

Addendum #1

Date 1/6/23

**RFQ/P for Construction Managers at Risk for
Area Cooperative Educational Services (ACES)**

ACES at 88 BASSETT

This addendum contains the following information:

Question 1.

Please advise if there will be federal funding on this project.

Answer:

ACES has submitted for State Funding through the School Construction Grants.

Question 2.

Please advise if contractor can provide contract comments in lieu of agreement. We are confident we can meet mutually agreeable contract terms.

Answer:

Please refer to Attachment I, ACES desires to execute an Agreement as soon as possible after selecting a Construction Manager at Risk. Our intent is not to be negotiating contract terms and delaying the Start of the Work.

Question 3.

Can the Silver Petrucelli design drawings please be shared?

Answer:

Find Attached the following Drawings by Silver Petrucelli +Associates all dated 1/5/23:
FFE1, FFE2, FFE3, A1, A2 & A3.

Question 4.

Can you please specify the minimum number of full-time Construction Managers staff members on site?

Answer:

This is for the Construction Manager to determine.

Question 5.

Is pricing required for General Liability Insurance and CM Payment & Performance Bond as a part of our proposal?

Answer:

Yes. Please include pricing for all items listed in Attachment G – Construction Manager Task Matrix.

Question 6.

Please confirm the total construction cost is \$61,427,073 in order for the CM to base their fees on.

Answer:

Construction Managers fee is to be based on the value of the Estimated Construction Cost (Direct Trade Work).

Question 7.

Please confirm that estimates and constructability reviews will be required on SD, DD and CD documents.

Answer:

Construction Manager is to include the cost to perform the number of estimates noted in the RFQ/P.

Question 8.

Please clarify the current design phase schedule. Per the RFQ/P the design is scheduled to be completed in March 2023 and bidding starting in July 2023.

Answer:

The design team is on track. Due to escalation cost some modifications / Value Engineering may be required. We will be looking to the Construction Manager to perform an estimate within two weeks of being selected.

Question 9.

Can the proposal forms be provided in their native format?

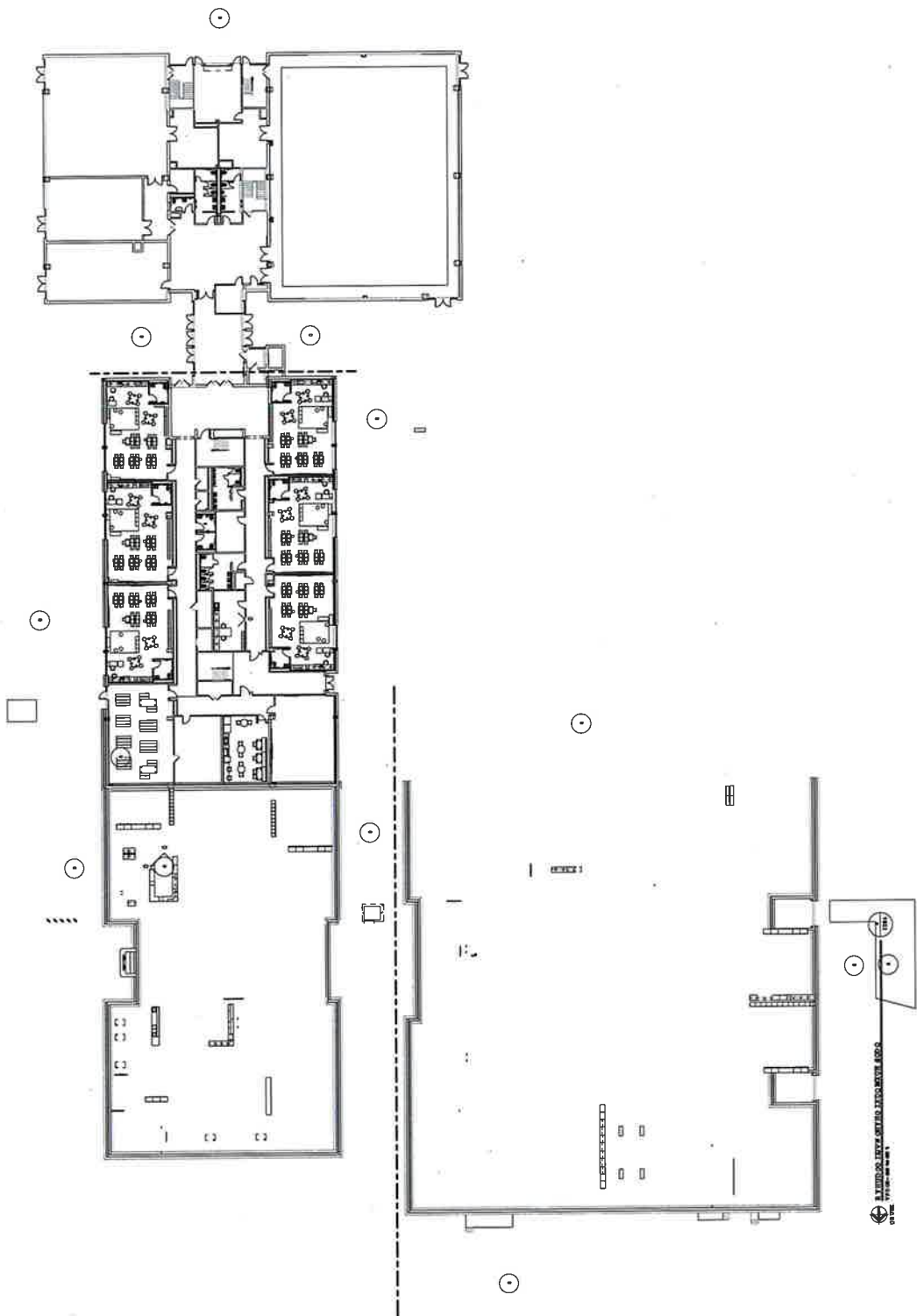
Answer:

