



## TOWN OF SOUTH PALM BEACH

# **Request for Proposals (RFP) CONSTRUCTION MANAGER AT RISK (CMAR) FOR NEW TOWN HALL RFP # 01-16-2026-P**

## **ADDENDUM 1 “Proposer Submitted Questions & Answers”**

## **RFP # 01-16-2026-P - ADDENDUM 1**

### **Proposer Submitted Questions & Staff & Vendor Answers:**

**Q1 – With site contamination evidenced are there requirements to have experience in environmental mitigation process and will this be part of contractor scope of work?**

- Yes, it's likely the Town may favor companies with a track record for dealing with environmental mitigation issues as related to our Town Hall site clean-up requirements as indicated by testing in preparation for demolition and site grooming to construct our new building while meeting DEP guided mitigation requirements. Meanwhile, our Environmental Engineers have successfully enrolled us in "Brownfield" mitigation grant dollars from the TCRPC to help us address mitigation requirements on our site as our Town Hall project progresses forward.

**Q2 - Is there an Asbestos survey in the works?**

- Yes – a survey was recently completed, and the results will be released in an upcoming Addendum(s) with pertinent details as affect demolition requirements.

**Q3 – Swing Space or Temporary Facility needs are being addressed?**

- Swing Space or Temporary Facility needs are not part of the scope of the RFP. The Town's plan involves Town Government and staffing operations to be set up off-site in combinations of temporary spaces for in-person services, leased/rented facilities, possibly a site trailer in close proximity, as well as deployment of technologies and programming for online functionality for services. The Town Administration is working with various vendors, community partners and intergovernmental agreements to facilitate seamless interim governance delivery during the project.

**Q4 – Schematics/80 budget, 60% budget; request for extension or other inquiries**

- Registered proposers should have received a direct link for documents related to the RFP/CMAR documents and plan sets as being released. If you have not filled out the release form or not received the latest plan sets, please email the Town Manager at [jtitcomb@southpalmbeach.com](mailto:jtitcomb@southpalmbeach.com) to be sure you are added to the list.

**Q5 – Remediation of site to be included in the proposal budget?**

- Per Joe Barry, CPZ Principal Architect, remediation costs are not included/estimated in the RFP project budget currently. We are working with the Architect's Environmental Engineer subcontractors, local government grant funding program opportunities and FDEP among others to identify and mitigate any required site clean-up activities in conjunction with the Town Hall.

**Q6 – Project Controller for the Town Hall and related development.**

- The Project Controller position listed in the RFP Documents refers to a financial position.

**Q7 – Proposers’ Financial Position and Verification Documentation.**

- Pursuant to Section 119.071(1)(c), Florida Statutes, “any financial statement or other financial information necessary to verify the financial adequacy of a prospective bidder which an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a solicitation for a road or any other public works project is exempt from Section 119.07(1), Florida Statutes.”

**Q8 – How was an 18-month timeline developed?**

- The architects developed an extended set of timeline projections and costs taking all variable factors into account, including allowance for unforeseens, environmental mitigation project requirements as may be directed by outside agencies and other factors (worst case scenarios) that may occur in the duration of the scope of building our Town Hall development project.

**Q9 – Please confirm if proposing a construction duration shorter than 18 months will receive additional evaluation points or it’s for planning purposes only.**

- The Project Schedule and Plan provide 15 scoring points in the Town’s scoring rubric for the RFP. The successful proposer will demonstrate understanding of the overall process and sequencing of activities starting at the beginning of preconstruction through the end of construction. We expect each proposer to provide a realistic construction timeline. There are no additional evaluation points being considered for shorter durations.

**Q10 - Owner/Contractor Protective Insurance (OCP)**

- Proposers may elect to follow Section 2.4.3(a) or Section 2.4.3(b) to satisfy the insurance requirements listed therein.

**Q11 - Quality Manager Role**

- The Quality Control Manager role should be filled by personnel who use their knowledge of construction and exceptional organizational skills to make sure that the final project deliverables meet all stakeholder expectations as well as industry and quality standards. Quality control managers make sure projects are on time and on budget by proactively catching issues to avoid mistakes and costly rework..

**Q12 - Bonding Requirements**

- Please see documents attached to this Addendum.

**Q13 – Forms and other request requirements**

- Please see documents attached to this Addendum.

**RFP # 01-16-2026-P - ADDENDUM 2 (Coming Next Release)**

- *Terracon Environmental Testing for Contamination and Site Mitigation Updates*
  - *Asbestos Testing Results Updates*
  - *Other clarifications and, or any timeline updates*