



NWACC RFQ-26-001 General Contractor Questions and Answers

Question 1

What's the delivery method for this job? Is it a hard bid? If so, would you be able to send me the prints electronically as we do not have them yet.

Answer 1

Please refer to the bid documents on this website.

<https://www.nwacc.edu/administrativeservices/purchasing/bids.aspx>

The RFQ hard copy response should be signed and delivered before 10 am on the Bid Opening Date.

Construction Manager at Risk selected through this RFQ process. The selected General Contractor will work with the team during pre-construction and continue-on through construction. Construction documents/specifications will only be shared with the selected contractor.

Question 2

I am unable to open the EO 98-04 Disclosure Form.

Answer 2

<https://sas.arkansas.gov/wp-content/uploads/2020/04/contgrantform.pdf>

Question 3

Also, page 21 of 21, the Combined Certifications for Contracting with the State of Arkansas, asks for a contract number. We will sign this page however we are not aware of a contract number. I do not know what that is referring to.

Answer 3

This is a state form. You do not have to have a contract number. Please sign and include in the RFQ response package.



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Question 4

I am working on an RFQ right now to hopefully turn into you by early next week. Would you be able to let me know when the drawings/specs come out?

Answer 4

Please refer to the bid documents on this website.

<https://www.nwacc.edu/administrativeservices/purchasing/bids.aspx>

The construction document/specifications process has just begun with receipt of the Young and Associates report. That will be the basis of design. The full design schedule will be shared after the contractor is selected. Construction documents/specifications will only be shared with the selected contractor.

Question 5

We assume an AIA A133 contract form will be used for the selected contractor. Please confirm.

Answer 5

AIA A102

Construction Manager at Risk selected through this RFQ process. The selected General Contractor will work with the team during pre-construction and continue-on through construction. Construction documents/specifications will only be shared with the selected contractor.

Question 6

The RFQ mentions a bid opening. Can you please let us know what information will be disclosed during this opening since the RFQ response does not have a price component?

Answer 6

Bid Opening is the deadline to have the RFQ response to NWACC before 10 am. What will be shared at the Bid Opening is the name of the company that has submitted a RFQ response and if it was signed. A tab sheet will document the responses.

Question 7



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Can you please provide more information about what the Demonstration Meetings will involve or require?

Answer 7

These will be presentations/interviews for the shortlisted General Contractors to inform the final decision for selecting the General Contractor to move forward with on the project. The shortlisted General Contractors will receive specific instructions for the Demonstration Meetings. The full project schedule will be created and shared with the General Contractor upon selection – specific meetings and dates will be determined together between the owner, architect, and contractor.

Question 8

On the Proposed Timeline of Events on page 1, the last item is “ALC Submission”. Can you clarify what this is?

Answer 8

After the awarded vendor is selected, the awarded contract will go to the State of Arkansas for ALC – Arkansas Legislative Council approval.

For reference is the ALC calendar - <https://sas.arkansas.gov/procurement/legislative-contract-review-deadlines/>

Question 9

Item 1.2.B states the initial contract will be for 1 year, with possible extension up to 6 years. Is it anticipated the final contract will be time-bound? Or will the final contract be based upon a specific scope of work.

Answer 9

For this project, the contract will be based on the scope of work and the timeline decided between the owner, architect, and contractor.

Question 10

Item 1.8.B states pricing is requested, while Item 1.12 states pricing must not be included. Please confirm we are to follow Item 1.12.



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Answer 10

Pricing will not be included with the RFQ.

Question 11

Please provide the “Recap by Category” report mentioned in Item 2.1.A.4.

Answer 11

Please review Adjusters Report.

<https://www.nwacc.edu/administrativeservices/purchasing/bids.aspx>

Question 12

No link was provided for the Adjuster’s report mentioned in Item 2.1.B. Please provide a link or the report.

Answer 12

Please refer to the bid documents on this website.

<https://www.nwacc.edu/administrativeservices/purchasing/bids.aspx>

Question 13

Item 2.1.B states the contractor will be required to provide professional services related to code analysis, floodplain development, utility consumptions, operating cost, construction contract administration, etc. Typically, these types of services are provided outside of a contractor’s scope but the contractor provides assistance as needed. Please confirm these services will be by the selected contractor.

Answer 13

These duties do not fall under the General Contractor's scope of work.

Question 14

Item 3.2.D.2 requests information regarding subcontractors. We assume this is specifically related to if we would utilize subcontractors to perform the contracting services directly (i.e. overall project supervision and project management) and is not related to subcontractors that might be used for trade related work (i.e. roofing, HVAC, etc.). Please confirm.

Answer 14

It is not expected to have specific subcontractors selected at this time. When the project is Bid after the General Contractor is selected, the owner will want transparency and say in subcontractor selection at that time.

Question 15

Item 3.2.E ask for key personnel of the design team. We assume this should be for the construction team. Please confirm.

Answer 15

For the RFQ response, GC is to provide the key personnel for the preconstruction and construction team who will be assigned to this project.

Question 16

On page 4 of 21, 1.8 B. - "Pricing is requested for this solicitation and must be submitted with the bidder's response." However, 1.12 Pricing on page 5 of 21 seems to contradict this. "Pricing will be negotiated with the apparent successful vendor after the evaluation of responses. Vendor must not include any pricing in their response. Should the hard copies or electronic copies of their Response Packet contain any pricing, the response shall be disqualified."

Answer 16

Please refer to the bid documents on this website

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<https://www.nwacc.edu/administrativeservices/purchasing/bids.aspx>

Pricing will not be included in the RFQ response.

Question 17

Under Section 3 - Criteria for Selection 3.2 - Key Personnel of the Design Team. What or who would be considered as the design team? Does this need to be an engineer and/or architect firm?

Answer 17

For the RFQ response, GC is to provide the key personnel for the preconstruction and construction team who will be assigned to this project.