If you absolutely can not reproduce the format please email us and we will see what we can do.

Attached please find revised ATTACHMENT B – MINIMUM EXPERIENCE REQUIREMENTS

Attached please find revised Attachment F – Bid Form. The following was added to this form:
INCLUDING ADDENDUM _____ THROUGH _____

******* End of Addendum #1 *******



Remodel as New at:
ACES Winery
 88 Bassett Road
 North Haven, CT 06473

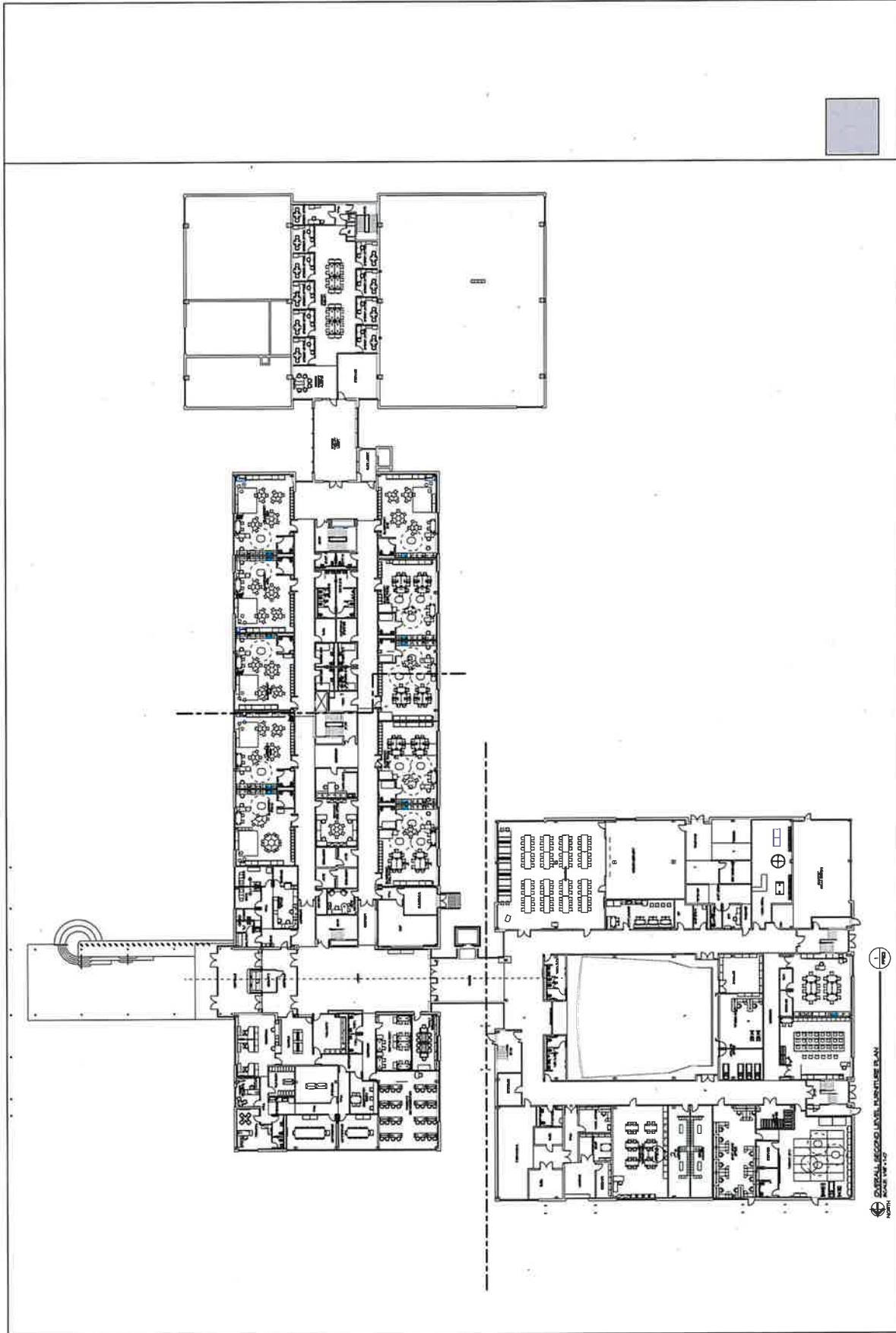
SILVER / PETRUCCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3199 Whitney Avenue, Hamden, CT 06514-2118
 Tel: 203 331-9807 Fax: 203 331-8347
 sil@spetruc.com

