

**RFP 26275 PCTC AMT
ADDENDUM NO. 1
May 15, 2026**

A. CLARIFICATIONS AND MODIFICATIONS TO THE RFP

1. This Addendum and subsequent Addenda will be posted on the West Virginia Higher Education Policy Commission (HEPC) purchasing webpage at the following URL. It is the responsibility of the vendor to keep current on the latest addenda posted.

<https://www.wvhepc.edu/resources/purchasing-and-finance/>

B. RESPONSE TO VENDOR QUESTIONS

Q1. We could not find the following exhibits:

1. See Exhibit G – Preconstruction Scope of Work
2. See Exhibit H – GMP Development and Bidding
3. See Exhibit I – CM Cost Worksheet
4. See Exhibit J – Classification of CM Project Costs
5. See Exhibit K – Owner’s Budget Cost of Construction
6. See Exhibit L – Building Information Modeling
7. See Exhibit M – Project Schedule

Answer: (1) Please see attached Enclosures: No. 1 through No. 7.

Note ‘EXHIBIT G – Preconstruction Scope of Work’ is now renamed to the following:
‘EXHIBIT G GMP Scope of Work’ respectively.

Q2. We could not find the following excel file:

- 1.EXHIBIT I CM Cost Worksheet.excel

Answer: (1) Please see attached Enclosures: No. 8.

EXHIBIT I CM Cost Worksheet.excel

(File is in Microsoft Excel Worksheet format)

Enclosures:

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Addendum #1

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1. EXHIBIT G GMP Scope of Work.pdf
2. EXHIBIT H GMP Development and Bidding.pdf
3. EXHIBIT I CM Cost Worksheet.pdf
4. EXHIBIT J Classification of CM Project Costs.pdf
5. EXHIBIT K Owner's Budget Cost of Construction.pdf
6. EXHIBIT L Building Information Modeling.pdf
7. EXHIBIT M Project Schedule.pdf
8. EXHIBIT I CM Cost Worksheet.excel, (File is in Microsoft Excel Worksheet format)

EXHIBIT G – GMP Scope of Work

The GMP Scope of Work described in this Exhibit G supplements the contract when the delivery method is Construction Management at Risk. The Scope of Work includes activities performed by the Owner, Design Professional, Owner Representative, and Constructor all collaboratively and independently. The Owner, Design Professional, Owner Representative, and Constructor shall endeavor to work together in a collaborative and coordinated manner to support one another in the scope of work described in this Exhibit G. Any conflict between this Exhibit G and the AIA Documents should be brought to the Owner's attention for resolution.

1. Schedule for GMP Services:
 - a. Start Date for GMP Services: **July 2026 (Start of GMP)**
 - b. End Date for GMP Services: **September 2027 (Issuance of Final GMP)**
2. Preliminary Evaluation of Owner's Design, Schedule, and Construction Budget:
 - a. The Constructor shall provide a preliminary evaluation of the Owner's program, schedule, and construction budget requirements, each in terms of the other.
 - b. The Constructor shall submit the preliminary evaluation in writing within fourteen (14) calendar days after the first pre-construction GMP project meeting.
 - c. The Constructor, in conjunction with the Design Professional, shall review the budgeted Cost of Work for Construction and determine if it is sufficient to construct the Project.
 - d. The Constructor shall prepare a cost estimate, evaluate the estimate against the construction budget, and recommend, if necessary, appropriate action to avoid potential cost overruns.
 - e. The Constructor, in collaboration with the Design Professional, and Owner Representative, shall establish target values for the cost of each Project element to be used as a basis of design and cost monitoring.
 - f. The Constructor shall monitor the budget as compared to the Project scope through the GMP phase. If changes are suggested to the Project scope that may cause Project cost overruns, then Constructor shall notify Owner and Owner Representative in writing as part of the regular Project development meetings.
 - g. Preliminary Project Schedule: The Constructor shall meet with the WVCTCS, PCTC, Design Professional, and other consultants, if applicable, to review and agree upon a schedule for pre-construction activities, including Guaranteed Maximum Price (GMP) Development and Bid documents. The schedule will include adequate time for Design Phase reviews as described below.
 - h. The Constructor shall submit a preliminary list identifying materials and equipment subject to extended procurement lead times. This list shall be provided to the Owner, the Design Professional, and the Owner's Representative.
3. Design Meetings with Project Stakeholders:
 - a. Bi-weekly Design Meetings will be held as needed with various Project stakeholders to obtain input on the Project design and schedule.

