



City of New London

Department of Finance-Purchasing Agent

13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Invitation for Qualifications / Proposals

ADDENDUM

Bid No.: 2015-11

Addendum No.: 4

Date Issued: May 5, 2015

New London High School Campus – Architectural Services

Opening Date and Time: May 8, 2015 at 2:00 P.M.

Bidders Notes: This addendum is issued to provide all interested firms with notice of:

RFQ Questions & Answers

See Attached pages or each firms submitted questions with answers immediately following each in RED.

All other terms and conditions remain the same.

This Addendum cover page must be signed and returned with your bid.

Authorized Signature of Bidder

Company Name

Return Bid To:

Alicia Smith, Purchasing Agent
City of New London
13 Masonic Street
New London, CT 06320

Bids cannot be accepted after the Bid Opening Date and Time indicated above.

New London High School Campus – New Project

RFQ QUESTIONS

Submitted:

April 22 , 2015

By:

Svigals+Partners

1. Please confirm that the project is an entirely New School with the complete demolition of the existing school, or whether there will be some renovations to the existing school.

This project is a New School with a demolition phase at the end of the project.

2. Please confirm the division of scope and fees to Abate and Demolish the existing building:

Page 5 of RFQ indicates that our fee proposal shall include the cost for Environmental work (Hazardous Building Materials Investigation, Phase I Environmental Site Assessment, and limited Phase II Environmental Site Assessment), but Exhibit B indicates that the Environmental Studies and Reports are the Owner's responsibility.

Have there been any previous HazMat assessments or any existing Environmental reports?

Yes, there is a Hazmat report.

Are we to include the fees to produce Abatement and Demolition documents of the existing building, including reviews by OSF and CA? If so, how are we to account for the unknowns for the amount of Abatement that may be needed without current HazMat reports?

The scope of the abatement phase will be better defined during the project's programming phase.

3. Regarding the swimming pool program as outlined on page 7 of the Ed Specs, the pool size is indicated to support Intramural and Interscholastic competitions, as well as the general public:

Both short course (25 yard or 25 meter lengths) and long course (75 meter length) pools will support competitive swimming, which size shall we plan for?

Pool sizes are undefined at this point and will be determined during the project's programming phase.

The number of lanes can also vary, typically with a minimum of 6 lanes for short course and 8 lanes for long course, but can be more. How many lanes are desired?

The exact criteria for the pool will be determined during programming.

The depth of a competitive pool should be a minimum of 4 feet (4.4 feet), but for public use by younger children the depth is typically lower and even zero depth entry. Shall we account for a separate or "L" shaped pool of lower depth for public use?

The public will be allowed to use the pool, but no L shaped additional pool for young children will be required.

4. Please define and clarify the desired scope of Record Drawings and As Built Drawings per Exhibit B. Per the attached AIA Best Practices on Terminology:

As Built Drawings: are prepared by the contractor and show in red ink the changes to the original construction drawings.

Record Drawings: are prepared by the architect and reflect the above changes noted by the contractor.

However, we have also had Record Drawings defined as a set of drawings prepared by the architect (and consultants) to incorporate all sketches, change orders and RFIs issued throughout the project – thus becoming an “As-Designed” set of drawings; with As Built Drawings also prepared by the design team, using the Record set as a base and incorporating the contractor’s red marks.

Please confirm your definitions of each.

The As Built set of drawing will reflect the end product; the building and systems as constructed.

The Record drawings will reflect the Change Order process, incorporating all sketches and RFI’s necessary to do so.

Also confirm that the As Builts refer only to the building and that you are not expecting a post-construction survey for the site elements, nor ground-penetrating radar to confirm locations/depth of all underground utilities.

As Builts refer only to the building.

5. According to the RFQ we are to provide existing FF&E inventory:
May we tour the building to review the amount and quality of the existing FF&E to assess the scope of this work?

It is too early in the process to determine this scope of work.

What equipment should be included in this inventory?

