

Addendum #1

Date 1/6/23

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

ACES at 670 WINTERGREEN

This addendum contains the following information:

Question 1.

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 2.

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 3.

Please confirm there are no BIM requirements on this project

Answer:

BIM is not a contract requirement for this project. However, the Construction Manager shall coordinate all Work per the contract requirements.

Question 4.

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

Answer:

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

Question 5.

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.

Attached please find revised Section I Invitation to Submit.

Attached please find ATTACHMENT B – MINIMUM EXPERIENCE REQUIREMENTS

Attached please find ATTACHMENT F – BID FORM

Attachment G – Pest Control is not required.

Attachment G – the noted Allowances for Electrical Consumption, Heat-Fuel and Watchman/Security Services is not required.

Per Attachment G all on-site office utilities are to be included in the Construction Managers General Conditions. If the Construction Manager chooses, an on-site office trailer can be optional for this Project.

Please find attached drawing A1 Proposed Programming Plan by Silver Petrucelli+ Associates dated 11/11/22

Please find attached drawing A2 Scope of Work Plan by Silver Petrucelli+ Associates dated 11/11/22

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

I. INVITATION TO SUBMIT

Pursuant to the terms and conditions of this Request for Qualifications /Proposal (the "RFQ/P" or "Proposal") the Area Cooperative Educational Services ("Owner") is pleased to announce the invitation to submit qualifications and fee proposals for construction management services for our 670 Wintergreen School consisting of approximately 82,774 square foot alterations at ACES at 670 Wintergreen, Hamden Ct. (the "Project")

A Pre-Proposal Meeting will be held at 670 Wintergreen Ave. Hamden Ct. on December 21, 2022 at 3:30 pm.

Sealed Proposals (as such term is hereinafter defined) may be mailed or hand delivered to the following:

Timothy Gunn
ACES Director of Construction
Staff Development Building (SDA)
205 Skiff St.
Hamden, Connecticut 06517-1005

Sealed Proposals will be accepted at the above location until January 17, 2023, at 2:30 pm EST. No extensions will be granted.

Area Cooperative Educational Services (ACES) is pleased to make this opportunity available, and looks forward to receiving your Proposal. ACES is an Equal Opportunity Employer.

Please direct any and all questions concerning this RFQ/P to Timothy Gunn, ACES Director of Construction, in writing via email at the following address: tgunn@aces.org and copy David Stein at the following email address dstein@silverpetrucelli.com . **No questions concerning this RFQ/P will be accepted after January 2, 2023 at 2:30 pm EST.**

II. PROJECT DESCRIPTION AND SCOPE OF SERVICES

The Project's estimated total cost is approximately \$20,305,514 which Project construction cost consist of approximately \$2,746,991 in direct trade work.

With regard to the Project, this RFQ/P is requesting proposals from firms for services necessary and/or required to perform the work and provide the construction management services set forth in this RFQ/P pursuant to and in compliance with the Contract (as such term is hereinafter defined) and the requirements set forth in this RFQ/P (collectively, the "Services").

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 Two Million Dollars (\$2,000,000.00), 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 TWO Million Dollars (\$2,000,000.00) over the last five (5) years.

