

ADDENDUM NO. 1

RFQ for Construction Manager at Risk (CMAR) MSA – Coast RTA 2025-002

Issue Date: Date: January 23, 2026

1. Purpose of This Addendum

A. Acknowledge Receipt of Questions & Answers Document and Updated Procurement Schedule

Coast RTA has issued a Q&A document dated January 14, 2026. This document is incorporated into the RFQ by reference. All proposers must acknowledge receipt by signing the acknowledgment section included in this Addendum. Additionally, the Procurement Schedule has been updated. This Addendum and the required acknowledgment form do not count toward any page limits.

B. Updated Procurement Schedule

Milestone	Date
RFQ Submittals Due (12:00 Noon EST), virtual submission to procurement@coastrta.com	February 6, 2026
Identify Shortlist of Top Firms	February 17, 2026
Interviews with Shortlisted Firms (in-person, if applicable, dates subject to change)	February 23–26, 2026
Notification of Selection	March 3, 2026

2. Instructions to Proposers

1. Complete and sign the Acknowledgment Form (Section 3).
2. Attach the signed form as part of your RFQ submittal package.
3. Submission of this signed Addendum is mandatory and does not count toward the RFQ page limit.
4. Failure to submit the signed form may result in disqualification.
5. The Q&A document titled 'Coast RTA 2025-002 CMAR Q&A_01.14.2026' was provided via email on 1.14.2026. Submitters may request a copy of that email and all related attachments by emailing Candace Brown at cbrown@coastrta.com.

3. Addendum Acknowledgment Form

Addendum No. 1 – RFQ for Construction Manager at Risk – MSA – Coast RTA 2025-002

By signing below, the undersigned acknowledges receipt of Addendum No. 1 (dated January 23, 2026), the Q&A document titled 'Coast RTA 2025-002 CMAR Q&A_01.14.2026', and all clarifications contained therein.

Firm Name: _____

Authorized Representative: _____

Title: _____

Email: _____

Phone: _____

Signature: _____

Date: _____



4. Appendix 'Coast RTA 2025-002 CMAR Q&A_01.14.2026'

A	B	D
1 Date Received	Question	Question Response
2		
3 1/2/2025	Will SCDOT or FHWA have any review oversite?	SCDOT is expected to have minimal involvement. We expect to install a signalized intersection on Grissom Parkway that will involve SCDOT.
4 12/29/2025	How many lifts, bus wash stations, and bus equipment will be included?	please see fact sheet
5	What is the square footage of each facility?	please see fact sheet
6	What is the approximate acreage of the site?	please see fact sheet
7	Will the building incorporate a BMS (Building Management System)?	This will be determined later
8	Will both buildings be constructed at the same time?	Ideally, proposers will provide a condensed schedule with the buildings being constructed concurrently, with as compressed a timeline as achievable.
9	Will EV Chargers be installed?	Not initially. Provisions for future installation may be accounted for.
10	Expected construction value.	\$34m
11	Estimated square footage.	please see fact sheet
12	Will any city or county fees be waived?	Possibly, but proposers should account for having to pay them at this time.
13	The labor rates tab requests rates for 2024, 2025, and 2026. Should this instead be 2026, 2027, 2028 and 2029?	yes
14	The rate sheet currently shows:	
15	Preconstruction, 2026 Construction, 2027 Construction, and Post-Construction. Should this be updated to: Preconstruction, 2027 Construction 2028 Construction, and Post-Construction since construction begins in May 2027? Given the project ends in August 2029, should an additional column be added?	Schedule is subject to change. Ideally, proposers will provide a condensed schedule with the buildings being constructed concurrently, with as compressed a timeline as achievable.
16	Without full project details, phasing and staff plans cannot be accurately determined.	Please see fact sheet, provide staffing plan for pre-construction, if you will add to the team for construction, please denote that in response.
17	Temporary services (e.g., heating, fencing, railing) cannot be estimated until scope is finalized.	Please see fact sheet; account for these expenses based on programming
18	Will the project include an elevator?	yes
19	Software costs are based on project revenue- can you confirm the expected project value?	\$34m
20	Trash removal costs depend on materials used (e.g., drywall generates significant waste). Can you provide material details?	Not at this time.
21	VDC staffing requirements are unclear without knowing the type of VDC needed, MEP complexity, and the level of model the architect will provide.	The selected architect's BIM models are typically at a 300 level and will be shared with the CMAR upon signing a release.
22	What Material Testing Company is being utilized and what are the rates that we should expect? Can we carry allowances for the unknown items such as this?	Assume that contractor will provide material testing; provide allowances for it.
23	On the Fee Form it states to assume 16 months of Construction and 2 months of Post Construction. ON the RFP document, it states for a Construction start of May 2027 and Project Completion of August 2029. Which duration is accurate?	Refer to the RFP form, but proposers should propose their own schedule and base it on that.
24 1/2/2026	Are we going to issue any general guidelines, i.e. staffing plan, level of complexity of the building.	Please see fact sheet
25	If additional borings were needed, would that be procured through the owner or would that be the responsibility of the CMAR?	CMAR
26	Given that there is federal funding involved with this project, are we going to be held to Davis-Bacon wages or are we going to be able to use our standard wages?	Davis Bacon will apply.
27 1/7/2026	Resumes - There is a statement in the RFP that states a requirement that the "detailed resume" can only be a maximum of two pages. Is this a combined 2 pages for resumes for all team members (i.e. Project Executive, Project Manager, Preconstruction Manager, Superintendent), or is this a maximum of 2 page per position?	This is per position.
28	Minimum Qualification - The RFP states that the Project Manager must have a minimum of ten (10) years of professional experience managing public infrastructure projects, with at least five (5) years specifically in transit development, design and delivery. Is this a carryover from the design team RFP, or is it Coast RTA's intention to have the Project Manager being a transit-focused staff member? If this is the case, would Coast RTA be open to having a 3rd party service assist in project management for this project and not a sole employee of the General Contractor?	Transit experience is an important part of the proposer's experience. Proposers may propose any team structure that they feel is appropriate to provide the best service.
29	Local Participation - There currently is not a factor for local participation, is there any consideration by Coast RTA to include some sort of consideration for local GC participation and/or local subcontractor participation?	Local experience is welcome and will be evaluated as part of the overall firm experience.
30	The Request for Qualifications advertisement and first page of RFP document reference a project number of #2025-002 while specific RFP submission instructions on page 48 reference submissions to be labeled using RFP #2025_02. Can you please confirm the correct RFP # to reference?	#2025-002
31	Will there be any specific requirements for this project to meet any Environmental or Energy guidelines that will require additional efforts for the CMAR. Specifically, I am referring to if any LEED, Green Globe, or other environmental design expectations will be required and if so can you please expand upon?	They will not be required, but we would like to explore the possibility of obtaining some environmental or energy goals.
32	Numerous areas within the RFP reference an electronic email submission for RFP response while advertisement for this project specifically references a total of 10 hard copies to be submitted. Can you please clarify submission expectations regarding this discrepancy? In addition, the RFP references a 60MB limit which is a fairly large file. If the forthcoming response clarifies that submissions are to be electronic then can you please also confirm if an emailed file submission via drop box is acceptable?	No hard copies are required. We've made arrangements to be able to receive 60MB files via email and that is our preferred way to receive submissions. Smaller submissions are also accepted.