1. Will you always have a full-time superintendent/project manager on site while work is being performed by any contractors/subcontractors?
2. Describe how will you implement project programs on safety, quality control, commissioning, project close-out, etc.?
3. Describe how you will set up construction-based contingency on the project. Will you agree to the owner managing the contingency and any unused funds reverting to the owner for additional work?
4. What will be the cost (on square foot basis) for conducting the Investment Grade Audit? Is it negotiable?
5. What is your best overhead and profit (OH&P) for the project? Is it negotiable?
6. Describe methodologies by which you will drive local job creation and local product procurement on this project.
7. Describe your planned schedule and execution of the design/construction phases of the project.
8. Will this project have full, open book pricing with access to all pricing/invoicing, etc.?
9. Will this project be a fixed cost contract with no change orders unless initiated by the owner?
10. Describe how you will meet any SWAM goals?