

Montgomery County Public Schools  
Division of Facilities Management  
Department of Planning and Construction  
45 West Gude Drive, Suite 4000  
Rockville, Maryland 20850

## **ADDENDUM #2**

### **REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGER AT-RISK SERVICES FOR MAJOR CAPITAL PROJECTS**

**MAY 6, 2026**

This addendum is supplementary to the solicitation dated April 22, 2026, and becomes a part of the request for qualifications and contract documents.

This addendum consists of four (4) pages.

Requests for Information (RFI) submitted for this Request for Qualifications and responses are outlined below:

**Question:** To whom should the Transmittal Letter be addressed?

**Response:** The Transmittal Letter should be addressed to the Contract Administrator and the submission delivered as outlined in Item 1.4.

**Question:** Please clarify the method for submission?

**Response:** The RFQ responses shall be delivered with one hard copy together with one electronic copy. The electronic copy should be submitted on a flash drive.

**Question:** Per Section 1.4, proposal responses shall be delivered to the MCPS Division of Facilities Management office. Would MCPS consider accepting an electronic submission in lieu of a hard copy.

**Response:** No. The RFQ responses shall be delivered with one hard copy together with one electronic copy.

**Question:** Section 1.4 – Proposal Responses

Please confirm the requirements for the electronic submission (e.g., email, file transfer, or portal) and provide any specific instructions for the hard copy submission, including preferred format (single-sided or double-sided), packaging (envelope, binder, etc.), and labeling requirements.

**Response:** Electronic submission should be submitted on a flash drive with the hard copy submission. The format of the submission is of the firm's choosing (bound, binder), and the outside of the package should be addressed to this office with the RFQ title.

**Question:** Section 3.0 – Application Requirements

Are there any page limitations for the overall submission or for individual sections (e.g., project experience, resumes)?

**Response:** There are no page limitations for individual sections or the overall submission.

**Question:** Section 3.2B – Company Background and Project Experience

This section requests 5–10 project examples. Is there a preferred number within this range for evaluation purposes?

**Response:** There is not a preferred number of representative projects.

**Question:** Section 3.2B – Company Background and Project Experience

This section requests 5–10 project examples with a limit of 1–2 pages per project. Please confirm whether images/photographs are included within this page limitation.

**Response:** Yes – images/photographs would be included in this page limitation. Certainly, if a representative project is best presented with additional pages, that would be acceptable.

**Question:** Section 2.1 – Scope of Services

Can MCPS provide general insight into the types of projects anticipated under this CMAR pool (e.g., new schools, additions, renovations) and typical project size or construction value ranges?

**Response:** Construction Manager At-Risk services are typically utilized for new and replacement schools, large additions, and full renovations. The typical project size and construction value ranges are individual project and budget dependent.

**Question:** Section 6 – Minority Business Enterprises

Are specific MBE participation goals expected at the prequalification stage, or will those be established in future project-specific RFPs?

**Response:** Minority Business Enterprise (MBE) participation goals are not expected at the prequalification stage. MBE goals are established per-project.

**Question:** EXPERIENCE SCORING- Does MCPS require project experience to be within Maryland or MCPS jurisdiction to receive maximum points?- Will equivalent CMAR experience in DC/Virginia or other jurisdictions be scored equally if similar in scale and complexity?

**Response:** All responses will be evaluated based on the size, scope, and complexity of the completed projects, but K-12 experience is preferred.

**Question:** SCHOOL-SPECIFIC EXPERIENCE - Is K-12 experience mandatory for top scoring, or can higher education / municipal projects be considered equivalent?

**Response:** All responses will be evaluated based on the size, scope, and complexity of the completed projects, but K-12 experience is preferred.

**Question:** CMAR VS. GENERAL CONTRACTING - Must submitted projects be delivered specifically under CMAR, or will negotiated GMP / design-build / GC projects be accepted?

**Response:** It is up to the submitting firm to decide which delivery methods are presented.

**Question:** PROJECT SIZE THRESHOLD - What is the typical construction value range for “major capital projects” in this program?

**Response:** The construction value range for major capital projects is dependent upon the size and scope of the project.

**Question:** PREQUALIFIED LIST SIZE - Approximately how many firms will be shortlisted?

**Response:** MCPS has not defined a total number of firms to be prequalified.

**Question:** GEOGRAPHIC PRESENCE - How is “geographic location relative to MCPS” evaluated? - Is a local office required, or is regional presence sufficient?

**Response:** It is expected that the firm is located within a reasonable distance to MCPS, in order to provide the required services.

**Question:** KEY PERSONNEL COMMITMENT - Are proposed personnel required to remain assigned at time of future RFP/project award?

- Could you please explain what specifically you want to see for “ Provide a staffing plan for a typical project “? Should a chart of the time devoted to the project and availability capacity for the next two years by each key personnel be sufficient?

**Response:** The manner in which this is answered is up to the CMAR firm. A staffing plan should include anticipated staffing and timeline for a typical project. Personnel are submitted as a representation of the firm’s ability to perform. As Requests for Proposals are issued, MCPS will expect a proposed team to be presented.

**Question:** MBE PARTICIPATION

- Will specific MBE goals be defined at the RFQ stage or only at the project-specific RFP stage?

**Response:** Minority Business Enterprise (MBE) participation goals are not expected at the prequalification stage. MBE goals are established per-project.

**Question:** IAC/MSDE EXPERIENCE

- How heavily is prior experience with IAC/MSDE/DGS scored vs. general public-sector experience?

**Response:** Experience in general public-sector should be presented, specifically K-12 projects.

**Question:** JOINT VENTURES

- Are joint ventures or teaming arrangements permitted at RFQ stage?

**Response:** This would be addressed at the RFP stage, but if a Joint Venture is proposed, at least one of the parties must be prequalified under this RFQ.

**Question:** PAST MCPS PERFORMANCE

- How is lack of past MCPS experience treated relative to firms with prior MCPS work?

**Response:** MCPS is reviewing past performance in local vicinity K-12 projects.

**Question:** WORKLOAD / CAPACITY

- How will current backlog be evaluated in scoring?

**Response:** Current backlog will be evaluated more closely at the RFP stage.

**Question:** SHORTLIST REMOVAL RISK

- Are there defined performance metrics that could cause removal from the prequalified list?

**Response:** No

**Question:** SUBCONSULTANT REQUIREMENTS

- Are specific preconstruction consultants expected (estimating, scheduling), or is in-house capability preferred?

**Response:** There is no preference for this.

**Question:** EVALUATION CLARIFICATION

- Are sub-criteria or weighting breakdowns available for the 50-point experience category? If yes can you provide?

**Response:** No

**END OF DOCUMENT**