EXHIBIT G – GMP Scope of Work

- b. Meetings will be held on Owner’s PCTC Fairmont Campus with both programmatic and operational stakeholders. Owner will provide a list of Project Stakeholders (defined below).
 - c. The Design Professional shall prepare meeting minutes.
4. Design Phase Progress Meetings:
 - a. The Design Professional shall prepare and distribute meeting minutes for design phase progress meetings.
 - b. The meetings will be held at a site designated by the Owner.
 - c. The Owner requires at least one on-site meeting per month. However, based on the project schedule, additional on-site meetings may be necessary. The Owner may permit the Constructor, Owner’s Representative, and/or Design Professional to attend via teleconference when appropriate.
5. Design Phase Milestones:
 - a. The Design Professional will prepare design deliverables at the following milestones in accordance with WVCTCS Design Guidelines for Design Deliverables.
 - i. 90% Construction Documents (CD)
6. Design Phase Milestone Reviews and Activities:
 - a. Design Phase Review will be conducted at GMP kickoff (90 % CD) and will include the following activities:
 - i. Design Document Review with Project Stakeholders, which include the Owner, external and regulatory parties, and various WVCTCS entities/groups.
 - ii. Constructability Review by Constructor, Meeting and Report -
 1. Constructability, as defined by the Construction Management Association of America (“CMAA”) is “The ease with which a project can be built, based upon the clarity, consistency, and completeness of the contract documents for bidding, administration, and interpretation to achieve overall project objectives.” A “Constructability Review” is defined as “The process of evaluating the construction documents for clarity, consistency, completeness and ease of construction to facility the achievement of overall project objectives.”
 2. The Constructability Review is further defined as a systematic review of the Construction Documents by the Constructor with the goal of improving the quality and clarity of the documents by identifying design coordination issues, conflicts, and ambiguities.
 3. The Constructability Review will identify any unusual or difficult details and provide suggestions to Owner for simplification of those details. The Constructability Review will identify any materials, equipment, systems, or details that may result in schedule issues due to long lead times or lengthy

EXHIBIT G – GMP Scope of Work

construction durations.

4. The Constructability Review will identify any material, equipment, systems, or details that may add unnecessary costs to the project, or where alternate material, equipment, system, or detail may serve the same purpose at a lower installed cost.
 5. The result of the Constructability Review will include revisions to the construction documents to reduce RFIs, Change Orders and delays during the construction phase. The Constructability Review should generate a list of questions, comments, and suggestions to be evaluated by the Design Professional and Owner, for incorporation in the Construction Documents.
 6. A meeting will be held between the Owner, Design Professional, Owner Representative and Constructor to review the list of items generated from the Constructability Review and determine appropriate action.
- iii. Review Commissioning Basis of Design (BOD).
 - iv. Cost Estimating by Constructor and Design Professional's Estimating Consultant.
- b. Estimates should be developed in accordance with WVCTCS Design Guidelines (see Section Design Phase Estimates). Both the Constructor and Design Professional will prepare cost estimates at 90% CD's. Cost Estimate Reconciliation will be done between Constructor, Owner Representative, and Design Professional's Estimating Consultant at these milestones. Only the Constructor will develop estimates at 90% CD's milestones in preparation for the final GMP.
 - i. Value Engineering/Value Management -
 1. Value Engineering/Value Management activities will be completed to identify potential cost saving options. Both the Design Professional and the Constructor shall propose value engineering options. "Value Engineering/Value Management" is defined as "a systematic evaluation of the design with the intent of increasing value, which is typically the ratio of function to cost." Value can be increased by improving the function or reducing the cost. A primary tenant of value engineering is that basic functions be preserved and not reduced as a result of reducing costs. Typically, value is related to function, but value may be defined

EXHIBIT G – GMP Scope of Work

as other things on a project specific basis.