Loose technology: electronic white boards, PCs, laptops, printers, telephones, switches, etc.

Maintenance equipment: snow plows, lawn mower, etc.

Gymnasium and recreational: balls, bats, volleyball nets, etc.

Science lab equipment: glassware, microscopes, etc.

Other?

Include in the fee an estimated \$50,000 for inventorying the existing furniture and equipment that may or may not be re-used in the new facility.

6. We are to explore and evaluate alternative energy systems, including geothermal and photovoltaic. Are we to cover and carry a fee allowance for a geothermal test well?

Include in the fee proposal the cost associated with a conductivity test.

7. Typically the Structural Engineer excludes design for deep footings, which cannot be ascertained if needed until the geotechnical investigation has been completed. How shall we handle this with the fee proposal?

If deep footings are deemed necessary by the geotechnical investigation, the Owner will consider the specific design requirement an added service, due to unanticipated conditions.

8. The new State security guidelines issued by the SSIC requires the formation of a School Safety Design Committee to meet with the design team to review and advise on security infrastructure and measures. On a recent project we planned for and convened this committee 6 times (4 initial, with 2 additional requested due to concerns from teachers, maintenance staff, and the

BOE). To level the fees among submitting firms, can you provide an allowance we should all carry for this "Security Programming" effort, or define the scope of services to include?

The district has a Safety Design Committee actively involved in making sure the schools are safe. Plan on meeting 2 times, during design.

9. The RFQ does not explicitly state that we should include Technology Procurement services, nor that it is covered by the Owner. These services can include creating specifications for vendors to furnish, install and test all loose technology, such as electronic white boards, PC's, laptops, printers, telephones, switches, wireless access points, etc, (but excluding telephone lines which is typically covered by the Owner's Service provider). Please confirm if we should provide or exclude this service/fee in our proposal.

Include a fee for the technology procurement services in proposal.

10. The RFQ does not explicitly state that we should include Commissioning services (to meet CT High Performance Building Standards or LEED), nor that it is covered by the Owner. Please confirm if we should provide or exclude this service/fee in our proposal.

If Commissioning shall be covered in our proposal, what level/scope of Envelope Commissioning is desired, since there are not set requirements for this aspect of Commissioning.

Does the Owner desire the commissioning of any other systems or equipment, such as theatrical lighting and sound equipment, operable partitions, etc.?

The Owner will hire the Commissioning Agent.

11. In order to accurately project fees, please respond regarding the scope of the Auditorium/Theatre/Music spaces:

Will there be a drama rehearsal room? No

Is there any dance instruction program? Will Dance studios be required?

Not determined at this point, but during the programming phase.

Will there be dressing rooms, green room, or wardrobe rooms that support the two performance spaces? Yes, there will be a green room.

Will shops for creating scenery, props and costumes be required? Are the tools for these areas included in the FF&E budget?

Will be determined during the programming phase.

12. Are consultant firms to the Architect expected to execute the Non Collusion Affidavit of Subcontractor (on page 13) for inclusion in our response to proposal?

No, just the primary Architect's firm.

13. On page 16, Item 15 requests a list of work to be done by Subcontractors and a summary of the dollar value of each Subcontract: Does this mean that you want a fee breakdown by each of our proposed Consultants (subcontractors) which has not been requested in Exhibit D?

No. This line item will be answered as Non-Applicable or N/A.

14. Will you want Cost Estimating done for the multiple schemes being reviewed at the Schematic design phase?

Not for multiple schemes, but the scheme at the end of the Schematic Design Phase.

15. Will the project be administered with a Construction Manager? If so, when will the CM be hired?

Yes. The CM will be hired during the Programming phase.

Submitted: April 28 , 2015

By: Svigals+Partners

16. Is it intended that the Close Out period indicated on the Schedule for September 2020 – August 2021 includes the site construction work that would be needed to complete the site after the demolition of the building in August 2020?

Yes.

17. Does the \$73,396,000 Construction Cost include both the building and site? If so, is there an anticipated amount for the site work?

