DATE:    February 13, 2015
TO:      Potential Construction Manager Respondents
FROM:    Douglas Rogers
           Division Director
SUBJECT: Two Rivers High School – State Project #241-0104
           CM RFQ/P Addendum #1

PLEASE NOTE: THE BID DATE HAS BEEN SHIFTED TO FEBRUARY 25, 2015 AT 12:00PM.

Question: We were wondering if the minimum requirements could be changed to open up for other CT firms with University, College, independent school and public school experience in other states?
Answer: Please see changes to the minimum requirements (attached).

Question: On page 5 of the RFP, item B.5: As part of the minimum qualifications a bonding capacity 15% greater than estimated construction cost is required. When we submit our fee proposal are we submitting costs for bonds at 100% or 115% of the anticipated construction cost?
Answer: 115%. This equates to $80.5M.

Question: On page 25 of the RFP, Construction Phase Staffing Matrix the Project Superintendent and Project Engineer/Assist.Super have the designation of (2X). Does the mean you want (2) two Project Superintendents and (2) two project engineers? If yes are they both full time?
Answer: Yes.

Question: On page 26 of the RFP, Exhibit F-Bid Form, references Exhibit D in Preconstruction Staffing, should this be from Exhibit E?
Answer: Yes.

Question: On page 26 of the RFP, Exhibit F-Bid Form, references Exhibit D in Construction Staffing, should this be from "Construction Phase Staffing Matrix"?
Answer: Yes.

Question: On page 26 of the RFP, Exhibit F-Bid Form, 100% is inserted in line for "Estimated Construction Costs (Direct Trade Work) under By Percentage of Construction Cost". We assume this number will change to reflect the Staff, GC's and Fee % adjustment and all 5 items will equal 100%.
Answer: No. The % calculation is meant to be the Staff, GC, and Fee divided by the contractor trade cost. Thus a fee of $700,000 would equate to 1%. These items will not add to equal 100%.

Question: Will the CM be responsible for FF&E bidding and if so, please define scope of responsibility.
Answer: No, the Architect is responsible for FF&E bidding and the Owner is responsible for Move Management.
Question: At the mandatory Pre-Proposal meeting it was indicated that the project cost is $80M. Please confirm this shall be the value for determining Fee for this proposal.
Answer: Trade Costs are estimated to be $70M, however as noted above, the bonding requirement is $80.5M

Question: At the mandatory Pre-Proposal meeting the Construction Phase Staffing was discussed. Please confirm this proposal will require two (2) project superintendents, two (2) project engineers / assistant superintendents, full time for the duration of construction.
Answer: Yes.

Question: The construction phase staff matrix identifies safety staff part time. Please clarify percentage carried on site.
Answer: Please use 20% (8 hours per week) as your basis for this staff position.

Question: Please confirm what file format is anticipated for the LOD 400 turn over to the Architect, Revit or AutoCAD format
Answer: Revit.

Question: The project schedule summary has been provided on Page 4, however we need clarification on the preconstruction duration for which the following services will be performed:
   A. Scheduling Standards require bi-weekly, monthly, and quarterly meetings during preconstruction with specific deliverables (Page 183 - 187). Please define the duration.
   B. Similar to the preconstruction relation for scheduling, please define the preconstruction duration for BIM.
Answer: Please refer to section II: Project Description and Scope of Services for a milestone schedule, including preconstruction duration.

Question: Construction completion is identified at the end of August. FFE starts in June and goes through August 2016. Please confirm that FFE will be installed concurrently with the completion of the project.
Answer: Yes.

Question: Item 7, Contract Responsibilities of the Bidder: RFP references Exhibit N, which is not currently included in the documents. Please confirm that this CREC equity program will be issued in addendum.
Answer: A draft of the Equity Program is attached.

Question: Item 8, Design and Preconstruction Phases: What level of 4D BIM is required? Is it major components only or all visible schedule activities? Also, please confirm the cost for model development shall be included in preconstruction services.
Answer: The definitive pieces of work, such as those you would find on a Level 2 schedule, will be modeled under the 4D portion of the BIM. During preconstruction, the CM is to provide input on the model and perform services such as, but not limited to, cost, constructability and sequencing and schedule analysis. The model will be primarily owned by the architect during preconstruction, however it is on the whole team to ensure its completeness prior to bidding. During the construction phase, the CM will be the primary owner of the model, in charge of its maintenance and update.
Question: Item 8, Contract Responsibilities of the Bidder: Please confirm that we are required to provide three (3) estimates at 100% Schematic Design, 100% Design Development and 100% Construction Documents. The CM agreement states that detailed estimates shall be revised by the CM not less than monthly, for Architect and Owner review. Please provide additional information on the level of detail required on the monthly updates.
Answer: Three estimates will be required at 100% Schematic Design, 100% Design Development, and 100% Construction documents.