2. The Constructor and Design Professional shall submit a list of value engineering ideas with target savings of one to two percent (1- 2%). The options may be considered as alternates.
 3. If the estimated Cost of Construction exceeds the Owner's budget for the Cost of Construction the Owner, Design Professional, Owner Representative, and Constructor shall work together to make recommendations to reduce costs and provide supporting cost estimates to meet the Owner's budget. These services shall be provided at no additional cost to the Owner.
- c. The Constructor, Owner Representative and Design Professional will be jointly responsible for providing Project Schedule Updates.
 - d. The Design Professional shall develop and maintain a Design-Phase Comment/Action Item Log.
 - i. The Owner shall provide design approval for Scope and Budget.
 - ii. The Design Professional shall provide design revisions based on the items above.
 - iii. At the end of Construction Documents, the Constructor shall propose how they intend to divide the work packages for solicitation.
 - iv. The Design professional shall coordinate the preparation of the bid packages according to the Constructor proposed bid schedule and sequence.
7. GMP Services Deliverables from the Constructor: At the completion of the Constructor's 90% CDs and upon completion of the estimate, the Constructor shall submit the following:
- a. Constructability Review Comment Log – Excel spreadsheet formatted in outline style with headings for each Master Format Division, where applicable. Comments shall be grouped by drawing, specification, or document and by system.
 - i. Provide comment, reason for comment, offer alternate material/process/system, and note any potential schedule, cost, or quality of finished product variances.
 - ii. Include comments on staging, coordination, laydown, and logistics where applicable to improve schedule, logistics, and/or costs.
 - iii. Include any assumptions, expectations, or exceptions taken and used as part of this analysis.
 - iv. Provide Constructor's estimates for the trade work packages.
 - v. Provide a tentative construction schedule indicating major milestones for the completion of the project within the constraints of this contract.

EXHIBIT H – GMP Development and Bidding

1. Guaranteed Maximum Price (“GMP”) Development:
 - a. The GMP will be developed when WVCTCS Owner Representative, PCTC Owner Representative, Constructor, and Design Professional agree. Unless otherwise agreed upon by the WVCTCS, the GMP could be issued during the CD phase, when the CM believes the drawings are sufficient to complete to price the work.
 - b. All final GMPs will be issued using AIA Documents series A101-2017, A101-2017 Exhibit A, A201-2017, AIA A201-2017 WV Supplementary Conditions &/or AIA Documents series A133-2019, A133-2019 Exhibit A, A133-2019 Exhibit B.1 document. Subsequent change orders to the GMP should be issued using AIA Document A701-2017 Change Order document.
2. GMP Format:
 - a. The GMP will be calculated using the following breakdown: preconstruction service will be separate from the GMP calculation; see Exhibit titled “CM Cost Worksheet” within this RFP for formatting and calculation:
 - i. Constructor shall submit this form, revised, and updated at each GMP submission. Additional breakdowns may be required and submitted under separate headings.
 - ii. Trade Bid Packages (List each bid package separately);
 - iii. General Requirements - Site (Constructor Self-performed or Subcontract
 - iv. Package);
 - v. iii. Constructor On-Site Management Personnel (Base Wages and associated taxes, insurance, benefits and related expenses) – Reference Exhibit J –
 - vi. Classification of CM Project Costs; iv. Constructor Contingency (specify percentage and dollar amount);
 - vii. Construction Manager (CM) Fee for Overhead and Profit (Fixed Percentage Fee).
 - viii. Insurance and Bonds (List each category separately),
 - ix. B&O Tax (City of Bridgeport: 2% of total contract).
 - b. Contingency: The Constructor shall include a contingency for the Constructor’s exclusive use to cover those costs considered reimbursable as the Cost of Work but not considered to be a Change Order. The Constructor’s use of contingency on the following items will require written approval by the Owner: Constructor On- site Staff, General Conditions Items, General Requirements Items, and all work self-performed by the Construction Manager. The Constructor shall maintain a Constructor contingency-use log, including a description of all items to be charged against Constructor’s contingency. The contingency-use log shall be updated and submitted to the Owner monthly. The contingency-use log shall indicate the contingency balance available. All contingency use must be fully documented, itemized and is subject to audit at the discretion or request of the Owner.

