

May 8, 2018

**Addendum #7**

CM Services for Dillon Stadium Renovation & Repair

CRDA Project No. 18-008

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This addendum dated May 8, 2018 forms a part of the Contract Documents and modifies the original RFP. Please include all addendum in your RFP submission.

**Attachments:**

- Request For Proposal: Instruction To Candidates (page 7,15, 16)
- Revised Exhibit F.1 Compensation, rev-3

We will post the Schematic Documents in an Addendum later this week to enable the candidates to better understand the scope of the project. The due-date for proposals has been extended from 5/11/18 until 5/16/18 to provide time for the candidates to review the documents. The current cutoff date for RFIs of 5/7/18 will not be extended.

**Question:**

In reference to Addendum 6 RFP, Section 2.5 "Project Milestone Dates", with respect to early packages **field demolition**, **artificial turf** and **bleachers** work, it is indicated that start of Subcontractor bidding is on 06/05/2018. Kindly confirm that the start of construction for these items is on 08/01/2018.

**Answer:**

Following the list of milestone dates is a note that reads: "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." This note was included to allow the CM the flexibility to develop and control the procurement and construction schedule in accordance with Section 2.1 of the Instruction to Candidates.

The milestone date for the start of on-site construction of 8/1/18 is specifically for excavation and subsurface drainage work related to the artificial turf field replacement which must be completed before winter. Based on preliminary information regarding the construction of an artificial turf field, we believe that this work must start on or before 8/7/18 in order to achieve an early November completion. However, there is nothing that prevents starting on-site construction earlier than 8/1/18.

**Question:**

As for the remaining work items: site, building foundations and new construction, existing building demolition/abatement and renovation and landscape details, please confirm that they will all be released for bidding at the same time. Kindly indicate the expected bidding date for these items? And the start of construction date for these items? Please keep in mind that the RFP indicates that the 100% CD Documents will be completed by 07/30/2018.

**Answer:**

As noted in the answer to #1 above, we expect the CM to develop a detailed CPM schedule that includes bidding, the submittal process and construction. This schedule must insure substantial completion on or before 3/26/19. In order to achieve that goal, we expect that several early release packages, mostly related to long lead time items are required. The design team is planning on the following early release packages:

*(1) Issuance of Field Demolition, Artificial Turf & Bleacher Bid Documents.....6/4/18*

*(2) Issuance of Site, Building Foundations and New Construction Documents..... 7/9/18*

This package will include full construction details for the new buildings located on the west side of the field.

The design team is planning to issue the 100% construction documents on 7/20/18 that will add demo, abatement and renovations of the existing buildings, however, in anticipation of required P&Z approvals, we have allowed for a final release of the landscape plans on 7/30/18. Issuance of the facility sign package will likely be issued in late summer/early fall.

Regarding the start of construction, in accordance with Section 2.1 of the Instruction to Candidates, we expect the CM should determine the start of each phase of construction. Please note, we expect that the design of the bleacher foundations can't be completed until the bleacher manufacturer is selected in the bidding process.

**Question:**

In Addendum 5 Exhibit F-1 General Conditions Matrix Rev. 2, there are line items for "Carpenter", "Fire Watch" and "Scaffolding and Temporary Shoring". These items are dependent on drawings and specifications which are not provided to us at this time. Please clarify if these items can be part of the "Cost of Work" instead of us provided inaccurate prices.

**Answer:**

The due date for proposals has been postponed until 5/16/18 in this Addendum 7 in order to allow us to post the schematic drawings in Addendum #8 later this week. This will provide the candidates with a better understanding of the project scope and requirements. We expect the CM's Proposal to comply with Exhibit F-1 as written.

**Question:**

In Addendum 5 Exhibit F-1 General Conditions Matrix Rev. 2, there is a line item for "Temporary Fencing/Barricades". We noticed that there is an existing fence on site. Please advise if this parameter fence can be utilized as a temporary fence/barricade in lieu of a new temporary fence. This will save you the cost of a new temporary fence.

**Answer:**

The timing of demolition/replacement of the existing fence is to be determined by the CM. Therefore, it can be used for temporary fencing during construction. However, this line item must include the cost of temporary removals or added gates as required to facilitate construction.

**Question:**

RFP Section 2.1 Preconstruction Phase Services item 2.1.S refers to Commissioning Agent services to be included as part of the Construction Manager cost of the work. We did not see an item in the General Conditions Matrix that refers to the Commissioning Agent. Please advise on the scope and specification requirements and where should we account for the cost of that agent since there is no line item in the General Conditions Matrix to account for this cost.

**Answer:**

At this time, a commissioning agent is not required on this project. Section 2.1.S of the Instruction to Candidates has been deleted in this Addendum #7.

