



## City of New London

Department of Finance-Purchasing Agent

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

### Request for Qualifications

#### ADDENDUM

**Proposal No.:** 2019-08

**Addendum No.:** 1

**Date Issued:** December 7, 2018

**Architectural and Engineering Services for Bennie Dover Jackson Middle School  
Renovations and Additions (state project No. 095-0091 MAG/A)**

**Opening Date and Time:** December 12, 2018 at 2:00 P.M.

**Bidders Notes:** This addendum is issued to provide all potential bidders with the answers to questions submitted by interested parties.

All other terms and conditions remain the same.

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

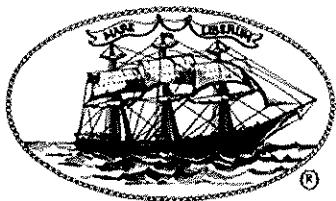
\_\_\_\_\_  
Authorized Signature of Bidder

\_\_\_\_\_  
Company Name

#### **Return Bid To:**

Dedra Aker, 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.**



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Question 1: Are the forms included at the end of the Bennie Dover Jackson Middle School RFQ (Non-Collusion, Bidder Qualifications, Affirmative Action and Equal Employment) to be completed and included in our qualification submissions? Also, are bid/performance bonds as illustrated in the Standard Request for Qualifications/Proposals, also required? This all seems to apply to general contractors, not architectural firms, so I just wanted to clarify.

Answer: *Proposers are not required to submit the NON COLLUSION AFFIDAVIT OF PRIME BIDDER form nor the NON COLLUSION AFFIDAVIT OF SUBCONTRACTOR form. Bid Bonds and Performance Bonds are not required to be submitted for this request for qualifications nor future request for proposals for short listed firms. All Affirmation Action and Equal Opportunity forms shall be completed and submitted.*

Question 2: 1. Under "Standard Request for Qualifications/ Proposals (RFQP) and Contract Terms and Conditions" of the RFP item #11. "Guaranty or Surety". This item lists several "bonds" required by the submitting architect including a "Bid Bond", and "Performance Bond" and "Labor and Materials Bond". These are requirements are typically for trades and building contractors and not normally required from professional services providers. Can you please clarify if any bonds are required from the architect?

Answer: *Bid Bonds and Performance Bonds are not required to be submitted for this request for qualifications nor future request for proposals for short listed firms.*

Question 3: Under the same document in the RFP item #21, states that the Contractor is responsible "to obtain and pay for all licenses, permits, fees, etc., and give all notices and comply with all requirements of the City of New London, the State of Connecticut and the US Government." Can you please clarify that the architect is not responsible for the fees associated with land use permitting, building construction or any fees associated with obtaining land use or building permits from the City or the State to construct this project? These fees are normally a reimbursable expense or the trade contractors' or Construction contractors' responsibility.

Answer: *Architects will not be responsible for fees associated with land use permitting, building construction or any fees associated with obtaining land use or building permits from the City or the State to construct this project.*

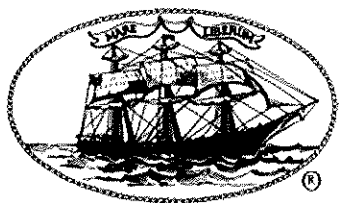
Question 4: Under the same document Item #27, can you clarify the intent of this item? This seems to apply to building contractors not architect's services.

Answer: *Item #27 under "Delivery" is not applicable to this Request for Qualification. This article pertains to delivery of product and equipment.*

Addendum #1

RFQ 2019-08

Bennie Dover Jackson Middle School  
Architectural and Engineering Services



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Question 5: Under the same document Item #32 – this entire item appears to be applicable to building contracts not professional service contracts. Please clarify the intent of the item?

Answer: *Item #32 Under "Rights" refers to discriminatory practices as defined by Connecticut General Statute Section 7-148i. This article is applicable to architects under this request for qualification.*

Question 6: Project Description states that a portion of the existing building will be demolished. Question 1A: Has it been determined how large the demo area is? Question 1B: Has it been determined which portions of the existing building will be demolished?

Answer: *The area that may be demolished is unknown at this time. The portions of the building that may be demolished are unknown. The specific scope of work for this project is being refined currently and will be provided in the Request for Proposal for the shortlisted firms.*

Question 7: Project Description states a new addition will be provided: Question: Has it been determined how large the addition will be?

Answer: *The size of the addition is unknown at this time.*

Question 8: Project Budget states the construction budget is \$36.5 million. Question: Does the construction budget include FF&E or is FF&E a separate project budget line item?

Answer: *The grant application ED-049 submitted to the state of Connecticut contained a construction budget of \$36,356,721. However, a revised construction budget of \$38,816,500 is under consideration by the School Building and Maintenance Committee. An architect control budget will be issued with the Request for Proposal to the shortlisted firms. Included with that control budget will be a separate budget line item for FF&E. The FF&E budget will not be part of the proposed \$38,816,500 construction budget.*

Question 9: Non Collusion Affidavits. Question: Since these forms refer to bids and prices, are they intended for shortlisted firms/consultants to be submitted with fee proposals in January? Or is the expectation that all RFQ respondents provide at this stage with their initial submission?

Answer: *See the answer to question 1 above.*

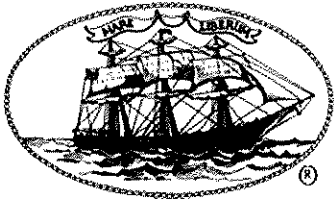
Question 10: Have program areas based on the Ed Specs been developed? If yes, can they be shared?

Answer: *Program areas have not been developed. As noted in the introduction to the walk through on December 4, 2018, the initial phase of the project will be to establish the programming based on the educational specification and the Secondary Magnet Campuses Operation Plan (Op Plan) that is pending approval by the Connecticut SDE Bureau of School Choice. Upon*

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*approval of this plan, the New London Board of Education will update the plan. The architect will be responsible for developing the program in collaboration with the board of education staff. This will occur concurrently with field verification of the building.*

Question 11: What is the current school enrollment?

Answer: *The current enrollment is 700 students with a projected enrollment of 750 students.*

Question 12: Are existing building plans available for review In PDF format?

Answer: *As an attachment to this addendum, extracted pages from the New London Public Schools Master Plan dated March 17, 2017, as prepared by TSKP Studio, are being provided solely for reference to the existing building footprint and site layout. **THIS ATTACHMENT IS NOT THE PROPOSED PLAN FOR THE CURRENT REQUEST FOR QUALIFICATIONS. USE OF THIS ATTACHMENT FOR PREPARATION OF PLAN, OPTIONS, SITE PLAN, ETC. ARE THE SOLE RISK OF ANY PROPOSER.***

Question 13: Is an existing property survey available in PDF format?

