



CHICAGO JOINT PUBLIC SAFETY TRAINING ACADEMY RFP



ANSWERS TO REQUESTS FOR CLARIFICATIONS July 2, 2018

Question #	RFP Section Cross Reference	Question	Response
2	RFP Volume 1 Section 1.3	<p>The \$85 million budget may not be adequate to provide the facilities requested in the RFP.</p> <p>Is it the CIT's/City's intent to design and develop a scope of work which will max out at \$85 million? Or is it the CIT's/City's intent to have the Design-Builder furnish the entire program at a cost that maybe in excess of the \$85 million and ask the teams to include financial arrangements to cover the difference between \$85 million and the final GMP?</p>	<p>The intent behind the procurement structure is to have qualified teams submit enough information, both general and specific to this Project, for the CIT/City to select a design-build team that is ideally suited to assist the City in implementing its priorities. It is expected that efficiencies gained from Design-Build delivery model, along with the collaborative and iterative design development process will yield a cost effective affordable project that is tailored to the City's current needs and is strategically setup for future growth. No developer provided financing is requested at this time.</p>
3	RFP Volume 1 Section 4.1.1	<p>It is understood that the design-build agreement will be executed based on a budget estimate and a high level schematic design. Will the City accept inclusion of contingencies for areas such as mechanical systems, final selections of finishes, integration of specialized equipment, and additional requirements that arise with permitting and approval?</p>	<p>The CIT and City understand the itemized GMP Budget, established during the GMP Schematic Design phase, and presented to City Council as part of the fully negotiated Project Agreement, will be based on construction cost estimates and will include mutually agreed upon contingency and allowance line items. The specifics will be determined during GMP Schematic Phase collaborations and Project agreement negotiations.</p>
4	RFP Volume 1 Section 3.1.4	<p>It is understood that the design build-agreement will be executed based on a budget estimate and not based on bid subcontracts. Will the City execute the design-build agreement with no subcontractors identified?</p>	<p>Yes.</p>



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5	RFP Volume 1 Section 4.1.1	In the event that the Project does not move forward or receive City Council approval and the Selected Respondent has provided all schematic deliverables included in 4.1.1, define the process for the Selected Respondent to receive compensation for the schematic deliverables.	The Selected Respondent is working at risk and there is no promise of compensation without City Council approval. The Design-Builder retains all rights associated with their design deliverables unless and until they are compensated. See RFP Section 4.2.2.
6	RFP Volume 1 Section 4.1.1	Is it the intent of the City for the Selected Respondent to participate in the public process during the GMP Schematic Design phase? And will the Selected Respondent be compensated in that same fee.	The Selected Respondent may be requested to participate in public presentations of initial designs. The Selected Respondent would be reimbursed in a manner similar to attending a zoning meeting, etc. As described in RFP Sections 4.1.1 and 4.2.
7	RFP Volume 1 Section 4.1	Will the Selected Respondent's participation in a potential financing competition delay design-build contract execution, even if all requirements of the GMP Schematic Design phase are completed?	No, that is not anticipated
8	RFP Volume 1 Section 4.1	Can you define the Selected Respondent's role and responsibilities in any potential financing competition? Will the Selected Respondent be compensated if advisory services are required?	Should the City decide to exercise its ability to ask the Selected Respondent to seek financing proposals, the terms and conditions, including compensation, will be negotiated as part of the Project Agreement .
9	RFP Volume 1 Section 4.1	When does the City anticipate making a determination on whether to undertake a financing competition?	The City reserves the right to initiate a financing competition; one is not currently anticipated.