for purchase order development and placement with the project vendors. This is a management and oversight engagement with the College.
39	General & Administrative (SECTION III – Instructions to Offerors	Is the 36-month term fixed, or can it be extended if the project schedule changes?	The 36-month term for the contract is based on the CMA engagement commencing in preconstruction and completing during the project closeout. Should additional time be required, the College and the CMA will negotiate an acceptable term based on the circumstances.
40	General & Administrative (SECTION III – Instructions to Offerors	Will there be any early termination clauses or penalties?	Currently there are no anticipated early termination clauses and penalties being presented.
41	General & Administrative (SECTION III – Instructions to Offerors	Are there size limits for the PDF submission via email?	No.
43	General & Administrative (SECTION III – Instructions to Offerors	Will PGCC confirm receipt beyond the automated email acknowledgment?	No.
44	Qualifications & Compliance (SECTION II – Introduction & SECTION IV – Technical Proposal Requirements)	For the 10-year experience requirement, does it apply to the firm as a whole or key personnel?	This applies to the firm as a whole.
45	Qualifications & Compliance (SECTION II – Introduction & SECTION	For the three projects valued at \$75M–\$100M, can they be cumulative or must each meet the threshold individually?	Each project needs to meet the required value threshold.

	IV – Technical Proposal Requirements)		
46	Qualifications & Compliance (SECTION II – Introduction & SECTION IV – Technical Proposal Requirements)	What specific Maryland licenses are required for CMA services?	None
47	Qualifications & Compliance (SECTION II – Introduction & SECTION IV – Technical Proposal Requirements)	Will out-of-state firms need to register in Maryland before proposal submission or only before contract execution?	Prior to proposal submission.
48	Qualifications & Compliance (SECTION II – Introduction & SECTION IV – Technical Proposal Requirements)	What is the minimum percentage goal for MBE participation?	25% MBE is required by the College.
49	Qualifications & Compliance (SECTION II – Introduction & SECTION IV – Technical Proposal Requirements)	Are there penalties for failing to meet MBE commitments during performance?	The contract may be terminated for non-compliance with the MBE requirements.
50	Technical & Operational (SECTION IV – Technical Proposal Requirements & ATTACHMENT A – Scope of Work)	What is the anticipated construction start and completion date for the Student Center?	Demolition activities are anticipated to begin Summer 2026. New construction activities are anticipated to begin September / October 2026. Final completion is anticipated to occur 26 months after the new construction begins.
51	Technical & Operational (SECTION IV – Technical Proposal Requirements)	What level of decision-making authority will the CMA have regarding change orders and claims?	The CMA will provide services in accordance with the contract requirements and consult with the

	& ATTACHMENT A – Scope of Work)		Director of Planning, Design and Construction for all approvals requiring design intent changes, cost impacts, schedule impacts, project budgeting. The CMa will be the College representative to the Design Team and the CMAR and will enjoy day-to-day decision-making responsibilities that do not involve impacts to the project as noted. See ATTACHMENT A - SCOPE OF WORK.
52	Technical & Operational (SECTION IV – Technical Proposal Requirements & ATTACHMENT A – Scope of Work)	Will PGCC provide BIM models or is the CMa expected to develop them?	The College will have the Design Team provide BIM models to the awarded CMa. A schedule will be developed for BIM milestone deliverables for both the CMAR and the CMa from the design team. The CMAR should also be producing a BIM model for clash detection.
53	Technical & Operational (SECTION IV – Technical Proposal Requirements & ATTACHMENT A – Scope of Work)	How will disputes between GC/CMAR and A/E be escalated and resolved?	All parties shall convene to review conditions impacting the project and resolution shall be determined at that time. The College works closely with all team members to help ensure that escalation can be avoided.
54	Technical & Operational (SECTION IV – Technical Proposal Requirements & ATTACHMENT A – Scope of Work)	Are there specific project management or scheduling software platforms mandated by PGCC?	See question #5 response.
55	Technical & Operational (SECTION IV – Technical Proposal Requirements & ATTACHMENT A – Scope of Work)	Will PGCC provide access to its systems or require integration?	No, the College cannot provide access to the College systems for security purposes.
56	Pricing & Financial (SECTION VI – Price Proposals)	Are hourly rates the only acceptable pricing format, or can firms propose a blended rate or lump sum?	Offerors shall use the hourly rate format.