Answer: *An existing property survey is not available at this time.*

Question 14: Have there been any previous design studies prepared for this program and/or site?

Answer: *As provided in Answer #12, the pages related to the Bennie Dover Jackson Middle School have been extracted from the 2017 Master Plan. These plans do not reflect the current educational specification and are solely being provided for information only.*

Question 15: Will the High Road School remain as part of the campus during and/or after construction?

Answer: *The status of the High Road School is unknown at this time. It is not part of the Bennie Dover Middle School curriculum and operations.*

Question 16: Does the project scope include any work at the adjoining Board of Education building?

Answer: *It does not as it is not part of the current grant commitment.*

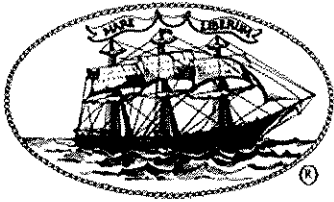
Question 17: The RFQ lists the Construction budget as \$36.5 m and the budget discussed at the walk thru was stated as \$38.6 m? Please clarify which is the Construction budget?

Answer: *The grant application ED-049 submitted to the state of Connecticut contained a construction budget of \$36,356,721. However, a revised construction budget of \$38,816,500 is under consideration by the School Building and Maintenance Committee. An architect control*

Addendum #1

RFQ 2019-08

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*budget will be issued with the Request for Proposal to the shortlisted firms. Included with that control budget will be a separate budget line item for FF&E. The FF&E budget will not be part of the proposed \$38,816,500 construction budget.*

Question 18: What Terms & Conditions of the Standard Request for Qualifications/ Proposals applies to our qualifications submittal?

Answer: *All terms and conditions of the Standard Request for Qualifications/Proposal applies unless specifically noted within this addendum, or future addenda.*

Question 19: Which, if any, forms included at the end of the RFQ will need to be included in our Qualifications submittal.

Answer: *Refer to question 1 regarding forms not required to be submitted by firms.*

Question 20: Please provide existing AHERA report for BDJMS.

Answer: *AHERA reports will be provided to shortlisted firms only. These are not required for the submission of qualifications under the Request for Qualifications. Furthermore, the hazardous materials investigation and related work thereto will not be part of the architect's contract.*

Question 21: If NO Demolition & Additions are to occur, what premium is placed on improved 'outdoor play' areas? And on additional parking?

Answer: *The goal of the project is to provide as much outdoor play areas and/or parking as possible however the city recognizes the extremely tight parcel that the school resides on. The amount of play or parking resulting from this project will be driven by the final programming for the building, budget, and other factors that may not be known at this time.*

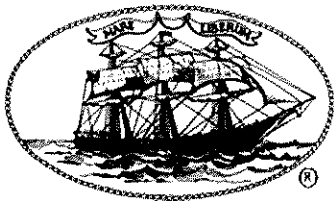
Question 22: Please confirm the construction budget. The RFQ notes it is \$36.5M, but you had indicated at the walk-through that it was now close to \$39M. Does this Construction Cost include HazMat or Site work? If so, can you provide the breakdown of those budgets within the total?

Answer: *The grant application ED-049 submitted to the state of Connecticut contained a construction budget of \$36,356,721. However, a revised construction budget of \$38,816,500 is under consideration by the School Building and Maintenance Committee. An architect control budget will be issued with the Request for Proposal to the shortlisted firms. The revised budget, subject to approval by the SBMC, does include a budget value for hazardous abatement and sitework. These budget line items may be adjusted based on hazardous*

Addendum #1

RFQ 2019-08

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*materials investigation, final space programming, and other factors as the design plans are developed.*

Question 23: Are there existing structural drawings available for the successful teams use, and if so, is the drawing set complete?

Answer: *The facilities department is currently searching for original design plans of the buildings. If not found by the time the request for proposal is issued, the scope of work will include field verification of the building construction.*

Question 24: Please clarify the Design Team's role in regards to hazardous materials abatement. Criteria 1 on Page 7 of the RFQ notes that our project experience should "demonstrate how hazardous abatement activities were managed." At the walk-through it was noted that HazMat would be handled directly by the town.

Answer: *The hazardous materials consultant will be retained directly by the owner. Their scope will included investigations, surveys, sampling, analysis, specification development and development of any performance based or risk-based plans required to be submitted to the CT DEEP and/or EPA. The architect will be responsible for coordinating with the hazardous materials consultant, owner representative, construction manager, and owner for developing plans that produce the safest and most cost effective way for abating hazardous containing materials. The RFQ is requesting firms experience with handling PCBs, asbestos, lead paint and other hazardous materials.*

Question 25: Has it been decided that the existing Board of Education Building will remain, but is not part of the scope of this project except for site work to maintain entrances to the building?

Answer: *Yes, the current plan is that the Board of Education will remain and is not part of this project scope. If site work is proposed around the Board of Education, it shall integrate with the current location and elevations of the existing entrances.*

Question 26: Can the following materials be made available at this time:

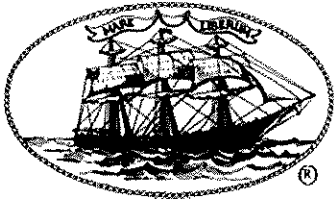
- Documentation of the existing building, including site plans, floor plans, etc., if available
- Any previously completed studies and/or budgets
- OSCG&R Documentation, including grant submission and approval letter

Answer: *Please see the attachment noted in question 12 for existing building plans, etc. As noted earlier, a control budget will be provided to shortlisted firms that contains the construction budget and FF&E budget. All remaining soft cost will be managed by the owner and owner's representative.*

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RFQ 2019-08

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Question 27: Should an educational planner be included on the design team, or is it anticipated that the District will lead the programming effort (with support from the Architect)?

Answer: *An educational planner is not required. Programming will be a collaborative effort with the district.*

Question 28: The Statement of Bidder's Qualifications requests many of the same pieces of information as the RFQ document. On this form, is it acceptable to reference where this additional information may be found in our proposal?

Answer: *Yes, it is acceptable to reference where the additional information is in your proposal.*

Question 29: A Non-Collusion Affidavit is included for both Prime Bidder and Subcontractor. As this is a Request for Qualifications, not a bid, is it acceptable to provide this form for the Prime Firm only?