Per EDO49, Site improvement is \$2,667,000.

18. Regarding LEED and Environmental Design scope of work

It states in the RFQ that the "Owner will decide to register the project (or not) with the U.S. Green Building Council, in the early stages of design". Understanding that the project must meet CT High Performance Building mandatory requirements at a minimum, should we include an add alternate fee for LEED administration services should the owner decide to register with the GBCI?

Yes.

What phase of design will the decision to move forward with LEED be made?

During the project's Programming phase.

What is the estimated square footage of the final project?

Per EDO49 245,000 square feet.

Will this project apply for energy efficiency incentives? If so, then a final as built energy model would be recommended by the utility, so please confirm whether our fee proposal shall include or exclude this as-built energy model.

Include a final as built energy model.

19. Regarding the Site scope of work (Civil/Landscape):

Is public water supply and municipal sanitary sewer available for the project site?

Yes.

The Ed Specs indicate "preserving the athletic fields" and for the outdoor athletic facilities to be "upgraded and expanded". Of the five fields (3 ballfields and 2 football/soccer fields) and the tennis courts, are all of these to be preserved in their current location? Please outline what

upgrades and expansions are desired for each field or facility. Will artificial turf be added to any existing field? Will the "expansion" include any totally new field or facilities?

The fields are to be preserved in their current location. No upgrades are required. No artificial turf will be added. No new fields or outdoor facilities are part of this project.

Irrigation scope: will only the athletic fields require irrigation, or all of the landscaped areas of the site?

This scope has not been excluded. A final decision will be made during the programming phase.

Do any zoning variances exist for the property? If so, which one(s)?

There are no known zoning variances.

20. Regarding the Traffic scope of work:

Per Exhibit D, the proposal shall include "modifying the existing STC Certificate". Please confirm an OSTA Major Traffic Generator Certificate exists for the site. (We did not see this site on OSTA's list or map).

There is no OSTA Major Traffic Generator Certificate for the site.

Are they relocating any offices or students from other locations to this school? If so, please provide an approximate SF of office or number of students.

There is a probability of relocating some BOE Offices to this site, but no final decisions will be made until the programming phase.

What is the current student enrollment?

The projected student enrollment, including out of District students is 1,400 students.

How many busses, full-size and half-size, currently service the school, and how many additional busses are anticipated for the final enrollment?

The district is transitioning from a regular program to an inter-district magnet program. This impact of this major change on the student's transportation needs cannot be assessed at this point.

How much additional parking is anticipated/desired (per the Ed Spec to give "consideration to the number of people who must park in order to participate . . . both during the school day" and evening programs?

Per previous response, and in conjunction with planning and zoning, the parking needs will be better quantified during Schematic Design.

21. Regarding A/V scope of work:

The Ed Specs indicate that there will be 4 computer/language labs that will be equipped with the most up to date audio/visual teaching equipment. Are there any other programmatic spaces that will also require state-of-the-art A/V capabilities, such as the Band Rm, Choral Rm, or any other rehearsal rooms or conference rooms?

Will any rooms require recording capabilities? One.

New London High School Campus – New Project

RFQ QUESTIONS

Submitted:

April 23, 2015

By:

Newman Architects

From Exhibit C - "The firm or individual(s) that the firm commits to the project for its duration, shall have designed and administered a minimum of two (2) school projects with a budget no less than \$50 million dollars, which were Connecticut public school projects that received certificates of occupancy within the last five (5) years and were funded by the State of Connecticut, Department of Administrative Services."