OVERALL FIRST LEVEL
 FURNITURE PLAN
 STATE PROJECT # 064-0312 RNY

DATE 1/5/23

DATE 1/5/23

BB Bassett



Renovate as New at:
Agass-Wintergreen Center
 88 Bassett Road
 North Haven, CT 06473

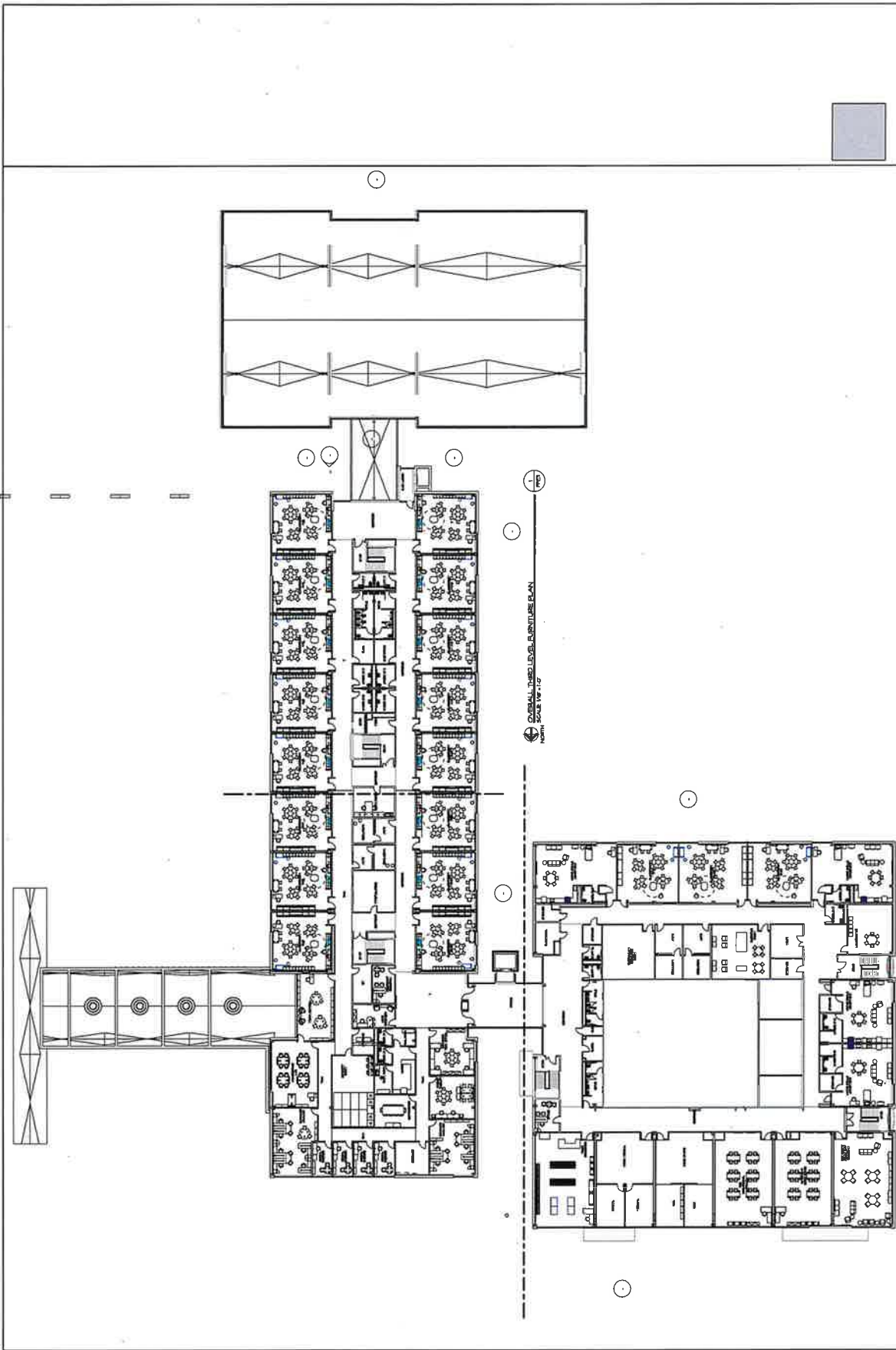
OVERALL SECOND LEVEL FURNITURE PLAN
 STATE PROJECT # 064-0312 RNY

SILVER / PETRUCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3199 Whitney Avenue, Hamden, CT 06518-2310
 Tel. 203.239.9897 Fax. 203.239.8247
 silperpetrucci.com

FFE2

Date: 1/5/23

88 Bassett



OVERALL THIRD LEVEL
 FURNITURE PLAN
 STATE PROJECT # 064-0312 RNY

SILVER / PETRUCELLI + ASSOCIATES
 Architects / Engineers / Interior Designers
 3100 Whitney Avenue, Hamden, CT 06518-2340
 Tel: 203-239-0600 Fax: 203-239-9347
 www.silverpetrucci.com



Renovate as New at:
Academy of Mathematics - Sector 1
 88 Bassett Road
 North Haven CT 06473