Answer: *As noted above, this affidavit is not required to be submitted.*

Question 30: The Contract Terms and Conditions, Section 11 Guaranty or Surety outlines Bonds for Bid, Performance, and Labor and Material Payment Bonds. These requirements are more typical for a construction contract. Can you please confirm if this is applicable for this design contract?

Answer: *Performance, and Labor and Material Payment Bonds are not required.*

Item 31: The attendance sheet from the December 4, 2018 walk through is attached hereto.

**END OF ADDENDUM 1**

*Addendum #1  
RFQ 2019-08*

*Bennie Dover Jackson Middle School  
Architectural and Engineering Services*



City of New London  
Architect RFQ Site Walk  
MEETING SIGN-IN SHEET

December 4, 2018

Name:	Representing:	Phone #	Email:
1 GRAHAM CURTIS	DTC	203-239-4200	graham.curtis@teamdtc.com
2 Joe Banks	Perkins Eastman	203-251-7423	j.banks@perkins-eastman.com
3 Joe Costa	"	"	jcosta@perkins-eastman.com
4 MICHAEL AYLES	ANTINOZZI ASSOCIATES	203-377-1300	m.ayles@antinozzi.com
5 CHRIS-TOPUP ONOFRIO	LARGAN ENG'G	203-627-8265	conofrio@largan.com
6 JONNY SCHEIB	NORTHEAST COLLABORATIVE ARCHITECTS	860-344-9332	jscheib@ncarchitects.com
7 DEAN A. OBER	SLAM COLLABORATIVE	860-424-1749	DOBER@SLAMCAL.COM
8 Jim Wilson	FRINE ARCHITECTURE	860-678-1291	jw@frine.com
9 Julia McFadden	Signals + Partners	203-789-5110	jmcFadden@signals.com
10 Bill Silver	Silver Petruselli	203-230-9007	bsilver@silverpetruselli.com
11 Luke McCoy	KBA	860-259-1750	LMCCOY@KBA-ARCHITECTS.COM
12 Paul Dominov	KBA	860-259-1739	pdominov@KBA-ARCHITECTS.COM
13 BRIAN SOLYMOND	KBA	860-229-0329	bsolymond@KBA-ARCHITECTS.COM
14 Gary Gammmons	ROSTER-CERAM	860-628-0662	ggammmons@roster-ceramic.com
15 Scott Gammmons	e2 Engineers	860-440-2885	sgammmons@e2engineers.com
16 Kate MacDougall	e2 Engineers	860-437-3259	katherine.macdougall@e2engineers.com



City of New London  
Architect RFQ Site Walk  
**MEETING SIGN-IN SHEET**

December 4, 2018

	Name:	Representing:	Phone #	Email:
17	Brian Stone	KENNETH BOROSON ARCHITECTS	(203) 624-0662 x106	bstone@kborson.com
18	George Kringler	"	"	GRATINEER@KBARCH.COM
19	Mike Walsh	Consulting Engineering Services	860-632-1682	mwalsh@cesct.com
20	Anny Ray	Nelson Architects	203.772.1990	anny@newmanarchitects.com
21	Will Walter	Alfred Benesch	(860) 494-4379	wwalter@benesch.com
22	Jason Morehouse	Milone + Macbrown, Inc.	(203) 271-1773	jmorehouse@mminc.com
23	Diane Sedar	Moser Alvin Nelson	860 563 6664	dsedar@man-arch.com
24	Rosy Maric	Q&M	860 674-4594	rmaric@qamarch.com
25	Iwona Prosser	BVH	860 2869171	Iwona@BVHIS.COM
26	Justin Hawkins	TEARON ARCHITECTS	860 546-0802	jstinh@tearonc.com
27	John Lindall-Gibson	DRA	860-644-8300	jtindall-gibson@dr2008.com
28				



# New London Public Schools Master Plan

## Comprehensive School Facilities Analysis – June 1, 2016

### Bennie Dover Jackson Middle School



36 Waller Street  
Zone: R-2  
Current Grade Configuration: 6 - 8  
Total Bldg Program Net Area: 89,187 SF

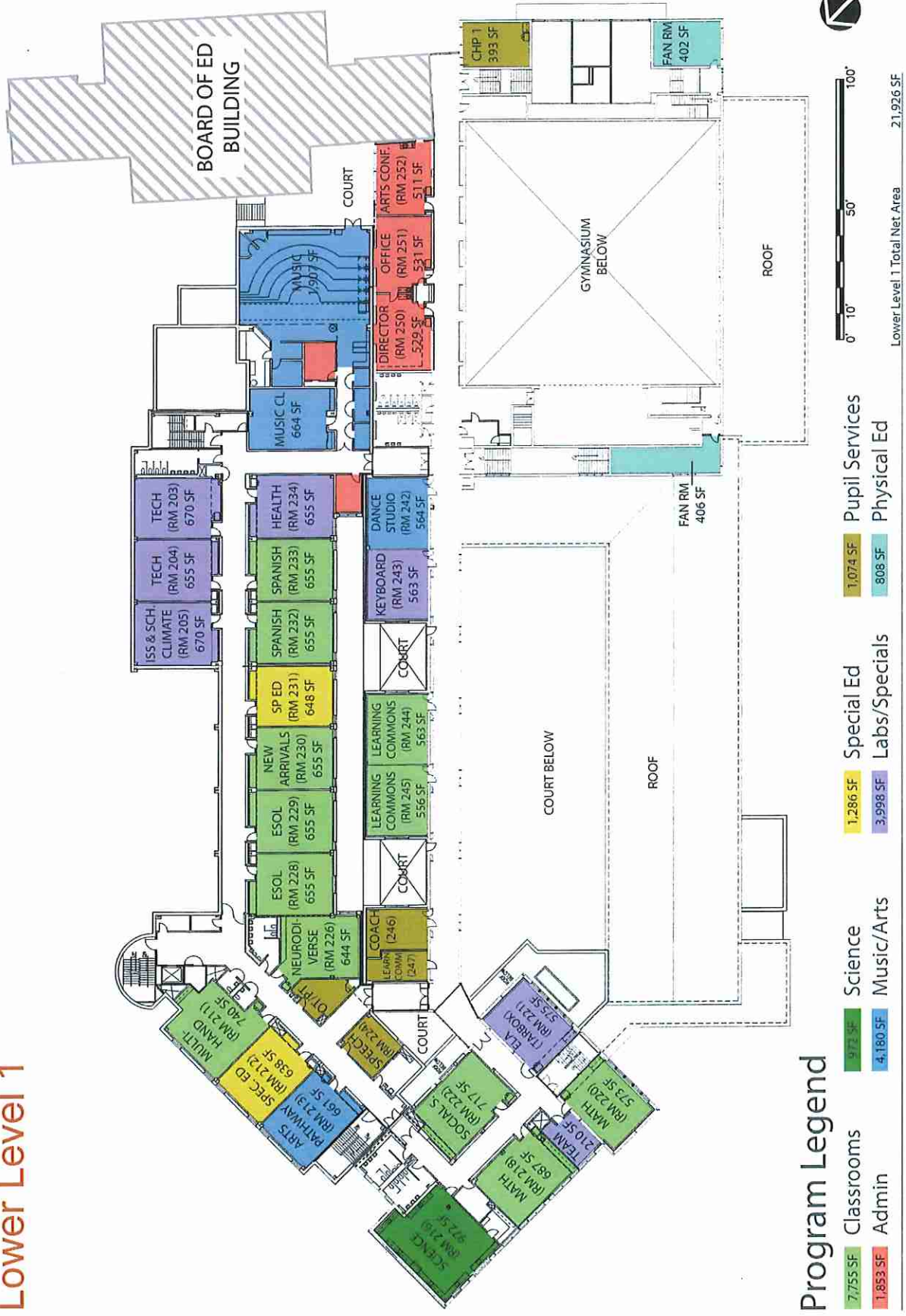
Attachment #1, Addendum #1 to RFQ  
2019-08, Architectural and Engineering  
Services for Bennie Dover Jackson Middle  
School. FOR INFORMATION ONLY. THIS  
DOCUMENT WAS NOT PREPARED FOR  
THE EDUCATIONAL SPECIFICATION  
EDITED IN APRIL 2018, PENDING STATE  
APPROVAL.