EXHIBIT H – GMP Development and Bidding

- c. All GMP Savings and Contingency savings will be returned to the WVCTCS unless otherwise agreed to in writing.
 - d. Allowances included in the GMP should be clearly identified and approved by the WVCTCS. Allowances shall not be used for potential design errors and omissions.
 - e. Allowances may be used for items that have not been designed or not designed sufficiently to cost.
3. Bidding and Subcontracts:
- a. All subcontracts over the following thresholds must be awarded based on a public competitive solicitation process issued by the Constructor. The bid threshold for Construction as defined by West Virginia State Code 5-22, is One Hundred Thousand dollars (\$100,000). The bid threshold for goods and services, is Fifty Thousand dollars (\$50,000). The Constructor shall not award multiple contracts to the same subcontractor or supplier exceeding these thresholds to avoid a public solicitation. Awards based on Request for Bids (RFB) must be issued to the lowest responsive, and responsible Bidder. The Constructor shall use a prequalification process to ensure Bidders are qualified and capable of performing a specific work package. The Owner shall participate in subcontract RFB solicitations, receipt of subcontract bids, and must approve the award to the lowest responsive or qualified and responsible Bidder. If the Constructor and Owner agree, the selection of goods or services requiring public solicitations may also be done via Requests for Proposals (RFP) process. This would require evaluation scoring of the Proposals based on pre-determined scoring criteria.
 - b. The Constructor may self-perform work considered as General Conditions/ General Requirements as approved by the Owner based on a negotiated cost and in accordance with A101-2017, A101-2017 Exhibit A, A201-2017, AIA A201-2017 WV Supplementary Conditions. If the Constructor wishes to self-perform construction work on trade packages, the Constructor must request approval from the WVCTCS for each package. Upon the WVCTCS's written approval, the Constructor may submit a Bid or Proposal on that work package and must meet prequalification requirements and be the lowest responsive or qualified and responsible Bidder for award or be evaluated through the RFP process to become the Apparent Successful Proposer. If the Constructor submits a Bid or Proposal on a particular package, all Bids or Proposals for that package will be submitted to and opened by the Owner. All work self-performed by the Constructor is subject to a financial audit, including lump sum bids. The financial audit on lump sum bids will assess any irregularities, such as inappropriate charges to reimbursable work that should have been included in lump sum work.
 - c. If the Constructor is the only Bidder or Proposer on a particular work package, the work should be done on a reimbursable basis in accordance with A101-2017, A101-2017 Exhibit A, A201-2017, AIA A201-2017 WV Supplementary Conditions. The CM may propose a different Fixed Fee percentage for overhead and profit on self-performed trade. The Constructor may also designate an additional contingency allowance for that specific work package.

EXHIBIT H – GMP Development and Bidding

- d. If the Constructor self-performs trade work packages awarded on a lump-sum basis, the Constructor must not use the same personnel or equipment for both lump-sum work and reimbursable work unless approved by WVCTCS in writing.
- e. The Constructor shall issue public advertisements to Bidders or Proposers for all trade work packages. This notice may be placed electronically in an online trade journal, or through other means, including traditional advertising in trade papers. Constructor shall provide a copy of this notice with issuance date to WVCTCS's Director of Facilities & Capital Project Management. WVCTCS will list the notice to Bidders or Proposers in the WVCTCS's Public Bid site.
- f. The Constructor, in cooperation and coordination with the WVCTCS, shall receive Bids or Proposals from trade contractors and review the Bids or Proposals with WVCTCS and Design Professional. Public bid openings are not required and bid results must not be published until scope reviews are performed.
- g. The Constructor shall review and confirm Scope of Work with trade contractors before subcontracts are awarded. Constructor shall invite the WVCTCS's representative(s) and Design Professional to participate in bid review. The Constructor shall prepare a technical and financial analysis of the subcontractor Bids and Proposals, compare, and evaluate the Bids and Proposals, and make recommendations to the WVCTCS regarding award of the equipment and material contracts, construction subcontracts and any alternates or additive bid items. The Constructor shall provide all support and conduct equipment, material, and construction subcontractor negotiations, if necessary, before finalizing the subcontract(s).
- h. All Allowances that are included in subcontracts shall be identified and approved by the WVCTCS.

