

Addendum #2

Date 1/6/23

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

This addendum contains the following information:

Question 1.

In Attachment-G Construction Manager Task Matrix there are the following Allowance listed in the Construction Manager Column.

Electrical Consumption:

Heat-Fuel Consumption:

Watchman/Security Services:

I would suggest ACES provide values for these items so the comparison between those submitting will be more balanced. Trying to determine these costs now is difficult and they could be large figures.

Answer: Values for the above items are to be determined during the Pre-construction Phase and included in the GMP. Per Attachment G all on-site office utilities are to be included in the Construction Managers General Conditions.

Question 2.

Also in Attachment-G the following are to be included by the Construction Manager.

Land Surveyor:

Pest Control:

Answer:

Land Surveyor: Construction Manager to establish control and bench marks for Subcontractors to Work from.

Pest Control: Not Required at Chase

Question 3.

Can you please distribute sign in sheets from the walk through/pre-bid meeting.

Answer:

See attached. Note the walk through/pre-bid meeting was not mandatory.

Question 4.

Please confirm our fees are on trade costs listed in the RFP.

Answer:

Yes, Construction Managers Fee will be based on Direct Trade Work cost.

Question 5.

Please confirm there are no BIM requirements on this project.

Answer:

BIM is expected to be used where there is a benefit coordinating the Work, ensuring no conflicts and minimizing change orders. In locations where, minor Work or the Work is isolated, i.e. changing out an

existing piece of equipment and the Construction Manager does not see the benefits as noted above then the utilization of BIM should not be needed at those area of Work.

Question 6.

The RFP originally asked for at least two K-12 projects with a construction budget of \$45M. Addendum 1 seems to request that all 10 projects listed in attachment C have a construction budget of \$45M. Please confirm if only the first two listed projects in Attachment C are required to have a budget of \$45M+ or if all projects are required to have a budget of \$45M since issuance of Addendum 1.

Answer:

Per Attachment C the first two listed projects are required to have a construction budget of not less than \$45M over the last five years.

Question 7.

Section E Schedule – are we required to submit a schedule for the ACES at Chase project in this section?

Answer:

A project schedule is to be developed during the Pre-construction phase.

Question 8.

Section E Schedule – what kind of schedules are required in this section for projects listed in attachment C? Anticipated and actual start and completion dates or actual CPM schedules?

Answer:

Please refer to the Project durations noted in the RFQ/P. Section III Instructions to Bidders item E., please supply the information listed. Regarding the submission of proposed and final schedules, a summary schedule is acceptable.

Question 9.

Can there be made available the present occupancy and student seating capacity for all academic buildings on campus during the academic year?

Answer:

The current occupancy is +/- 713 students note this is not exact and enrollment fluctuates. We do not have the seating capacity for all the academic buildings on the campus.

Question 10.

What are the summer, if any, on campus academic programs and student population?

Answer:

Summer activities will be adjusted so construction can be performed.

Question 11.

Does the academic year follow traditional public school schedule?

Answer:

Our Schools follow the district schedule in the location they are in. Chase follows the Waterbury School Schedule for the most part but overall, they are the same.

Question 12.

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

Answer:

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

Question 13.

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 14.

Can the Silver Petrucelli design drawings please be shared?

Answer:

See Addendum 1. These documents were available at the Pre-Proposal meeting.

Question 15.

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 16.

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 17.

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. 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.

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

******* End of Addendum #2 *******

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)	\$47,743,269	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		