Site Plan (Shared Property with Board of Education Building)



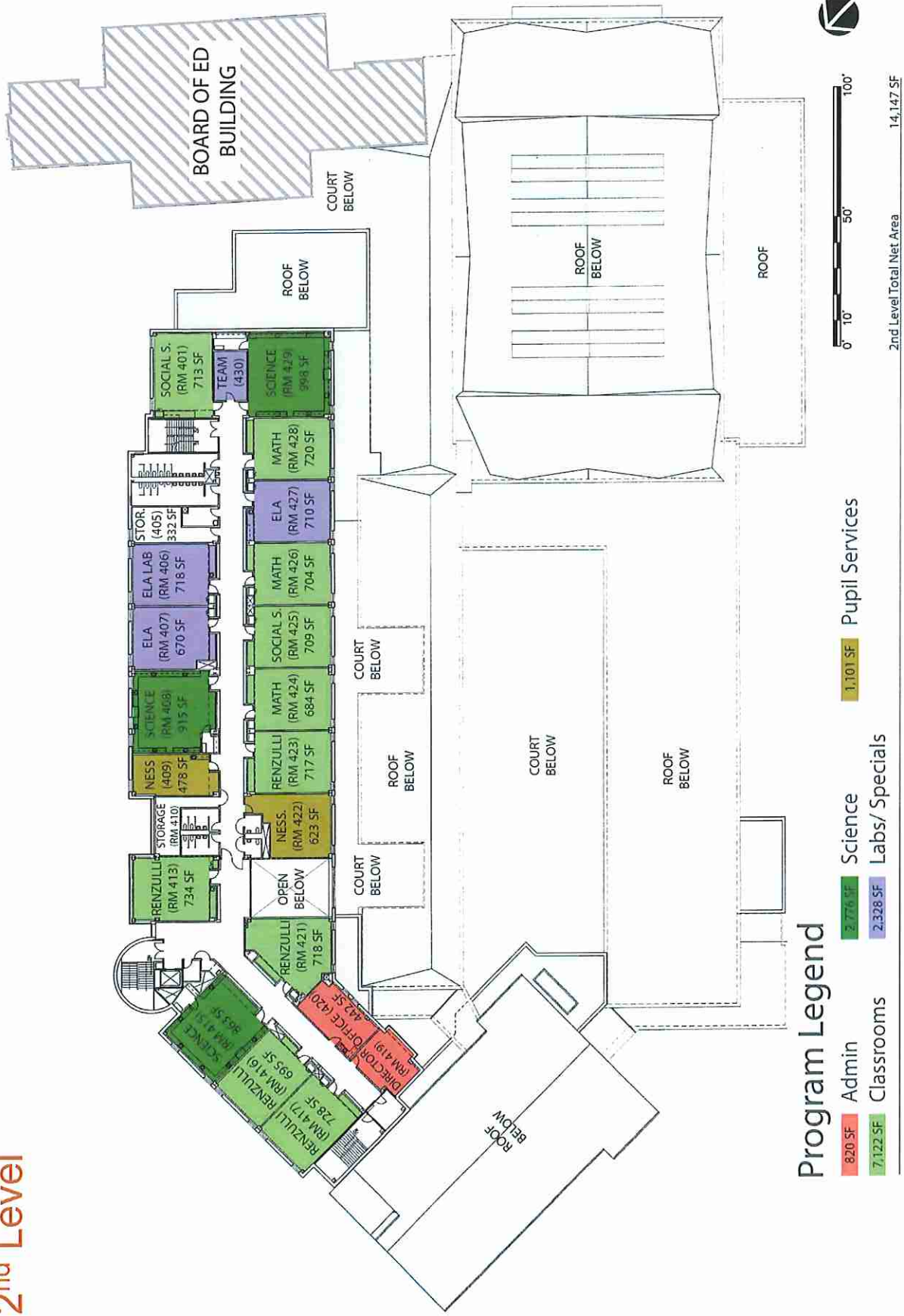
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# Lower Level 1

