

March 14, 2019

Addendum #5

A/E Services for Hartford Police Athletic League, Quirk West Building Renovations

CRDA Project No. 19-004

This addendum dated March 14, 2019 forms a part of the Contract Documents and modifies the original RFP. Please include addendum in your RFP submission.

Questions & Answers:

1. **Q:** The existing roof system we were able to see at the walk thru may be re-roof or roof-over with a cover sheet, is there any information from Hartford Public School, or any source, with installation dates, or roof system installed, warranty? Where there any hazmat sampling or composition cores taken recently?

A: CRDA is not aware of additional information regarding the roof. The scope of Task 1.h shall include consultation with the City of Hartford for additional data and field investigation to determine the condition of the existing roof.

Hazmat sampling of the roof is included in Task 2.d. However, all fees associated with Task 2.d shall be included in Alternate #1 in lieu of Task 2.

2. **Q:** Underground oil storage tanks are typically registered; do you access to this information's?

A: Task 2.C shall include consultation with the City of Hartford for available data regarding the existing underground storage tank and recommendations regarding additional environmental testing if required.

The Bidder shall propose a budget for environmental testing that may be required as part of Task 2.c. However, this budget shall not be part of the bidder's financial proposal.

3. **Q:** Are the ACM test results/survey report available from Fuss & O'Neil? It was not included in the 2016 Lothrop Assoc. Request for Responses project manual, were there attachments?

A: CRDA is not aware of additional information regarding ACM test results. Task 2 shall include consultation with the City of Hartford for available environmental data including ACM test results.

4. **Q:** Are there any Furniture Fixtures and Equipment drawings or specifications, ie auditorium seating, equipment lockers, etc?

A: Development of FF&E drawings and specifications are to be included in Task 4.f. This scope of work shall include locker room lockers and benches, Gymnasium retractable bleachers, auditorium seating and wall covering.

5. **Q:** Were the caulks and glazing scheduled for removal in the 2016 plans sampled for PCB?

A: CRDA is not aware of additional information regarding environmental sampling of caulks and glazing. Task 2 shall include consultation with the City of Hartford for available environmental data including PCB sampling.

The Bidder shall propose a budget for environmental testing of caulks and glazing that may be required. However, this budget shall not be part of the bidder's financial proposal.

6. **Q:** Task 2-b "make recommendations for additional testing". Does this mean the cost of any additional testing required by the design changes are not to be included in this pricing?

A: The scope of Task 2.b shall include all fees associated with environmental survey and testing required for Task 2.a, Task 3, Task 4 and Task 5. All fees associated with Task 2.d (roof) shall be included in Alternate #1.

7. **Q:** Would you consider extending the bid one week?

A: Addendum # 4 extended the bid date to March 20, 2019 at 2:00 PM.

8. **Q:** The RFP says that the estimated construction cost for Phase 1 was \$6,833,500 and that \$7.5 million was approved by the State Bond Commission (with \$500,000 for a job training initiative). What is the total project cost for Phase 1 and what are the estimated construction and total project costs for all phases of the project?

A: The Phase 1 construction cost noted under the "Design" paragraph in section II Project Description of the RFP was a reference to an estimate provided to the City on 12/4/15 based on the city's original renovation design. Phase 1 was for all renovations shown in the original design. Phase 2 was intended to be for additional renovations of the MEP infrastructure. It has no relevance to the current budget and was provided for information only.

As indicated in the "Budget & Phasing" paragraph in section II Project Description of the RFP, the phase 1 scope of work has not yet been determined. After conclusion of this RFP process, CRDA will finalize the owner's soft cost budget including the Owner's contingency and determine the available funding for construction. This budget will then be the basis for development of the Construction Phasing plan as detailed in the "Budget & Phasing" paragraph. We expect that the construction budget will be \$ 6,000,000 - \$ 6,500,000.

The Design Team's scope of work is to provide a complete design as indicated in the III Scope of Services. Other funding sources will pursued during the project. Should additional funding become available, additional tasks will be added to the construction manager's scope of work.

9. **Q:** Is there a project schedule? Are there key milestone dates that need to be met?

A: A project schedule will be developed by the CM after development of the Project Phasing Plan. However, the Construction Manager's RFP includes the following milestone dates that provide the CRDA's expectation for the project duration and serve as the basis for the CM's general conditions and general requirement budgets.

2.5 Project Milestone Dates

A.	Issue CM Bid Documents	2/22/19
B.	CM Bid Award Notification	3/29/19
C.	CM Contract Executed	4/05/19
D.	Abatement/Demo Documents Issued	4/11/19
E.	Construction Start	5/06/19
F.	Substantial Completion	12/15/19
G.	Project Closeout	1/15/20

10. **Q:** Have there been any changes to the program or have any additional needs been uncovered since the 2016 drawings were issued that would result in changes to the layout/floorplans?

A: Please review the RFP Task 3 – Layout Changes (Lump Sum), Task 4 – Expansion of Scope of Architectural Renovation Work (Lump Sum) and Task 5 – Expansion Scope of MEP Renovation Work (Lump Sum). Changes in the layout of the first floor for both PAL and HPA are required.

Firm: _____

Signature: _____

End of Addendum #5