Question: Construction Phase Services Item #10.2 requires the CM to procure and issue to the Architect and CREC licenses for Primavera Contract Manager. For the purposes of pricing, please provide the total # of licenses that would be required and the cost for each license.
Answer: Please hold an allowance of $50,000 for Primavera Contract Manager or Primavera Unifier. All bidders should hold this allowance.

Question: Item E, Instructions to Bidders: Item E. Schedule, requests a sample milestone schedule be provided. Please confirm whether or not you are looking for a similar project or a milestone schedule for this project.
Answer: This Project.

Question: Subparagraph 3.5.1: What digital data management solution is going to be used by Architect to execute the project?
Answer: The Model will be accessed through TabBox, an online cloud storage solution. No costs should be held for this.

Question: Section 4.1, OPM's System (Oracle Primavera P6 EPPM): States the minimum number of licenses for EPPM and TM Web. The mandatory Pre-Proposal meeting stated CREC would use a standardized system across all of their projects. In other words they would act as the host. With this in mind, please define the cost for each license. Also, please clarify the minimum shall be carried for the purposes of this proposal. Remaining licenses in excess of the minimum shall be addressed at the time of GMP (i.e., additional trade contractor licenses to be carried "In Trade."). Should this cost be carried in preconstruction or construction phase.
Answer: Please hold an allowance of $15,000 for Primavera P6 EPPM procurement. All bidders should hold this allowance.

Question: 3.7 Permits, Fees, Notices and Compliance with Laws: The exhibit G task matrix in the RFP identifies building permit fees are by Owner, however this subparagraph states that the building permit fees are by Contractor. Please clarify who is responsible for the building permit fees.
Answer: The Construction Manager will be responsible for the Building Permit Fees.

Question: Please confirm whether or not [the CM] will be responsible for naming the Architect as additional insured. If yes, should this cost be carried in the General Requirements/General Conditions or for the purposes of this proposal, should this cost be deferred to the GMP? This is a significant cost, if required.
Answer: No.
Question: What program (i.e. Revit, AutoCAD) will be used by the Architect, MEP Engineer and Structural Engineer? Will they all be working in 3D?
Answer: Revit. Yes.

Question: If there is an existing building who will be responsible for the existing MEP (if needed) model? Structural?
Answer: There is no existing MEP model.

Question: Will the MEP Coordinator be overseeing coordination during the design process?
Answer: The intent is for a fully coordinated/clash-detected MEP model to be completed during the preconstruction/Construction Documents phase. The MEP Coordinator will be a collaborative member of the team during the design process.

Question: Is it the intent to have the project coordinated during design?
Answer: Yes.

Question: What file format will the model be in at the end of the project?
Answer: The CM will hand a Revit model to the architect for the conversion to a facilities model.

Question: On page 9 of the RFP, letter C. Organization Experience and Key Personnel – the heading states no more than 2 pages + Exhibit D, but the paragraph text states 3 pages. Please clarify.
Answer: The limit is 2 pages plus Exhibit D and any resumes included.

Question: RFQ/P Section III. Instructions to Bidders, Item E. Schedule - Please confirm that the last sentence of the first paragraph should be modified to remove all references to “Design Schemes”. The milestone schedule to be provided is for a typical 183,000 sq. ft. new High School to be designed and constructed somewhere in Connecticut.
Answer: Correct. The milestone schedule should be for a typical 183,000 sq. ft, High School to be developed on a greenfield site in the Hartford metro region.

Question: On BIM, the Architectural model is noted as LOD 100-350. Is the intent to only use BIM for Architectural information? Or does this include MEP and Structure? If so, what LOD applies to Structural and MEP models?
Answer: All items are going to be shown, including Structural and MEP. LOD 100-350 is the basis.

Question: On BIM, Provide clarification on model format required at handoff from CM to Architect. Note that trade contractors will be using their native design applications that are not the same as those used by the Architect. Will CM assume responsibility for updating Architectural native format model?
Answer: The CM is responsible for ensuring updates to the model during construction. These updates will take place in a Revit model which will be turned over to the architect.