**Question:**

Please clarify why there are 2 line items for "Laborer" in the General Conditions Matrix.

**Answer:**

Only one is required. Exhibit F-1 Rev 3 will be posted as part of this Addendum #7 that corrects this duplication.

**Question:**

During Pre-Construction, we assume that the cost for "Drawing Reproduction" is for the Construction Manager use and not the bidders. Please clarify if our assumption is correct.

**Answer:**

Correct, this line item is for the CM's requirements. We assume that PDF versions of the Construction Documents will be posted on the DAS Portal and on the CRDA Website for bidding.

**Question:**

Please clarify if the Owner will pay for temporary water consumption during construction. Otherwise, please indicate where to include the cost of this item.

**Answer:**

The existing power and water services are available to the CM for temporary use during construction. The Owner will pay for usage charges. However, the CM must include the cost for temporary distribution and freeze protection. Temporary Water items have been added to Exhibit F-1 Rev 3 that will be posted as part of this Addendum #7.

**Question:**

In reference to the term "In Cost of Work" in the General Conditions Matrix, we assume that cost of all items that are marked as "In Cost of Work" is to be carried by the Subcontractors and will be priced at a later time as part of the GMP. Please clarify if this is the correct interpretation.

**Answer:**

Correct.

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

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

- are recommended.
2. Develop a clear and concise plan for meeting the project requirements for SBE/MBE involvement in the project. Develop a plan to ensure that the hiring at the jobsite for women and minorities meets project guidelines.
  3. Work with all design teams and develop a common front-end document that can be used by all. Integrate Prevailing Wage, safety and SBE/MBE requirements into the front-end document.
  4. Ensure that bidding documents address the requirements for the State of Connecticut's small business set-aside program as outlined in Connecticut General Statutes Section 4a-60g and small business entity (SBE) and minority owned business entity (MBE) participation throughout the project.
  5. Identify all project requirements and make them part of all trade contractor bid packages.
  6. For Subcontracts that are estimated to equal or exceed \$500,000, the CM will conduct bidding subject to CGS 4b-91(a). Generally, this means posting on the State of CT Contracting Portal, meeting the CT Dept. of Administrative Services prequalification classification applicable to each bid package in consultation with the CRDA and HSG.
  7. For Subcontracts estimated to be less than \$500,000, the CM will use its best efforts with the CRDA's and HSG's prior written approval to solicit three or more competitive bids from qualified responsible Subcontractors.
  8. Ensure that bidding documents address requirements for proper insurance coverage.
  9. Provide assistance and respond to technical and other questions from prospective Bidders during the bidding phase. After receipt of bid, prepare a tabulation of bids received for comparison purposes. Conduct post-bid conferences with the Bidders, and make a recommendation for award to CRDA and HSG.
  10. Assist CRDA and HSG in preparing Owner procurement bid packages which may include audio, data, video and concession equipment, among others.
- Q. Provide a temporary field office including temporary electric, telephone and internet service.
- R. Develop controls for security and contractor access to the site.
- ~~S. Contract with an experienced Commissioning Agent to perform building equipment and systems' commissioning services as required.~~
- T. This will be a "fast track" project.
1. The Owner may advertise and bid several early release packages concurrent with this RFP. These bid packages, which may include, but are not limited to: abatement, demolition, environmental, audio, data, scoreboard, Wi-Fi, concessions and the artificial turf design/build package, will be incorporated into the CM's scope of Construction Phase Services.
  2. These Owner bid packages along with other possible early release Construction Phase packages will overlap with Preconstruction Phase services.

- H. Candidates are advised that this project includes a goal of 30% City of Hartford Resident participation of the total project work hours. The CM must make a Good Faith Effort to achieve this goal. The CM will be required to monitor hours worked by City of Hartford Residents and provide monthly reports documenting those hours as a percentage of the total hours worked on the project.**