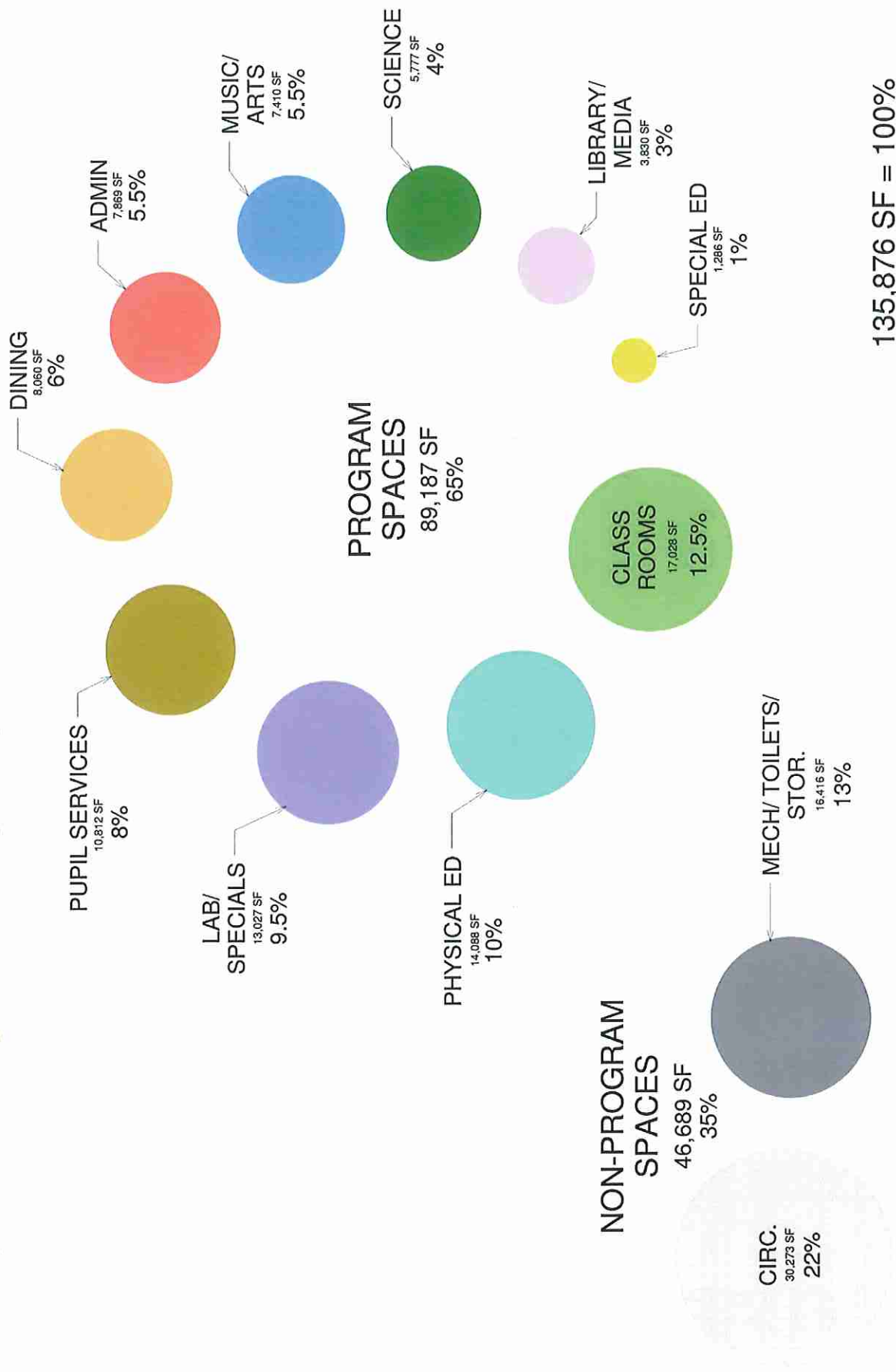


1st Level	Total Net Area	18,963 SF
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# 2nd Level



# Net Square Footage Summary Diagram



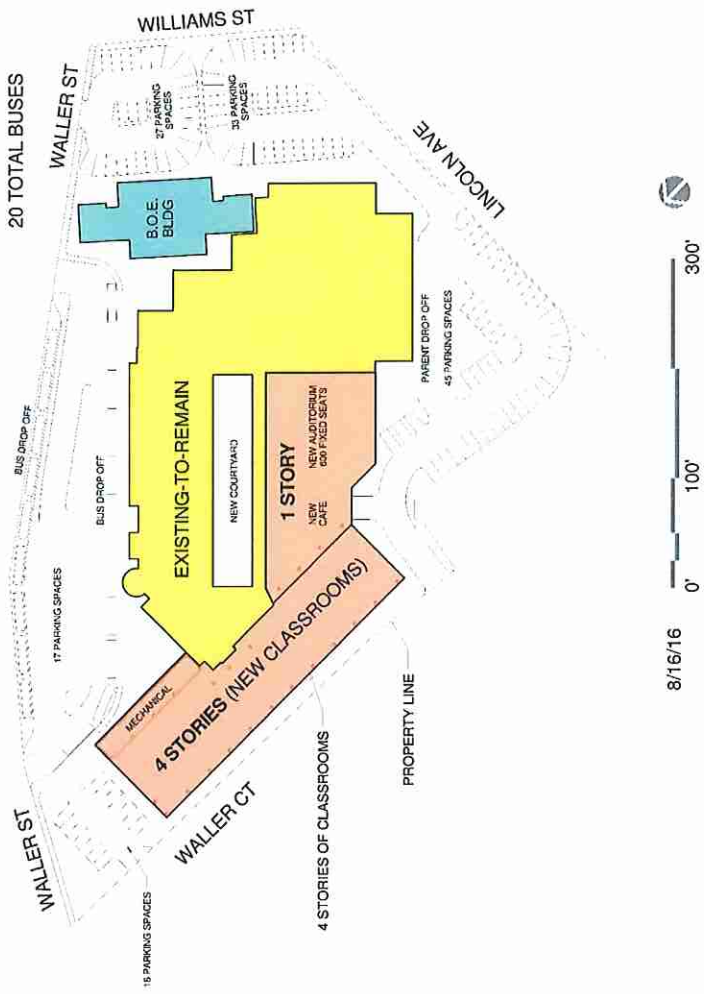
# Square Footage Summary

	CONTRACTOR'S SQUARE FOOTAGE	STATE GRANT SQUARE FOOTAGE	PROGRAM NET SQUARE FOOTAGE
LOWER LEVEL 2	51,879	49,325	34,151
LOWER LEVEL 1	47,420	44,167	21,926
1 <sup>ST</sup> LEVEL (ENTRY)	32,649	30,822	18,963
2 <sup>ND</sup> LEVEL	24,771	23,470	14,147
TOTAL BUILDING	156,719	147,784	89,187

