

	Solicitation Section/Reference	<p style="text-align: center;">ATTACHMENT I – Questions and Answers (Continued) 1/16/2026</p> <p style="text-align: center;">RFP No. 026-002 Construction Management Agent Owner’s (CMa) Representative Services for the Dr. Charlene Mickens Dukes Student Center</p> <p style="text-align: center;">Questions</p>	PGCC ‘s Response
76	General	What is the schedule for Pre-Con and Construction?	<p>The CMa Offeror shall consider the project duration based on the current project status of the design documents to be clarified as follows:</p> <ul style="list-style-type: none"> A. NTP for CMa services shall be issued April 2026. B. CMa shall commence pre-construction engagement: May 2026. C. CMa shall commence services for Demolition Activities: July / August 2026. D. CMa shall commence services for Construction Activities: September / October 2026. E. Substantial Completion: January 2029 F. Building Opens for Operation: March / April 2029 <p>Construction Documents Phase is anticipated to be completed by September / October 2026.</p> <p>Currently, the noted schedule of milestones herein may be in flux by approximately 1 to 2 months. The CMa Offeror shall plan accordingly.</p>

77	Page 6 Tab 6 Attachment C4	RFP page 6 of 31 calls for qualifying proposals to be from contractors that have three projects with a value of \$75 - \$100 million. Proposal Submittal Elements Tab 6 references a different language. Attachment C4 requests the names of four customers of a similar project and size within the past five years. These three statements don't seem to align perfectly. Please advise on the intended purpose of the previous experience.	The similar projects value shall be \$65 – \$110 million, per Addendum #2. The number of similar projects shall be a minimum of 3, per Addendum #4.
78	General	Confirm MBE participation is applicable towards this RFP and not for the CMAR. What MBE certifications/jurisdictions would be acceptable to apply to this goal?	The CMa Offeror shall provide a minimum of 25% MBE participation.
79	General	Can a manpower matrix be provided with the anticipated percentage of time allocated to the project for each role?	Yes
80	Attachment C5	Page 24 of 31 of the RFP requests hourly rates for positions A-J. Attachment C5 references different positions. Advise which positions are truly required for this proposal –	See question 63 response.
81	General	Confirm intent for CMA to acquire architect, designer, and interior designer as part of the team is only for the pre-con phase. Further advise on the intent for each of these positions. Should CMA have ONLY an architect or a whole design team, such as MEP, Structural, etc.? Typically, the CMA does not have these roles under the CMA contract.	The CMa Offeror shall provide the noted services during the pre-construction phase and for the FF&E procurement phase. The CMa Offeror shall consider how to best present a full team to support the pre-construction phase, construction phase, and the FF&E procurement phase including delivery and installation oversight.
82	Scope of Work	The CMa Scope of Work for Pre-Con – Section 3.A.2 references “interior Design and FF&E project management”; however, elsewhere the RFP references having an architect, designer, and	The intent is for the CMa to provide coordination and oversight with the

		interior designer in the CMA contract. Is the intent for the CMA to perform interior design?	College for the FF&E / Interior Design efforts for the project.
83	General	Page 18 of 31 asks for bonding company information. Is a bond required for the CMA?	Delete the bond requirement, per Addendum #2.
84	General	Confirm cost proposal is to be on a lump sum or hourly basis. Can a pricing form be provided?	Lump sum fee shall be provided with an anticipated hours matrix with hourly rates to help support how the lump sum was developed. The CMA Offeror shall provide their own pricing form.
85	General	Pre-Con item # 7 references "all other work as required." This is a very open-ended statement. Please advise on intent.	The CMA Offeror shall consider any other work that may be required to successfully complete this project and anticipate a cost. Should other requirements arise during the project, the CMA and the College will review, and should it be agreed, a modification will be issued for unforeseen work as agreed upon by both parties.
86	General	Construction phase item X references that the CMA may be requested to provide specialty inspections and testing. CMA shall give a list of anticipated specialty inspections and testing fees for potential project needs. We believe that the CMA needs to be made aware of requested inspections and/or that this list needs to be determined through the preconstruction efforts. The CMA has limited knowledge of the project at this time, and this statement would significantly impact pricing if the intent were for the CMA to include these costs in the pricing portion of the proposal. Can these inspections be excluded from the pricing exercise at this time, or can a standard list of these inspections be provided so that all CMAs can provide similar pricing in their proposals?	The list of potential specialty inspections and other related services will be developed as the project moves through the Design Development Phase, and the Construction Documents Phase prior to the commencement of demolition / construction activities. Direction related to the services requested will be provided by the College. The CMA can exclude these pricing proposals from the proposal and should consider these services to be add/alt services to the contract.