Answer: Please see attached. Note that these documents are working documents which will be modified by the whole team, CM, Owner, and Architect, to ensure all members are on the same page.
Question: The CM agreement does not have the copyrighted AIA document header or footer, but several references within the agreement refer to an A133-2009. Please reissue this agreement with the AIA documentation, if indeed your intent is to use a modified AIA A133-2009 agreement on this project.
Answer: See attached.

Question: Paragraph 2.1.1 ii a, b & c refer to AIA Documents E203-2013, G201-2013 and G202-2013. None of these documents are included in Exhibit L of this RFP. However, Exhibit L does resemble the AIA E203-2013. Please issue the E203-2013, G201-2013 and G202-2013 with the AIA documentation, as we are unable to fully comprehend the scope of BIM services to be provided by the CM.
Answer: Please see attached. Note that these documents are working documents which will modified by the whole team, CM, Owner, and Architect, to ensure all members are on the same page.

Question: Paragraph 2.1.1 ii states, based upon documentation provided in Exhibit L the CM is to “provide detailed feasibility studies, programming and planning”. Please clarify the intent of this statement as it appears more applicable to design than construction and would thereby be the responsibility of the Architect.
Answer: The contract document has been revised to remove this language. A revised contract will be provided in the attached.

Question: Paragraph 2.1.1 iii states, the CM is to provide a BIM Execution Plan for how the project is to be built. Please confirm that this is the same BIM Execution Plan to be issued at time of GMP per paragraph 2.2.4.6.
Answer: The CM will contribute to the overall development of the BIM Execution Plan which will be developed collaboratively with the Architect and Owner. We anticipate this development to occur during the design phase.

Question: In relation to the previous question concerning the BIM Execution Plan. Please confirm that the Architect will be leading the team in preparing the BIM Execution Plan for the Design Phase in conjunction with the CM, Owner etc., as they are managing the model through LOD 350.
Answer: The CM will contribute to the development of the BIM execution plan during the design phase.

Question: Paragraph 2.1.2 – states, the CM “shall schedule and conduct meetings with the Architect, Owner and each Project participant that is responsible for the implementation of BIM…” Please explain the intent of this paragraph. Is this in addition to the bi-weekly design meetings the Architect, as manager of the BIM Model, is conducting, at which time the BIM design model is being discussed with the design team and the CM?
Answer:

Question: Paragraph 2.3.1.3 - Please confirm the statement, made at the pre-bid meeting held on January 29, 2015, that it is not CREC’s intent to impose Liquidated Damages on this project.
Answer: There will be no Liquidated Damages on this project.

Question: Please confirm it is your expectation that the CQC Plan is to be presented to the Owner at time of GMP per Agreement paragraph 2.2.4.7. This plan will include all items listed in Exhibit I, Item 1b-03. Quality Control Plan a. 1 thru 6.
Answer: Correct.
Question: As we have not received Exhibit L - BIM Contract Documents or Exhibit N - CREC Equity Program in full at this time, would you consider extending the bid due date?

Answer: The bid date will be extended to 2/25/15 at 12pm.

Question: With regard to the Scheduling Standard - In the Staffing Matrix it notes “Project Scheduler/ Scheduling Consultant”. Can you share if CREC and CM on past CREC projects, where the Scheduling Standard was employed, if there was a consultant hired to assist and support the scheduling capabilities of the CM firm? If there was, can you share the name of the consultant used and their degree of involvement in supporting the overall standard?

Answer: Yes. On the Aerospace and Discovery Academy projects, a Scheduling Consultant was used by the CM to support the standard. We encourage competition in this market and therefore do not want to provide additional details as to the name of the consultant.

Question: Will CREC host Unifier?

Answer: Yes. However, the bidders should hold $50,000 in allowance for the licenses required.

Question: Will CREC allow CM to make provision in GCs for training in Unifier?

Answer: CREC will provide training support to CMs as needed.

Question: Similar to the “Scheduling Standard” will we need to purchase access or seats to utilize Unifier.

Answer: Please hold a $50,000 allowance for licenses.

Question: Observation-Being an Oracle product there will probably be a way to integrate Expedition data with Unifier.

Answer: Correct. All data entered into the Unifier system can be shared to PCM (Expedition) or other PMIS software.