EXHIBIT I			
Item	Description	Unit	Cost
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP	Lump Sum	
			Separate of GMP but included in Contract value
SAMPLE GMP WORKSHEET			
2.0	Cost of Work		
	Total Trade Bid Packages (Owner's Estimated Cost of Work)		included in below
	General Requirements (CM self perform or Subcontract)		included in below
	General & Liability (G&L) Insurance		included in below
	Optional Subcontractor Default Insurance		included in below
	Builder's Risk (for value of contract):		included in below
		Subtotal A:	
3.0	CM Job Site Management Staff Cost of Work (Salaries + related expenses)	(Estimate)	
	(Based on CM Rates calculation sheet)	Subtotal B:	\$ -
4.0	CM Contingency (Applied to Subtotal B)	2.00%	\$ -
		Subtotal C:	\$ -
5.0	CM Fee for Overhead and Profit (Shown as a percentage applied to Subtotal C)	2.50%	\$ -
		Subtotal D:	\$ -
6.0	Performance and Payment Bonds (Shown as a percentage applied to Subtotal D)	1.00%	\$ -
		Subtotal F:	\$ -
7.0	B&O Tax City of Bridgeport (2% of Total Contract value applied to Subtotal F)	2.00%	\$ -
8.0	Guaranteed Maximum Price (GMP)	Total:	
INSTRUCTIONS & NOTES:			
1	Contractor to fill-in highlighted Yellow Cells (corresponding grey cells and subtotal will auto-calculate)		
2	Contractor to confirm calculations are correct (for the purpose of this RFP the provided information will be used for evaluation)		
3	CM Contingency will be negotiated at time of GMP, enter amount for purposes of proposal, minimum of 2%		
4	Please provide back up calculations for 3.0 CM Job Site Management including Title, raw rate and hours		
5	All bonds and insurance costs will be reimbursed at actual cost based on final contract value		
6	GMP does not include Preconstruction Services		
7	CM Costs will be evaluated based on Preconstruction Services, CM Job Site Management Staff and CM Fee.		

EXHIBIT J - Classification of CM Project Costs

Cost Category Description	Included as part of the CM Fee (OH&P)	Job Site, Project Management and other Reimbursable Expenses
Home Office Costs		
Profit for Home Office Staff	X	
Corporate Executives	X	
Project Executive	X	
Operations Manager	X	
Purchasing & Writing Contracts (Project Specific Only)		X
Accounting, Bookkeeping and Audit	X	
Legal - General and Project	X	
All Bonuses and Profit Sharing	X	
Home Office Overhead	X	
Scheduling (Project Specific Only)		X
General Administrative Support	X	
BIM Support (Project Specific Only)		X
Computer/Data Processing	X	
Business Development	X	
General Training and Development	X	
General Safety Officer/Support	X	
Home Office IT Support	X	
Business Licenses and Fees	X	
Computer Software Fees and Subscriptions for Home Office Staff	X	
Project Specific Printing, Shipping and Reproduction Costs		X
Insurance and Bonds		
General and Liability Insurance		X
Builders Risk Insurance		X
Subcontractor Default Insurance (if applicable)		X
Materials, Performance and Payment Bonds		X
City Business and Occupation (B&O) Tax paid by CM		X
Construction-Phase Management Staff		
Project Manager/Assistant PM		X
Superintendent/Assistant Superintendent		X
Project Engineer/MEP Coordination		X
Site Safety Officer (only when working onsite)		X
Site Safety Inspector (only when working onsite)		X
Site Staff Mobile Electronic Devices/Services/Fees		X
Profit for Job-Site Management and Supervisory Staff	X	
Travel/subsistence for Site Staff		X
Company Vehicles for job site staff		X
Computer Software Fees and Subscriptions (Project Specific Only)		X
Administrative Support (Project Specific Only)		X

EXHIBIT J - Classification of CM Project Costs

Construction Phase Job Site Office and Support (General Requirements)		X
Office Trailers, equipment and supplies		X
Profit for CM labor	X	
All Utilities and Services Job Site Offices		X
Safety Supplies and Equipment		X
Drug Testing	X	
Temporary Facilities and Controls		X
Construction Waste Management and Disposal		X
Site Clean Up		X
Permits and Fees		X
Construction Phase Printing, Shipping and Reproduction Costs		X

Exhibit K – Owner’s Budget Cost of Construction

The Owner’s Budget for the Cost of Construction is Twenty Million Dollars (\$20,000,000).

