

**Mississippi State University  
Request for Proposals (RFP) 26-23  
Construction Management Adviser Services  
Ulysses S. Grant Presidential Library  
IHL Project #205-377**

**Questions and Answers**

**January 12, 2026**

See below the questions asked and answered for RFP 26-23 and use this information to respond accordingly. We are also amending the language to Section 8 concerning what is required in the Cost Proposal portion. The new language will read as follows:

**Cost Proposal**

At a minimum, the following items should be included in the contents of the Cost Proposal:

- Fee for pre-construction services. Estimates will be required for Design Development Documents and Construction Documents for each phase of work. Pre-construction service fees can be proposed as lump sums, monthly fees, or a combination of both.
  - Fee for construction services.
    - Percent fee for the cost of the work.
    - Weekly rates for proposed management personnel during the construction phase to manage multiple prime contractors. Rates shall include Superintendent(s) and Project Manager(s). Rates shall be inclusive of all labor fringes, per diem, trucks, computers, etc and applicable markups.
    - Rate for Commercial Liability Insurance & Professional Liability Insurance
    - Any other pertinent fees or rates for management software, etc.
1. With anticipation of responses to questions and the proposal conference, we kindly request a one week extension to Wednesday, January 21, 2026.
    - a. Deadline will not be extended.
  2. What is the anticipated construction project cost?
    - a. \$25,000,000
  3. What is the anticipated mobilization and award date for the Construction Contractor? What is the anticipated end date of the project?
    - a. TBD

4. Please provide the status of design?
  - a. Design Development Documents, see RFP for anticipated deliverable dates.
5. On Page 6, Cost Proposal Section, it states, "Estimates will be required for Design Development Documents and Construction Documents." Would you clarify what estimates are going to be requested?
  - a. Design Development and Construction Document estimates as per the RFP.
6. Is the Lead Superintendent role synonymous to a Construction Manager or Construction Inspector?
  - a. No
7. Per Page 8 of the RFP26-23 document, confirm Appendix A is to be included with the Cost Proposal envelope.
  - a. Yes
8. Previously, a paper copy submission was not required. Can you please advise if one is for this project?
  - a. It is noted in the RFP but that was changed during the information meeting. Paper copy not required. Digital only.
9. Is there a BIM (Revit or Navisworks) model that is available for presentation purposes and team review?
  - a. No.
10. Is Testing and Commissioning part of the CMA scope of work?
  - a. No.
11. For the cost proposal, are there reimbursable costs (phone, travel, trailer, etc.) or should these be included in the billable rates for personnel?
  - a. List items that would be reimbursable costs.
12. For construction services fee, is the percent fee or lump sum preferred for submission?
  - a. Percent fee.
13. Roy Anderson Corp respectfully requests a copy of the supplemental and additional terms and conditions from AIA C132-2019 that Mississippi State University intends to use in connection with the *General Overview of Required Services* outlined in Section 3 of RFP 26-23. We would appreciate receiving these documents for our review.
  - a. Attached
14. Are the Qualifications Proposal and the Technical Proposal the same?
  - a. Yes

15. Can a duration be provided for the Bidding & Procurement Phase and Construction Phase to assist with the development of the cost proposal?
  - a. 8 weeks
16. Will multiple estimates be required during the development of Construction Documents? If so, please provide the number of anticipated estimates.
  - a. Only one unless there are cost-savings efforts due to a budget issue.