



Request for Proposals (RFP) - Issued October 2, 2025

Construction Manager as Constructor

Questions and Answers

- 1. What is the anticipated phasing of the arena renovation due to availability of funds for the project? Understanding of phasing, timeline, and volume is critical in defining our most accurate and efficient team capacity.**

Reference the Master Plan document for initial contemplated phases and durations. The selected CMAR will assist in determining final phasing and budgeting for each phase in conjunction with the Final Schematic Design phase.

- 2. Can we use 8.5x11 and 11x17 sheets interchangeably with each one counting as a single page?**

This is acceptable.

- 3. Some documents like financial statements, sample reports, and safety plans are multiple pages and large in format. Therefore, we would prefer they not be counted against the 50-page limit. Please confirm the following attachments are considered "required forms" and therefore excluded from the page count: (*Cover Letter, Client reference letters, South Carolina GC license, EMR letter, Sample safety plans, Surety letter, Audited financial statements, Insurance certificates, Performance evaluations, Sample reports for reporting protocols*).**

Per Part C in the RFP, the listed documents do not count toward the 50 page limit.

- 4. Will QR codes suffice to answer a question without attaching a full document (i.e. Safety plan, sample reports, etc.)?**

Please include the full documents since they do not count toward the 50 page limit.

- 5. Can we get some clarity to the question on revenue generation in regard to sustainability? How is this being defined by BSWA?**

Please showcase any experience related to reducing operating costs and creating efficiencies in similar facilities.



- 6. Please provide the 3D model or existing-condition scan from the Master Plan phase. Access to existing-condition data will help us plan activities as well as temporary provisions to keep Arena operations active during construction.**

The existing building scan and REVIT design model will not be shared at this time. An additional site visit is allowed prior to the interview. GAD reserves the right to provide additional information to the interviewees.

- 7. Pages 12 and 18 reference forms that should be included in the final submission. Please confirm if there are additional forms that need to be filled out and, if so, please provide the required forms.**

There are no additional forms requested unless specifically addressed in the RFP.

- 8. Do all 10 projects need to be complete, or can they be in progress?**

The relevant project experience can include projects in progress but must include the same information including the expected completion date.

- 9. Would the selection committee be open to receiving hard bid or design-build projects as part of relevant project experience?**

Hard bid or design/build projects are acceptable for relevant project experience. Please explain preconstruction services scope for any design/build projects.

- 10. Would you consider a site visit for qualified team members between the shortlist and interview stage?**

An additional site visit for interviewees will be held on Thursday 10/30 from 3:00 PM-4:30 PM. No additional questions or answers will be provided. David Caldwell will walk all parties through the building together.

- 11. The RFP mentions these projects will be completed in phases and executed over a 3 – 4-year time period. To help with establishing teams and fees, can you provide the following information; even if it is preliminary: A.) Please list all of the phases and the anticipated durations. B.) Please list target budget for each phase.**

Reference the Master Plan document for initial contemplated phases and durations. The selected CMAR will assist in determining final phasing and budgeting for each phase in conjunction with the Final Schematic Design phase.



12. Is there enough information known about the schedule to determine a preconstruction duration to base preconstruction fees on?

The schedule provided in the Master Plan assumes a potential construction start of May 2026. Final Schematic Design is in process as planned. For the purposes of this RFP, please include preconstruction fees to coincide with the Master Plan schedule. The selected CMAR will assist in determining the actual start date of construction based on phasing requirements and funding guidelines.

13. Is there a specific overall budget value for the project?

The Master Plan included a construction budget of \$150MM for the Arena project. However, the CMAR will assist in developing the updated budgets for the Arena, Amphitheater and parking projects.

14. Once firms are shortlisted for interviews/fee submittals, will a fee matrix be provided for specific qualifications of general conditions/cost of work/etc.?

Yes, a fee matrix will be provided during the interview stage.