OPTION C2 : EXISTING FACILITY WITH ADDITION

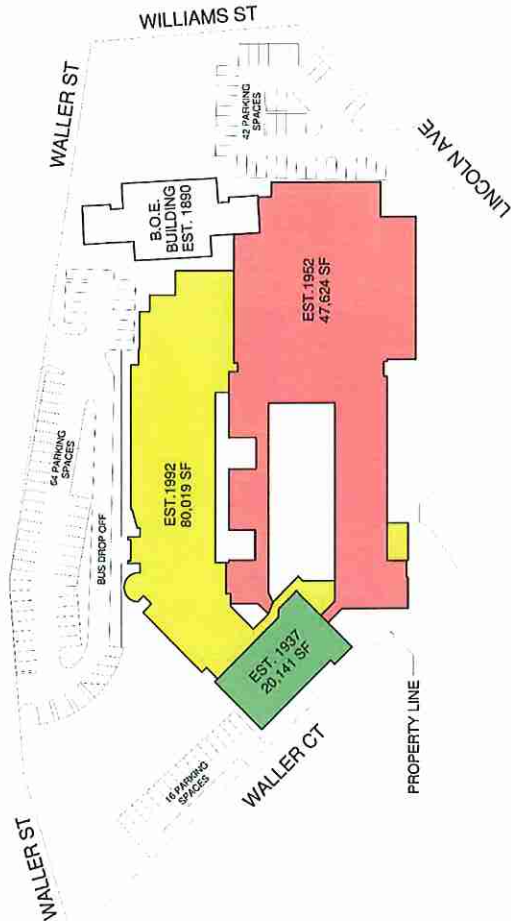
TARGET 1,275 STUDENTS x 172.8571429 SGSF PER STUDENT = 220,390 SGSF  
GRADES 6 THROUGH 12 (B.O.E. REMAINS ON SITE)

108,600 SGSF	EXISTING-TO-REMAIN (628 STUDENTS)	136	ON-SITE PARKING SPACES
+111,790 SGSF	NEW ADDITION (4 STORIES) (647 STUDENTS)	96	OFF-SITE PARKING SPACES
220,390 SGSF	TOTAL SCHOOL (1,275 STUDENTS)	232	TOTAL PARKING SPACES
			20 TOTAL BUSES



8/16/16 0' 100' 300'

# Existing Site Plan

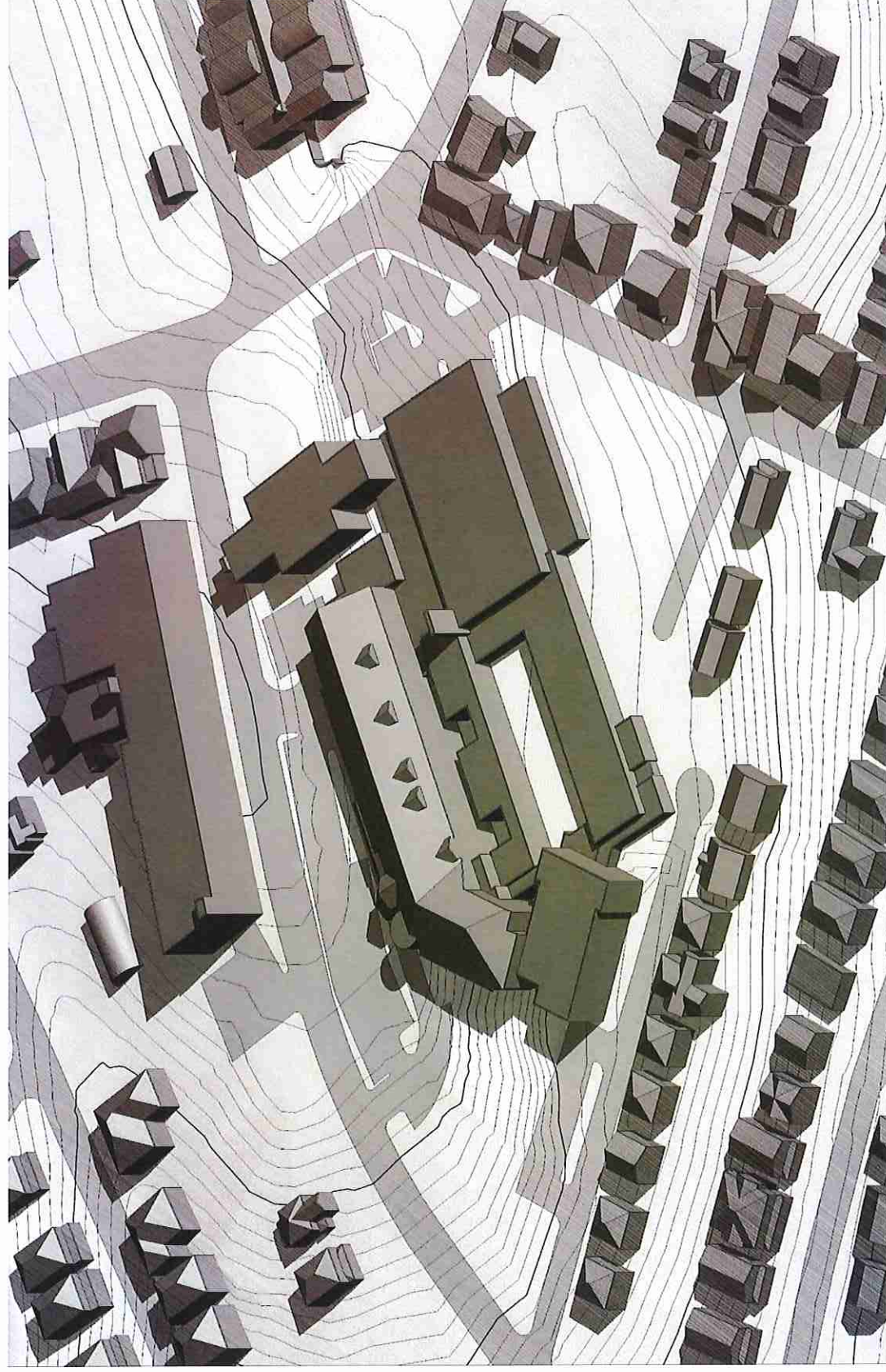


STATE GRANT SQUARE FOOTAGES BY WING	
20,141 SF	1937 - "CHAPMAN ANNEX" WING
6,827 SF	LOWER LEVEL 2
6,807 SF	LOWER LEVEL 1
6,807 SF	1ST LEVEL
47,624 SF	1962 - ADDITION WING
33,351 SF	LOWER LEVEL 2
14,273 SF	LOWER LEVEL 1
80,019 SF	1992 - "FLETCHER THOMPSON" WING
8,948 SF	LOWER LEVEL 2
23,267 SF	LOWER LEVEL 1
24,334 SF	1ST LEVEL
23,470 SF	2ND LEVEL
147,784 SF	TOTAL STATE GRANT SF