Question: It is assumed that the Exhibit L, included in the RFP, the selected CM will have an opportunity to offer its recommendations relative to establishment and execution of various aspects of the execution plan as it pertains to model management, project milestone identification (as LODs), as-built documentation needs and process and development of a modified AIA G202-2013. Please confirm.

Answer: Yes. We expect the CM to contribute their input into the BIM Contract documents before everything is finalized.

Question: In the contract, 3.2.2: We would anticipate where there is a more stringent interpretation due to inconsistencies in contract documents and codes and/or more stringent requirements…in accordance with Owner’s interpretation, any change in CM contract cost associated with subject changes would be addressed through the project’s change order process?

Answer: The Contract provides that such costs are Contractor costs, and are not addressed through the change order process.

Question: In the contract, 9.8.1: We would recommend that article distinguish owner directed work versus CM contract work.

Answer: The article covers the Work (work required by the Contract Documents), which is CM contract work. Other than the Work, there should not be any Owner directed work.
Question: Confirmation that liquidated damages will not be part of final contract agreement.
Answer: Confirmed, No Liquidated damages will be a part of the contract.

Question: In the Contract, 12.2.2.1; 12.2.2.3;12.2.3: One year repair, restore and correction language and one year renewal period from date of correction period. Renewal reset period not customary; Latent defects clause - cannot accept responsibility for defects after industry typical warranty period expiration.
Answer: If such rejection of the contract terms is included in a proposal, such proposal will be considered nonresponsive and rejected.

Question: Can Exhibit forms C, D, E, F and G be made available in an Excel Format?
Answer: Documents have been made available in live Word format (see attached). This should make it easier to convert to Excel if desired by the bidder.

Question: Exhibit F references Matrix costs from Exhibit D. Shouldn’t they reference Exhibit E?
Answer: Yes.

Question: Could you please provide live (Excel or Word) versions of the following RFQ/P documents: Exhibit E, Construction Phase Staffing Matrix, Exhibit F, Exhibit G.
Answer: Please see attached word document.

Question: With regard to the Design Team Spatial Coordination/Clash Detection expectation:
   a. Is this required during pre-construction?
   b. Is the CM or Architect to lead the effort?
Answer: Yes. We plan to have fully coordinated/clash detected documents by the time they are sent for bid. The CM’s MEP coordinator will work collaboratively with the architect to achieve this goal.

Question: Is the Arch model (Revit) information all that is to be maintained by the CM during the coordination and construction phase? Not MEP/FP and Structural info?
Answer: The Architect is the primary owner of the model during the preconstruction phase, at which time we expect MEP coordination to be completed (prior to bid). During construction, the CM will take over model control and will be responsible for updating all aspects of the model in accordance with submittals, shop drawings, etc.

Question: Do Trade supplied models provided during coordination, typically not in Revit format, need to be updated in Revit?
Answer: Coordination will be done during preconstruction, without Trade contractors. Submittals, Shop Drawings and As-Builts provide by the Trade Contractor will need to be updated into the Revit model by the CM.

Question: With regard to the CM provided LOD 400 model information during Construction, please clarify: Are you requesting a complete multi-discipline, Revit model that includes trade issued and approved shop drawings, addendum changes, and sketches? Or is this limited to Architectural model updates only, not MEP and Structure since only Asset/FF&E and Energy information is noted for post-construction model?
Answer: The model will be a complete multi-discipline model.
Question: With regard to As-Built Drawing Coordination and Construction BIM: Will the project be new construction or additions/renovations?
Answer: This project is new construction.

Question: Please provide the CREC Equity program referenced as Exhibit N.
Answer: See attached.

Question: The Construction Phase Staffing Matrix appears to indicate the need for two superintendents and project engineers. Are the second staff members required for the full duration of the project?
Answer: Yes.

Question: Exhibit G CM Task Matrix assigns “Contract Document printing” to the CM. Please confirm that this is printing for the CM’s use only.
Answer: Yes. Trade contractors bidding the job will need to procure their own copy of the model/documents.

Question: Please provide an Additions/Deletions report for the agreement (AIA A133).
Answer: Yes.

Question: Article 16 of the General Conditions entitled “Limitation of Liability” provides, in part, as follows: “The Owner shall be liable only to the extent of its interest in the Project…”
   a. To what liability does this clause refer?
   b. What is the Owner’s “interest in the Project” for purpose of this clause?
Answer: It refers to liability for anything that the Owner is responsible for under the Contract. The Owner’s fee simple ownership interest in the Project (Project site and improvements).