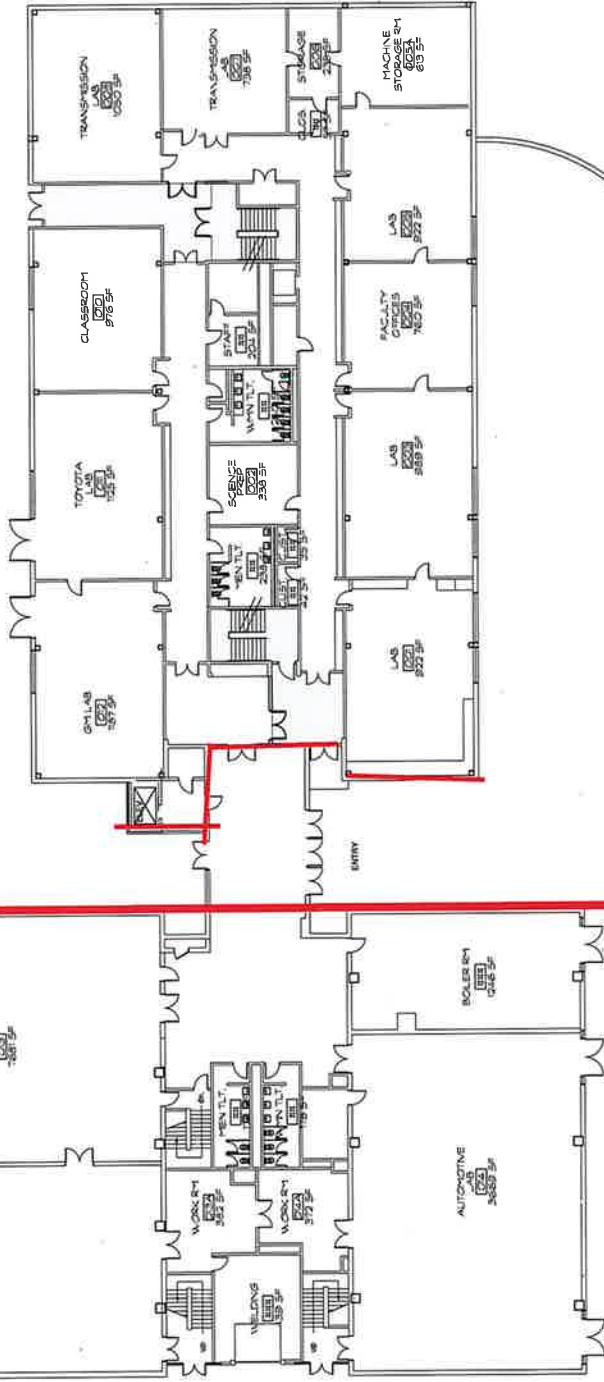
88 Bassett

Date 1/5/23

FFE3

Legend:

- Administration Spaces
- Therapy Services
- General Classrooms
- Educational Support Spaces
- Life Skills Environment/
Specialized Classrooms
- Food Service
- Nurse/Health
- Building Services
- Restrooms
- Storage
- General Student Areas
- General Circulation



FIRST FLOOR PROGRAMMING PLAN
SCALE: 3/8" = 1'-0"

Area Occupied by Gateway

Renovate as New at:
AGNES SCOTT'S VILLAGE SCHOOL
88 Bassett Road
North Haven, Connecticut 06473

SILVER / PETRUCCELLI + ASSOCIATES
Architect / Engineer / Interior Designer
3100 Whitney Avenue, Hamden, CT 06518-2340
Tel. 203.210.9007 Fax. 203.210.8247
silverpetr.com

Name	Position	Date

PROPOSED FIRST FLOOR PROGRAMMING PLAN
State Project # xxx-xxxx RNV

Sheet No. **A1**

88 Bassett

DATE 1/5/23

Legend:

- Administration Spaces
- Therapy Services
- General Classrooms
- Educational Support Spaces
- Life Skills Environments/
Specialized Classrooms
- Food Service
- Nurse/Health
- Building Services
- Restrooms
- Storage
- General Student Areas
- General Circulation



SECOND FLOOR PROGRAMMING PLAN
SCALE 1/8" = 1'-0"

Renovate as New at:
ACES SAILS/ Villages School
88 Bissett Road
North Haven, Connecticut 06473

SILVER / PETRUCELLI + ASSOCIATES
Architectural / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06414-3240
Tel: 203 230 6007 Fax: 203 230 8287
www.spepa.com

Name	Position	Date	Checked

PROPOSED SECOND FLOOR
PROGRAMMING PLAN
State Project # XXX-XXXX RNY

Sheet No. A2

DAE 1/5/23

ATTACHMENT B - MINIMUM EXPERIENCE REQUIREMENTS