152 TOTAL PARKING SPACES  
6 TOTAL BUSES

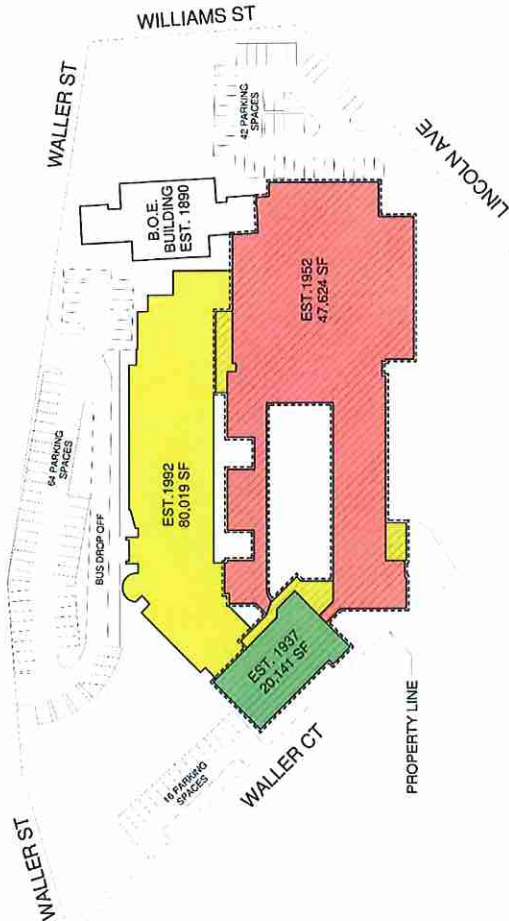


## Existing Site Massing



# Demolition Plan

BUILDING AREAS TO BE DEMOLISHED



## DEMOLITION STATE GRANT SQUARE FOOTAGES BY WING

### 20,141 SF 1937 - "CHAPMAN ANNEX" WING

6,927 SF LOWER LEVEL 2  
6,607 SF LOWER LEVEL 1  
6,607 SF 1ST LEVEL

### 47,624 SF 1952 - ADDITION WING

33,351 SF LOWER LEVEL 2  
14,273 SF LOWER LEVEL 1

### 3,123 SF 1992 - "FLETCHER THOMPSON" WING

1,751 SF LOWER LEVEL 2  
1,372 SF LOWER LEVEL 1

70,888 SF TOTAL STATE GRANT SF DEMOLITION

## EXISTING-TO-REMAIN STATE GRANT SQUARE FOOTAGES BY WING

### 76,896 SF 1992 - "FLETCHER THOMPSON" WING

7,197 SF LOWER LEVEL 2  
21,895 SF LOWER LEVEL 1  
24,354 SF 1ST LEVEL  
23,470 SF 2ND LEVEL

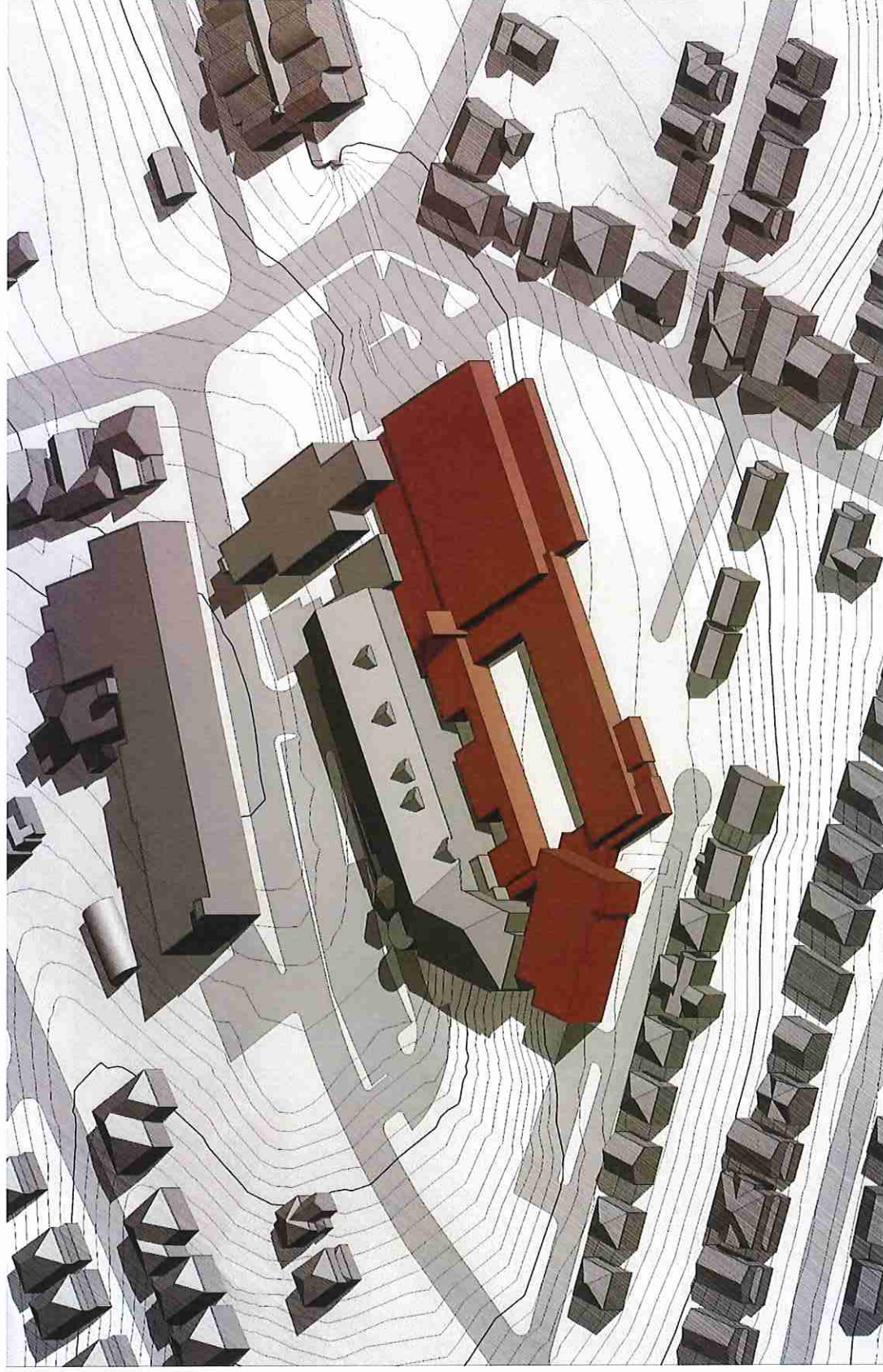
76,896 SF TOTAL STATE GRANT SF EXISTING-TO REMAIN