#### 4.2 Ethics Affidavits and Certifications –

- A. Candidates are required to provide the following certifications. Links to these forms are provided in Attachment C. A link to the summary of State Ethics Laws is also provided.
1. Consulting Agreement Affidavit (Form 5)
  2. Affirmation of Receipt of State Ethics Laws Summary (Form 6)
  3. Iran Certification (Form 7)
- B. Campaign Contribution and Solicitation Ban: With regard to a State contract as defined in P.A. 07-01 having a value in a calendar year of \$50,000 or more or a combinations or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this submission in response to the State's solicitation expressly acknowledges receipt of the State Election Enforcement Commission's notice advising prospective state contractors of the state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice. See the Document Appendix for link to Notice to Executive Branch State Contractors and Prospective State Contractors of Campaign Contribution and Solicitation Limitations (SEEC Form 10)
- C. A Gift and Campaign Certification form must be updated annually by the successful Candidate. Annually, on or within two (2) weeks of the anniversary date of the execution of this contract, the successful Candidate shall submit a completed Annual Certification with authorizing resolution to CRDA, 100 Columbus Blvd., Suite 500, Hartford, CT 06103-2819. For the purposes of this paragraph, the execution date of the contract will be the date CRDA signs the contract.
- D. Conflict of Interest: All contractors must include a disclosure statement concerning any current business relationships (within the last three years) that pose a conflict of interest as defined by Connecticut General Statutes Section 1-85 (see the statute language in the Document Appendix).
- E. The successful Candidates must submit a [Contractor/Consultant Certification] Gift and Campaign Contribution Certification (Form 1) for contracts with a value of \$50,000 or more. This certification and should be completed and submitted when requested. This Certification can be viewed at [http://www.ct.gov/opm/cwp/view.asp?a=2982&q=386038&opmNav\\_GID=1806](http://www.ct.gov/opm/cwp/view.asp?a=2982&q=386038&opmNav_GID=1806).
- F. All acquisitions, agreements and contracts are subject to the provisions of the Connecticut General Statutes § 9-612 - regarding CAMPAIGN CONTRIBUTION RESTRICTION.

## PART 5 – GENERAL AND SPECIAL CONDITIONS

### 5.1 Taxes:

- A. Tax Exempt Project: This project is tax exempt. A certificate of tax exemption will be provided by the CRDA to the successful Candidate. State sales and use taxes are excluded except for taxes on rentals, tools, and other incidentals as determined by the state Department of Revenue and for which the Contractor is responsible.

### 5.2 Miscellaneous:

- A. OSHA Training – Pursuant to Connecticut General Statutes Sec. 31-53b (a) each contract entered into on or after July 1, 2007, for the construction, remodeling, refinishing, refurbishing, rehabilitation, alteration or repair of any public building project by the state or any of its agents, or by any political subdivision of

provision requiring that, not later than thirty days after the date such contract is awarded, each contractor furnish proof to the Labor Commissioner that all employees performing manual labor on or in such public building, pursuant to such contract, have completed a course of at least ten hours in duration in construction safety and health approved by the federal Occupational Safety and Health Administration or, in the case of telecommunications employees, have completed at least ten hours of training in accordance with 29 CFR 1910.268. It is required that all on-site workers hold current OSHA 10-hour training certifications.

- B. Project Meetings – The Construction Manager shall manage weekly project meetings with CRDA, HSG and the design team including producing agendas and meeting minutes.
- C. Qualified Work Force – The Construction Manager shall confirm that all qualified and licensed as required for the work they will be performing.
- D. Parking: Information will be provided by an Addendum

## PART 6 – RFP PROCEDURES AND SUBMISSION REQUIREMENTS

### 6.1 Submission Key Dates:

The following timeline, up to and including the deadline for submitting proposals, shall be changed only by an amendment to this RFP. Dates after the deadline for submitting proposals are target dates only. No additions or changes to the original proposal will be allowed after submittal. While changes are not permitted, clarification of proposals may be required by CRDA.

RFP Issue Date:	April 2, 2018		
<u>Mandatory</u> On-Site Pre-Bid Conference	<del>April 10, 2018</del>	<b>4/12/18</b>	1:00 pm
Deadline for Requests for Clarification:	<del>April 12, 2018</del>	<b>5/7/18</b>	3:00 pm
Response to Requests for Clarification:	<del>April 17, 2018</del>	<b>5/9/18</b>	3:00 pm
<b>Final Addendums:</b>		<b>5/11/18</b>	
Proposals Due:	<del>April 20, 2018</del>	<b>5/16/18</b>	1:00 pm
Interviews:	<del>April 30, 2018</del>	<b>5/23/18</b>	<b>Tentative</b>
	<del>May 1, 2018</del>	<b>5/24/18</b>	<b>Tentative</b>
Anticipated CMR Candidate Notification	<del>May 4, 2018</del>	<b>5/25/18</b>	3:00 pm
Contract	<del>May 11, 2018</del>	<b>6/1/18</b>	1:00 pm
Start of Pre-Construction Services	<b>Immediately Upon Execution of Contract</b>		

### 6.2 Instructions for Candidates:

- A. Official CRDA Contact – The Official CRDA Contact for the purpose of this RFP is Erica Levis. All communications with CRDA must be directed to Ms. Levis at the address provided below:

Ms. Erica Levis  
 Capital Region Development Authority  
 100 Columbus Boulevard, Suite 500  
 Hartford, Connecticut 06103  
 (860) 493-2921  
 E-mail: [elevis@crdact.net](mailto:elevis@crdact.net)