~~The Bidder shall have completed, as a construction manager at risk, at least two (2) — K-12 School Projects with a construction budget of not less than Forty Million Dollars (\$40,000,000.00), for Connecticut public school projects k-12 that received a certificate of occupancy within the last five (5) years, or are currently under construction, and were or are being funded by the State of Connecticut.~~

The Bidder shall have completed or currently under construction as a construction manager at risk comparable educational projects, including public K-12 and higher education public or private, with a construction budget of not less than Forty Million Dollars (\$40,000,000.00) over the last five (5) years.

Addendum #1 ACES at 88 Bassett
State Project #244-0043

ATTACHMENT F - BID FORM

Construction Manager @ Risk Firm: _____

Fee and Compensation Structure for Pre-construction Phase Services

Description	Fixed Fee/Compensation (In Dollars)	By Percentage (of Construction Costs)
Pre-Construction Staffing Matrix Cost (from Attachment E)	\$	%
Pre-Construction Fee	\$	%
Not Used	\$	Not Applicable
Total Cost for Pre-construction Services	\$	

Fee and Compensation Structure Construction Phase Services

Description	Fixed Fee/Compensation (In Dollars)	By Percentage (of Construction Cost)
Estimated Construction Cost (Direct Trade Work)	\$41,629,536	100%
Stipulation Sum Construction Staffing Cost (from Attachment E)		%
Stipulated Sum General Conditions Cost/Expenses		%
Construction Managers Fee		%
CM Contingency will be 3% when establishing GMP		3%
Total Cost for Construction Phase Services		

INCLUDING ADDENDUM _____ THROUGH _____

	(In Figures)	(Amount in Words)
Total Cost of Pre- Construction & Construction Phases		