57	Pricing & Financial (SECTION VI – Price Proposals)	Will PGCC reimburse travel and other direct expenses separately, or must they be included in the hourly rates?	Reimbursable expenses shall be tracked and invoiced independently of hourly rates.
58	Pricing & Financial (SECTION VI – Price Proposals)	How often can rate adjustments be requested during the contract term?	Offerors shall submit pricing for the term of the contract.
59	Pricing & Financial (SECTION VI – Price Proposals)	What criteria will PGCC use to approve or deny rate increases?	Methodology will be discussed at the time of any rate increase.
60	Risk & Legal (SECTION III – Instructions to Offerors & ATTACHMENT B – Solicitation Terms and Conditions)	What are the minimum coverage limits for Professional Liability and General Liability?	Refer to the insurance clause.
61	Risk & Legal (SECTION III – Instructions to Offerors & ATTACHMENT B – Solicitation Terms and Conditions)	Will PGCC accept self-insured retention or require full coverage?	Yes.
62	Risk & Legal (SECTION III – Instructions to Offerors & ATTACHMENT B – Solicitation Terms and Conditions)	How will PGCC handle proprietary information in proposals under Maryland’s Public Information Act (MPIA)?	PGCC will not disclose proprietary information if requested under the MPIA. In the event there is a question as to whether information requested is proprietary, PGCC will reach out to the Offeror to confirm.
63	Risk & Legal (SECTION III – Instructions to Offerors & ATTACHMENT B – Solicitation Terms and Conditions)	Is there a standard NDA for sensitive project data?	Yes, a “Mutual Nondisclosure Agreement” is included in Addendum #2.
64	General	Is there a minimum staffing requirement for onsite management team during construction?	Based on past projects, the College anticipates the CMA management team would have at a minimum, a senior project manager, project manager, project engineer or similar grade position to effectively oversee the project including field inspections and

			document review. Additional staffing could include FF&E procurement manager, architectural engineer, and other staff that the CMA determines a need for to successfully deliver the project.
65	General	What is an acceptable form of proof for Tab 4 – Proof of Resources?	Financial statements must be provided.
66	General	As we do not provide bonds for our professional services, we cannot provide references in response to Tab 4 – References. Can this requirement be omitted? In lieu of banking, surety, bond reference, we can provide client references if acceptable.	Yes. See Addendum #2.
67	General	Are there any mandatory qualifications, certifications, or licensing requirements for key personnel?	There are no prescribed certifications or licensing requirements. Qualifications shall be expressed in professional experience.
68	General	Is there an updated anticipated timeline/phase for construction and related Design/Build deliverables?	See Question #50 response.
69	General	Given that all deliverables must be “fully loaded” in the fixed-fee pricing (per the pricing sheet instructions), are there any PGCC specific reimbursables, allowances, or contingencies contemplated under the contract?	The College has not identified any specific costs for reimbursables, allowances, or contingencies.
70	General	Will Commissioning Activities be the responsibility of the CMA to manage?	The CMA will engage with the CMAR and the Design Team for all commissioning activities for coordination purposes.
71	General	Does PGCC require use of a specific scheduling software (e.g., Primavera P6) for baseline and monthly updates?	The College does not have a specific scheduling software.
72	General	Are there any anticipated college-wide schedule constraints (e.g., procurement blackout periods, semester turnover limitations, campus event moratoriums)?	The College will advise all contractor and vendors when constraints need to be activated and / or will occur.
73	General	Will PGCC consider remote or hybrid staffing for non-field roles such as project controls, scheduling, or document control?	Yes.
74	General	Is a full-time onsite presence required during preconstruction, or only during active construction?	The CMA will determine location and engagement for preconstruction activities.
75	General	Is BIM coordination required, and if so, at what level of development (LOD) and at which stages of the project?	The CMA shall be engaged with coordination between the CMAR and the Design Team.

76	General	Will PGCC provide a designated swing space or temporary relocation plan for impacted campus functions during construction?	Yes. The College is already developing a strategy on how events will be relocated during the offline period.
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