Addendum #1 ACES at 670 Wintergreen
State Project #244-0045

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

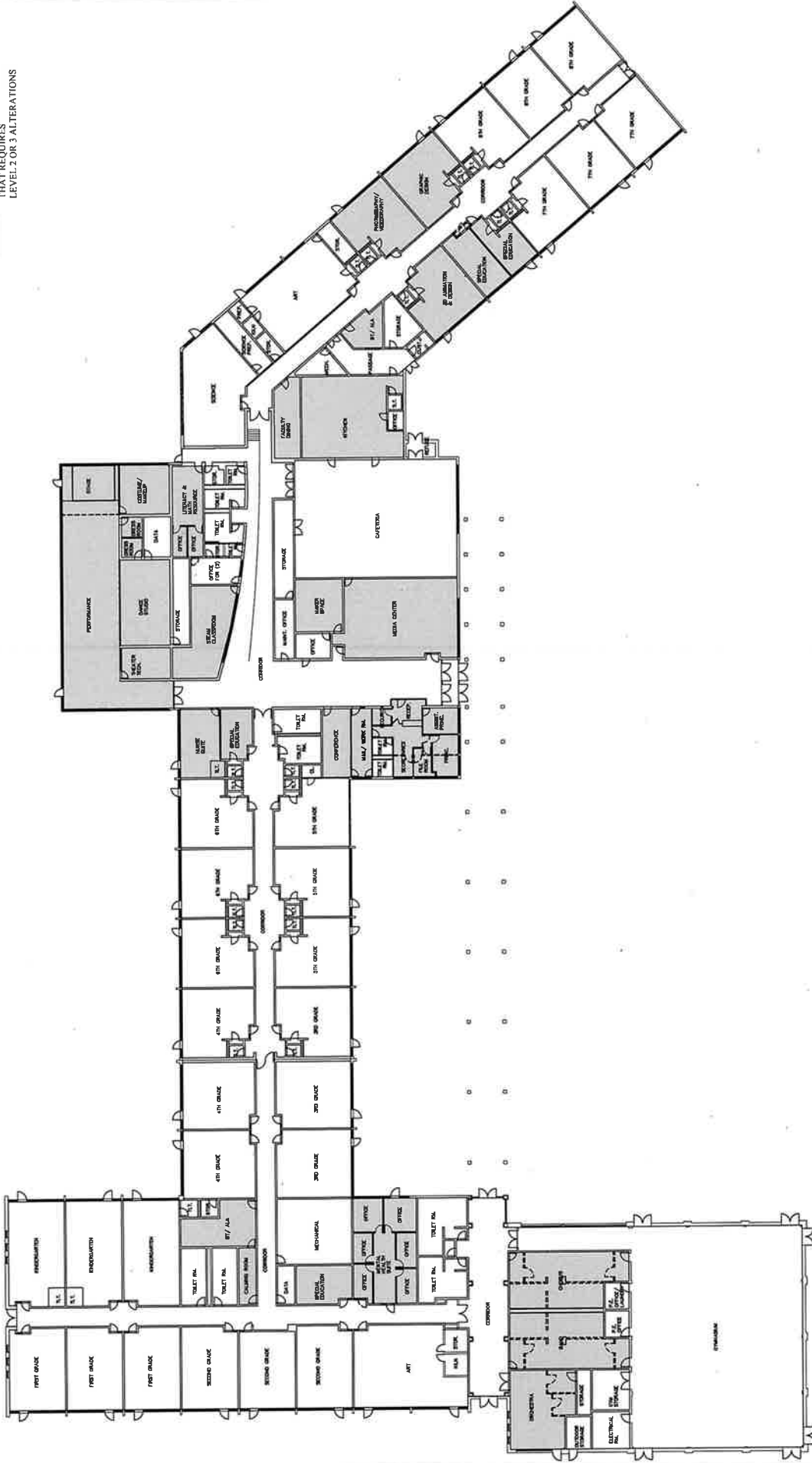
Description	Fixed Fee/Compensation (In Dollars)	By Percentage (of Construction Cost)
Estimated Construction Cost (Direct Trade Work)	\$ 2,746,991	100%
Stipulation Sum Construction Staffing Cost (from Attachment E)		%
Stipulated Sum General Conditions Cost/Expenses		%
Construction Managers Fee		%
CM Contingency 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		

Legend:

- SHADING INDICATES SCOPE OF WORK
- LEVEL 2 OR 3 ALTERATIONS



<p>ALTERATIONS AT: ACES Wintergreen Interdistrict Magnet School 670 WINTERGREEN AVENUE HAMDEN, CONNECTICUT 06514</p>	 SILVER PETRUCELLI + ASSOCIATES 3190 WHITNEY AVENUE - HAMDEN CT 06518 311 STATE STREET NEW LONDON CT 06320 203 230 9007 silverpetrucci.com	<p style="text-align: center;">SCOPE OF WORK PLAN</p> <p style="text-align: right;">Drawing Number: A2</p> <p style="text-align: right;">DATE: NOVEMBER 11, 2022 ARCHITECT: [Redacted] DRAWN BY: [Redacted] CHECKED BY: [Redacted] PROJECT NUMBER: 202115</p>
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