We have one project that was completed two years ago where the total project cost was 49 million. We are currently working on a project that is under construction now with a project cost of 65 million. From the two projects I have listed we do not meet the minimum requirement. Our questions are as follows:

- 1- Can the minimum project cost requirement be reduced in Exhibit C?
No, but the City reserves the right to waive some requirements, on a case by case basis.
- 2- Can escalation be factored to a project completed previously to bring that project up to today's dollars?
No, it cannot.
- 3- Can a project under construction that meets the minimum project costs requirements be considered?
Yes, per Addendum No. 1

New London High School Campus – New Project

RFQ QUESTIONS

Submitted:

April 27, 2015

By:

Antinozzi Associates

1 - With the understanding that the project is for a combined student population of 1,400 middle school (6-8) and high school (9-12) students, can you provide the expected number of students per grade, as well as the total square footage dedicated to the two curriculums?

The 1400 enrollment includes: 700 students in the Leadership Program (6-12). 300 students in the Middle school STEM Program (6-8) and 400 students in the Art Program. The art program is in partnership with The Garde theater.

Per EDO49, the project is 245,000 square feet.

2 - The estimated project costs, per the ED049, are listed in Section II, Project Description. Is there a project/construction/FF&E cost allocation for each of the two curriculums?

There is not breakdown of any costs allocated to each program at this point.

3 - Under Section IV, Scope of Services, Page 5, the list of disciplines indicates "Environmental Services". However, in Exhibit B, Environmental Services are indicated as by "Owner", and in Exhibit D there is no indication of Environmental Services. Please confirm if Environmental Services is in our scope of services or the Owner.

The Environmental reports, phase I, phase II, etc will be contracted by the Owner.

4 - Under Section VII, Selection, item 7 states "Experience planning/designing and managing construction of sustainable facilities." Please clarify "managing".

Overseeing the design, coordination and construction administration processes for the entire design team, including budget and schedule.

5 - Statement of Bidder's Qualifications #8 - please confirm if "General character of work performed" simply means our services and/or the types of projects we design

Yes.

6 - Statement of Bidder's Qualifications #12 - please clarify what "major equipment" needs to be disclosed.

Question 12 does not apply. Indicate N/A

New London High School Campus – New Project

RFQ QUESTIONS

Submitted: April 28, 29 and May 1, 2015

By: SLAM Collaborative

1. Regarding the Minimum Requirements outlined in Exhibit C, when you say “projects with a **budget** no less than \$50 million dollars”, does that refer to the Construction Cost or the Project Cost?

The Project Cost.

2. We have received 3 addenda so far. They each say *“This Addendum cover page must be signed and returned with your bid”*. Would it be acceptable to include these in the “Minimum Requirements” section of our proposal, with the Fee Proposal, or somewhere else?

Include with Minimum requirements.

3. Also, at the bottom of each Addendum, it is indicated to “Return Bid To: Alicia Smith, Purchasing Agent” – is it sufficient to include with our proposal, or do you want it also sent to Ms. Smith?

The Proposals will be going to Ms. Smith, as she is the purchasing agent.

4. Under Insurance Requirements for this project, you indicate a maximum deductible of \$100,000 for Professional Liability. We carry \$5,000,000 per occurrence and \$5,000,000 aggregate with a \$150,000 deductible. Would this be acceptable to the City of New London?

Yes.

New London High School Campus – New Project

RFQ QUESTIONS

Submitted: May 1, 2015

By: Tai Soo Kim Partners

1. Life cycle cost benefit, geothermal testing, and abatement & demolition plans & specifications are services listed as part of the scope but not mentioned in the contract. Should we include these services when preparing our cost proposal?
Yes.
2. Is CREC engaging a commissioning agent and will "Development of Maintenance and Operation Plan" be a services delivered by the commissioning agent?
The Owner will contract with a Commissioning Agent. The City's facilities and Operations team will develop the plan.
3. What is the existing square footage of the Science and Technology Magnet High School building?
The existing Science and Technology Magnet High School is not included in the scope of this project. It is 57,266 square feet
4. Will the Science and Technology Magnet HS continue to be used as a resource high school or will it be fully integrated with the existing high school program?
The STEM Pathway is one of the 3 curriculum programs to be housed at the High School Campus. The existing high school program will transition into a Leadership Academy (6-12), Arts High (9-12) and STEM Middle (6-8).