1. The Cost of Construction includes the following items:
 - a. All work designed by the Design Professional and included in the Construction Documents, including the items listed below.
 - i. All demolition and construction as defined or inferred by the construction documents.
 - ii. Any fixed equipment specified to be purchased by Construction Manager (“CM”).
 - iii. All sitework required.
 - iv. Installation of any items noted as Owner-furnished, Contractor Installed “(OFCI)”.
 - b. All items that make up CM’s Guaranteed Maximum Price, including, but not necessarily limited to, General Requirements, General Conditions, sales/use tax and Business & Occupation (“B&O”) tax, CM Fee, CM Contingency, and any Performance Incentives.
2. The Owner’s Budget for OFCI material, as defined in the construction documents, will be sourced separately from the Cost of Construction:
 - a. FF&E
3. The Cost of Construction excludes the following items:
 - a. Design Professional’s Fees and potential change orders;
 - b. State Fire Marshal plans review fees;
 - c. Owner’s third-party commissioning consultant;
 - d. Owner’s third-party material testing and QA/QC firm(s);
 - e. Owner’s Construction Phase Contingency;
 - f. Owner’s Project Management fees and costs;
 - g. Owner’s data racks and wireless access points.
 - h. Owner’s moving costs; and
 - i. All office equipment, telephone handsets, computer workstations and suite furnishings.

EXHIBIT L – Building Information Modeling

This Exhibit provides additional information regarding the expectations for development and use of the Building Information Model (BIM) for the Architect and Construction Manager during the design, construction, and close-out phases.

1. Definitions: (refer to AIA E402-2022 – BIM Exhibit for Sharing Models Solely Within the Construction Team)
 - a. “As-Built Construction Model”: is a Construction Model, modified to reflect as-built conditions of the Work as constructed during Construction Phase, including facility Geometric Data, fabrication, and coordination modelling.
 - b. “Building Information Modeling” or BIM, means the collaborative development of a three-dimensional digital representation that is Intelligent and Parametric, depicting the physical and functional characteristic of a structure or site for use as a shared knowledge resource.
 - c. “Coordinated Construction Model” is: (a) discipline-specific Shop Model; (b) updated to incorporate the changes and updates approved during the digital design coordination process and before commencement of the Work; (c) that is modeled to a predetermined Level of Granularity.
 - d. “Conformed Design Model” means a Design Model that reflects all final changes to the physical conditions of the modeled structure and other as-built updates to the design that occurred throughout the construction Phase. Updates, include but are not limited to addenda, bulletins, supplemental sketches, construction change directives, and construction change orders.
 - e. “Construction Model” is a Model that utilizes data imported from the Design Model or Drawings containing the equivalent of shop drawings and other information useful for construction.
 - f. “Design Model” is a discipline-specific Model Prepared by a Design Professional to illustrate the architectural, structural, mechanical, electrical, and plumbing (MEP), or other specialty design requirements of the Project.
 - g. “Full Design Model”: is a Model consisting of linked component Design Models that illustrate the construction-ready designs.
 - h. “Drawings” are (a) two dimensional projections derived from a Model, which may be supplemented with independent graphics and annotations and (2) two-dimensional plans, sketches or other graphic depictions created separately and not derived from a Model.
 - i. “Level of Granularity” means the level of dimensional accuracy of the Model.
2. Design Professional will develop a Building Information Model utilizing Autodesk Revit.
 - a. The Design Model will be developed as a key tool to assist the Design Professional’s team in the production of the two-dimensional drawings and contract documents for the Project.
 - b. The major building elements in the Design Model should be developed to a

EXHIBIT L – Building Information Modeling

minimum Level of Development (LOD) 300.

3. The WVCTCS will use the BIM for Project Management, Project Document Management, Project Collaboration and As Build Documentation.
4. At the end of the project, the Design Professional will provide the WVCTCS with an electronic file of the Conformed Design Model for record keeping and potential future renovations to the project.
5. At the end of the project, the Construction Manager will provide the WVCTCS with the As- built Construction Model, for record keeping and potential future renovations to the project.
6. WVCTCS does not currently use the BIM model for building Operations and Maintenance (preventative or predictive) or Building Automation and Controls.
7. The basis of the construction contract between the Owner and the Construction Manager will be two-dimensional PDF drawings and specifications, but the BIM model will be provided to The Construction Manager for use during construction to enhance and facilitate construction.
 - a. The Design Professional will provide the Design Model to the Construction Manager for use during pre-construction and construction. WVCTCS does not intend for the Design Professional and the Construction Manager to work in the same model simultaneously (i.e. in a cloud environment). The model should be shared by electronic file transfers. The Design Professional will be responsible for the design models and the Construction Manager will be responsible for the Construction Models.
8. The Design Professional will update the Design Model with any significant changes and provide Full Design Model to Construction Manager.
 - a. The Construction Manager shall create a Coordinated Construction Model to LOD 350 for construction phase coordination (at a minimum - ductwork, plumbing, mechanical piping, electrical and fire protection) and clash detection.
 - b. The Construction Manager will be responsible for managing the coordination process to identify and eliminate installation conflicts between trade subcontractor's BIM Models. Each trade subcontractor shall provide the necessary building information for the models. Each trade subcontractor shall provide the necessary qualified staff to generate their coordination information and subsequent drawings extracted from those models.
 - c. The Construction Manager will ensure that their trade subcontractors are responsible for evolving their discipline specific model elements from the LOD 300 components that were developed by the Design Team to LOD 350 or 400 components, in accordance with the BIMForum LOD Specification fundamental definitions. This model progression to LOD 350 (a Trade Coordination BIM) includes the additional granularity inherent to the respective trade components, assemblies, and systems, such as but not limited to pipe hangers and stud kickers not shown in the Design Model that also take up space. This will ensure that the model will be usable as part of the Clash Detection process prior to field

