



1112 Manatee Avenue West  
Bradenton, FL 34205  
[purchasing@mymanatee.org](mailto:purchasing@mymanatee.org)

## Solicitation Addendum

---

Addendum No.:	2
Solicitation No.:	25-TA006189DJ
Solicitation Title:	Construction Management at Risk Continuing Services
Addendum Date:	December 15, 2025
Procurement Contact:	Dave Janney

**RFQ 25-TA006189DJ is amended as set forth herein. Responses to questions posed by prospective bidders are provided below. This Addendum is hereby incorporated in and made a part of RFQ 25-TA006189DJ.**

**The deadline to submit all inquiries concerning interpretation, clarification or additional information pertaining to this RFQ was December 10, 2025.**

### **CHANGE TO:**

#### **EXHIBIT 2, PROPOSAL RESPONSE, 2,01 INFORMATION TO BE SUBMITTED**

The contents of each Response will be organized and arranged with tabs in the same order as listed below and with the same TAB numbers. The Response should contain sufficient detail to permit the County to conduct a meaningful evaluation. However, overly elaborate responses are not requested or desired. **ENTIRE PROPOSAL RESPONSE IS RESTRICTED TO 35 ONE-SIDED PAGES. TABS 5, 6, 7, 8, & 9 ARE LIMITED TO A TOTAL OF 35 ONE-SIDED PAGES.**

### **QUESTIONS AND RESPONSES:**

**Q1. What type of capital construction projects does the County anticipate under this contract?**

**R1. County projects may cover a broad range of facility improvements and can include new construction and building renovations that support parks and recreation, community centers, public offices, EMS stations, and many other facilities.**

**Q2. Are the forms included in the page limit?**

R2. See Change To section above.

**Q3. If so, can the page limit be expanded?**

R3. See Change To section above.

**Q4. Paragraph B.04 of the RFQ states, “Upon approval to commence negotiations, the recommended Proposer(s) shall submit one original hard copy and one electronic copy on a CD or USB flash drive of its pricing proposal. The pricing information should show a categorical breakout of the pricing, with any alternates or options clearly identified. The pricing information shall be clear and unambiguous to facilitate evaluation of the prices submitted.” Is this pricing to be provided prior to award of the continuing contract and to be applied to all projects the CMAR performs under the contract?**

R4. No.

**Q5. Exhibit 1, Paragraph 1.03.1.c states, “A portion of this CMAR fixed fee shall be incrementally paid to the selected CMAR for Pre-construction Phase Services.” Does this mean that there will be no separate pre-construction fee, and that any fees paid for pre-construction services will be a deduction from the CMAR fixed fee?**

R5. There will be a separate pre-construction fee, which will be paid incrementally to the CMAR based on the percentage of pre-construction services completed. This fee is distinct from the CMAR fixed fee for construction services and is not a reduction of that fixed fee.

**Q6. In the Sample Agreement, Article 4.1 states: “4.1 For the Preconstruction Services described in Section 2.1, the Construction Manager’s compensation shall be calculated as follows: (State basis of compensation, whether a stipulated sum, multiple of Direct Personnel Expense, actual cost, etc. Include a statement of reimbursable cost items as applicable.)” Is there a standard basis of compensation the County uses for pre-construction services, or will this be determined on a per project basis?**

R6. This is completed on a project basis.

**Q7. In the Sample Agreement, Article 5.1 states: “For the Construction Manager’s performance of the Work as described in Section 2.3, the Owner shall pay the Construction Manager in current funds the Contract Sum consisting of the Cost of the Work as defined in Article 6 and the Construction Manager’s Fee determined as follows: (State a lump sum, percentage of actual Cost of the Work or other provision for determining the Construction Manager’s Fee, and explain how the Construction Manager’s Fee is to be adjusted for changes in the Work. Example: The Construction Management Fee Percentage shall not exceed <Percentage> of the total cost of the Work.)” Is there a standard method the County uses to determine the Construction Manager’s Fee, or will this be determined on a per project basis?**

R7. The Construction Managers fee will be based on a Fee Schedule based on a range of project values.

**Q8. In the Sample Agreement, Article 5.2 states in part, “(Insert specific provisions if the Construction Manager is to participate in any savings.)” Is it expected that these CMAR projects will utilize shared savings between the Owner and the CMAR?**

R8. This will be addressed on a per project basis.

**Q9. While understood that the maximum project size is currently \$7.5 Million, not all organizations intend to utilize a continuing contract in the same manner. What is the anticipated range of project sizes that the County intends most often assigning through this contract? (e.g. \$2M-5M, Under \$3M, etc.)**

R9. The County relies on this contract to deliver a significant portion of its workload. Historically, the majority of projects assigned through this contract have fallen within the \$2M–\$7.5M range, with the most commonly awarded projects clustering between \$2M–\$6M.

**Q10. How will individual projects be distributed among firms on the list of approved contract holders? Will you be selecting three firms and negotiating with the highest ranked contractor first, or will another method be used?**

R10. The award for each project may be determined by multiple factors such as qualifications, pricing, availability, etc.

**Q11. How many contractors is the County anticipating will comprise the list of approved firms for this continuing contract?**

R11. This will depend on the number of responses and the quality of the proposals received.

**Q12. Please provide the historical usage data for 22-TA004007RP (number of projects, \$value, distribution among awarded firms, etc.).**

R12. Historical data will need to be requested through a public records request, <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/request-a-public-record>.

**Q13. Given the page limit and content requirements for each Tab in the proposal, would the County consider exempting Tabs 1-4 from the page count? (For example, Tab 3 is 21 pages of forms, or approximately 60% of the allotted page count.)**

R13. See Change To section above.

**Q14. Please confirm bonding is not due at the time of the proposal.**

R14. Bonding is not required at the time of the Proposal.

**Q15. The solicitation requests binding for proposals. Does the County have a preference between metal ring binders and spiral binding?**

R15. The County does not have a preference.

**Q16. Our understanding is that 35 one-sided pages indicates offerors should not print content on the second side of any page. Is that correct?**

R16. Yes.

**Q17. Do the required tabs and forms count toward the 35-page maximum, or are they excluded from the page count?**

R17. See Change To section above.

**NOTE:**

Deleted items will be ~~struck through~~, added or modified items will be underlined. All other terms and conditions remain as stated in the RFQ.

**INSTRUCTIONS:**

Receipt of this Addendum must be acknowledged as instructed in the solicitation document. Failure to acknowledge receipt of this Addendum may result in the response being deemed non-responsive.

**END OF ADDENDUM**

AUTHORIZED FOR RELEASE