87	General	Is CMA to have control over Contractors or CMAR contractually?	The CMA does provide oversight and College representation to the CMAR. The CMA does not have control of the contract. The CMA advises the College on project contractual issues needing resolution. This representation also applies to the A/E Design Team.
88	General	Review the RFP for the CMR compared to the CMA. There are inconsistencies between the two. One example is the CMR references bi-weekly meetings with minutes produced by the architect. The CMA RFP states the CMA shall schedule and conduct weekly construction meetings and prepare minutes. Please advise on the intent of this and any other discrepancies.	The CMA will coordinate weekly construction meetings with the CMAR and the College and will provide CMA meeting minutes in conjunction with the CMAR meeting minutes.
89	General	Provide a draft copy of the proposed contract.	A sample contract is included in Addendum #4.
90	General	Who, per contract, resolves claims. Construction item 4. E states CMA should review claims, but typically the A/E has the final determination.	The CMA will coordinate with the Design Team to resolve any claims being presented by the CMAR for resolution and will advise the College on what actions and resolutions to accept and / or deny.
91	Attachment A	What is CMA's true responsibility for pay apps, considering there is a CMAR on board? Attachment A, item 4. F references the "CMA shall review and process all payment applications." Is the CMA responsible for making payments on behalf of the owner? Furthermore, item 4. K references review of each contractor's application for payment. Wouldn't there only be one from the CMR?	The CMA shall review all payment applications for correctness and accuracy after the A/E Team has reviewed the same document. Once the payment application has been Certified by the Architect, the CMA shall coordinate with the CMAR and advise the College to move forward with the payment process.
92	General	Advise on the CMA role for the design, procurement, and installation of FFE.	See response to question 82 for response.
93	General	Expand on the desired role for on-site personnel. Should CMA be directly involved with contractors or solely serve as a CMAR?	The CMA shall work directly with the CMAR as the College's representative. The CMA shall also work directly with the

		Is CMA to provide a superintendent for daily coordination of CMA or contractors, or is the role more of a QA/QC inspector?	College's representatives responsible for the project.
94	General	Can short-listed CMARs submit on the CMA contract?	Yes.
95	General	Since responses to questions are to be posted by 12/18 and the RFP response is due on 1/9, this does not allow much time for the CMA to review and coordinate with consultants during the holiday season. Can responses be provided sooner, or can the RFP due date be extended?	The proposal due date has been extended to January 30, 2026, per Addendum #3.
96		As a CM agent, we view this role as an extension of Prince George's team. In this role and engagement, we work hard and dutifully to direct and influence successful outcomes, including timely project delivery. However, as CMA we do not have direct control of the CMs schedule and recovery methods. Our efforts are to proactively manage it so that the project does not fall behind, and to establish expectations and plans for recover, if necessary, the action of which is the responsibility of the CM. As such, we wanted to clarify that PGCC wants and intends to have liquidated damages assigned to the CMA?	Delete liquidated damages requirement, per Addendum #4.
97		The Maryland Annotated Code, Business Regulation Article, Section 17-601 is a construction license aimed at general contracting and subcontracting. We carry the required licenses related to Owner Project Management, CM Agency, Cost Management, and other consulting practices. We want to clarify that PGCC wants and intends the CMA to have a general contracting related license?	Delete this requirement, per Addendum #4.