



*Capital Region  
Development Authority*

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April 6, 2018

**Addendum #2**

CM Services for Dillon Stadium Renovation & Repair

CRDA Project No. 18-008

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This addendum dated April 6, 2018 forms a part of the Contract Documents and modifies the original RFP. Please include all addendum in your RFP submission.

Attachment: Revised Invitation to Bid: Instruction to Bidders: Page 10 ; Page 18

Contractor: \_\_\_\_\_

Signature: \_\_\_\_\_

- D. Compile all completion documents for transmittal to CRDA including guarantees, warranties, affidavits, waivers, release of liens, bonds, as-built documents, keys, manuals, record drawings, etc. in a timely manner.
- E. Deliver to CRDA an itemized, reconciled final statement of project costs, closing out all contracts, purchase orders, change orders and waiver of liens.
- F. Arrange for production of "As-Built" documentation as follows: 3 complete sets of O&M Manuals, as-built drawings (paper, PDF and CAD), final approved submittals and inventory of attic stock.

## 2.4 Project Phasing \*

This project will proceed on a fast track basis in accordance with the following phasing plan and the Milestone Dates listed in Section 2.5.

Phase 1 – Preconstruction includes design, constructability, scheduling and logistics analysis, estimating and preparation of bid packages.

Phase 2 – Construction includes bidding and construction of early release package(s). Bidding for the early release(s) package(s) will begin in 2018. Phase 2 work will likely overlap with Phase 1.

Phase 3 – Construction includes all renovations and construction. Construction will begin in 2018 and conclude in 2019. Phase 3 will overlap with Phase 2.

Phase 4 – Post Construction will begin in 2019 and include final punch list and close-out of the Project. Phase 4 will overlap with Phase 3.

## 2.5 Project Milestone Dates \*

- A. CM Contract Award .....
- B. Issuance of combined Schematic/Design Development Documents .....
- C. Issuance of 50% Construction Documents .....
- D. Issuance of CM's estimate based on 50% Construction Documents.....
- E. Issuance of early release Artificial Turf Design/Build Documents .....
- F. Issuance of early release Scoreboard bid Package.....
- G. Issuance of early release Abatement bid Package .....
- H. Issuance of early release Demolition bid Package .....
- I. Issuance of 90% CD Review Documents .....
- J. Issuance of 100% CD Documents .....
- K. Substantial Completion & Temporary Certificate of Occupancy.....
- L. Final Completion & Final Certificate of Occupancy.....

**\* Note: DATES WILL BE PROVIDED BY ADDENDUM**

The milestone date for Substantial Completion and Temporary Certificate of Occupancy is a hard date that must be met. Other Milestone dates are preliminary and are subject to change.

## 2.6 Owner Contracted Work

CRDA and/or HSG may contract directly for portions of the audio, data, scoreboard, Wi-Fi, video and concession equipment. The CM will be responsible to supervise and coordinate the Owner's contractors and include Owner contracted tasks in the Project Construction Schedule.

## 2.7 Budget - the budget for this project is approximately \$ 7,500,000 including both hard construction and Owner soft costs. A detailed budget will be developed by the CM, CRDA and HSG working together with the Design Team.

possession of the State upon request of any citizen, unless the content of the document falls within certain categories of exemption. An example of an exemption is a “trade secret,” as defined by statute (C.G.S. § 1-19(b)(5)). If the information is not readily available to the public from other sources and the Candidate submitting the information requests confidentiality, then the information generally is considered to be “given in confidence.” Confidential information must be isolated from other material in the Proposal in a separate sealed envelope clearly identified with the Candidate’s name, RFP identification and labeled CONFIDENTIAL.

### 6.3 Submission Requirements

An original and six (6) copies of the completed RFP package must be submitted. Proposals shall be submitted only on the forms furnished in this RFP and shall include, in the following order:

- A. Letter of Submittal – Include a Letter of Submittal identifying Candidates name, address, the contents of your proposal and the primary contact for all correspondence including phone, fax and email.
- B. Exhibit A – Qualification Application
  1. Each Candidate shall complete and include in their response, the Applications Exhibits A, A.1, A.2 & A.3 attached hereto and any supplemental information to help substantiate conformance with the requirements listed herein.
  2. Each Candidate shall demonstrate, to the satisfaction of the CRDA, that it is able to post surety bonds satisfactory for the project and required by the contract and that it possesses the financial, managerial and technical ability, and the integrity necessary to faithfully and efficiently perform the work for which it intends to propose, without conflict of interest.
  3. The Candidate must be registered with the CT Dept. of Administrative Services (“DAS”) as a pre-qualified Construction Manager at Risk (Group B) per CGS 4a-100 approved for a single minimum \$8 million value construction management project.
  4. The CRDA shall evaluate whether the Candidate is qualified based upon Application Exhibits A, A.1, A.2 and A.3, DAS registration and the following objective criteria:
    - a. Previous Experience with Stadium construction and/or renovation.
    - b. Previous Experience with a **major** renovation project of similar size and complexity.
    - c. Financial Ability/Bonding and Insurance Capacity.
    - d. Managerial Ability
    - e. Technical Ability with ~~stadiums or~~ similar size projects **including large MEP systems**
    - f. Integrity
    - g. **Experience and demonstrated ability in the management of fast track renovation and new construction projects of similar size and complexity.**
- C. Exhibit B – Approach – Provide a detailed description of each component in the Scope of Work to be accomplished showing the Candidate’s approach and understanding of the project. This shall include but not be limited to:
  1. Describing how the Candidate plans on accomplishing the goals and objectives of the project for each phase of the work during each segment of the project as set forth below:
    - a. Phase 1 – Pre-Construction Services
    - b. Phase 2 – Construction Services
    - c. Phase 5 – Post Construction Services
  2. Describe how the Candidate proposes to keep continuity from Pre-Construction Phase 1 through Construction Phase 2 recognizing that there will be some overlap of the phase services due to the expedited schedule.
  3. Describe your project control systems, including but not limited to:
    - a. Cost Estimating
    - b. Budgeting
    - c. Scheduling