EXHIBIT L – Building Information Modeling

installation.

- d. The continued evolution of these Trade Coordination BIMs may progress from LOD 350 elements to LOD 400 (Trade Shop/Fabrication BIMs) elements where available on projects by specific Constructors. This progression will be inclusive of any and all additional geometry, information and model detail that would enable the Constructor(s) to create shop drawings and directly fabricate components, assemblies and systems from the model elements.
9. The Construction Manager will be responsible to develop the As-built Construction Model using the most updated Conformed Design Model. Throughout construction the Construction Manager will be responsible for making sure trade subcontractors have recorded and documented all revisions in their Trade Coordination BIM or Trade Shop/Fabrication BIMs including, but not limited to, design alterations and/or field modifications that have occurred throughout the course of the construction process. These updated Trade Coordination and/or Trade Shop Fabrication BIM's will serve as the basis of the As-Built BIMs that will be turned over to the Owner at the completion of the project.
 - a. Constructor shall provide 2D as-built drawings in PDF format.

EXHIBIT M – Project Schedule

Project Schedule:

Design Documents complete by – July 2026.

Final GMP Development – September 2026

Construction – October Fall 2026* through December 2027*

Substantial Completion - The facility shall be fully functional and ready for January 2028 school year on or before January 2nd, 2028.

Note:

*Construction schedule may change.

EXHIBIT I			
Item	Description	Unit	Cost
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP	Lump Sum	
			Separate of GMP but included in Contract value
SAMPLE GMP WORKSHEET			
2.0	Cost of Work		
	Total Trade Bid Packages (Owner's Estimated Cost of Work)		included in below
	General Requirements (CM self perform or Subcontract)		included in below
	General & Liability (G&L) Insurance		included in below
	Optional Subcontractor Default Insurance		included in below
	Builder's Risk (for value of contract):		included in below
		Subtotal A:	
3.0	CM Job Site Management Staff Cost of Work (Salaries + related expenses)	(Estimate)	
	(Based on CM Rates calculation sheet)	Subtotal B:	\$ -
4.0	CM Contingency (Applied to Subtotal B)	2.00%	\$ -
		Subtotal C:	\$ -
5.0	CM Fee for Overhead and Profit (Shown as a percentage applied to Subtotal C)	2.50%	\$ -
		Subtotal D:	\$ -
6.0	Performance and Payment Bonds (Shown as a percentage applied to Subtotal D)	1.00%	\$ -
		Subtotal F:	\$ -
7.0	B&O Tax City of Bridgeport (2% of Total Contract value applied to Subtotal F)	2.00%	\$ -
8.0	Guaranteed Maximum Price (GMP)	Total:	
INSTRUCTIONS & NOTES:			
1	Contractor to fill-in highlighted Yellow Cells (corresponding grey cells and subtotal will auto-calculate)		
2	Contractor to confirm calculations are correct (for the purpose of this RFP the provided information will be used for evaluation)		
3	CM Contingency will be negotiated at time of GMP, enter amount for purposes of proposal, minimum of 2%		
4	Please provide back up calculations for 3.0 CM Job Site Management including Title, raw rate and hours		
5	All bonds and insurance costs will be reimbursed at actual cost based on final contract value		
6	GMP does not include Preconstruction Services		
7	CM Costs will be evaluated based on Preconstruction Services, CM Job Site Management Staff and CM Fee.		