152 TOTAL PARKING SPACES

6 TOTAL BUSES

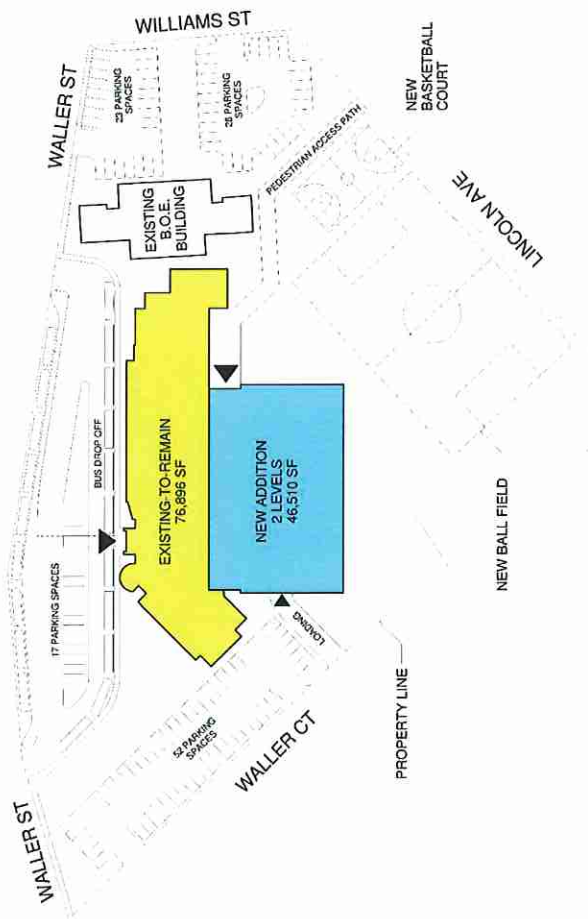


## Demo Site Massing



Proposed South Campus Site Plan

PROPOSED SOUTH CAMPUS

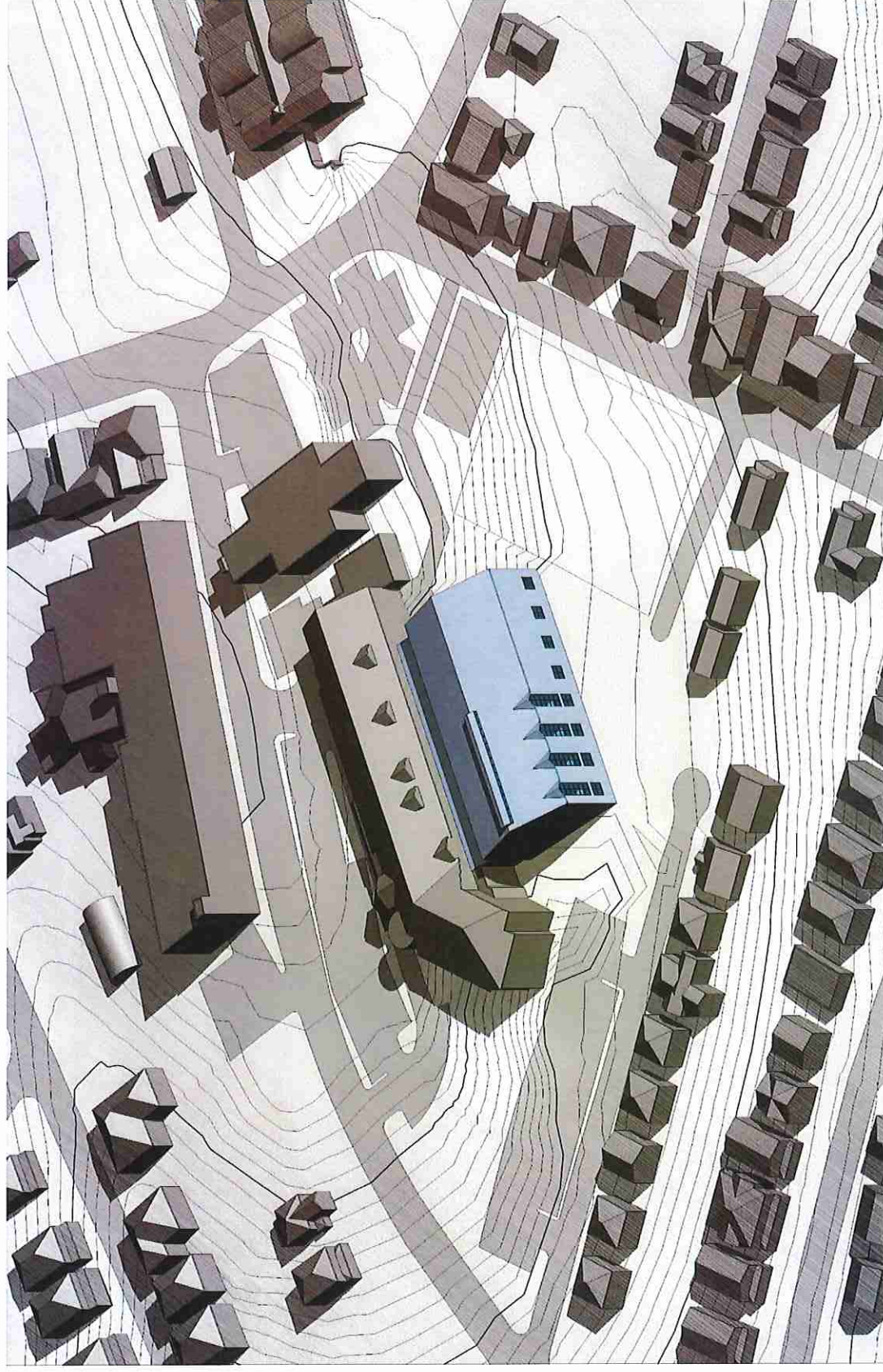


EXISTING-TO-REMAIN STATE GRANT SQUARE FOOTAGES BY WING	
76,896 SF	EXISTING-TO-REMAIN
7,197 SF	LOWER LEVEL 2
21,895 SF	LOWER LEVEL 1
24,334 SF	1ST LEVEL
23,470 SF	2ND LEVEL
46,510 SF	NEW ADDITION
1,013 SF	LOWER LEVEL 2
23,811 SF	LOWER LEVEL 1
21,686 SF	1ST LEVEL
123,406 SF	TOTAL PROPOSED FACILITY STATE GRANT SF

120 TOTAL PARKING SPACES  
20 TOTAL BUSES

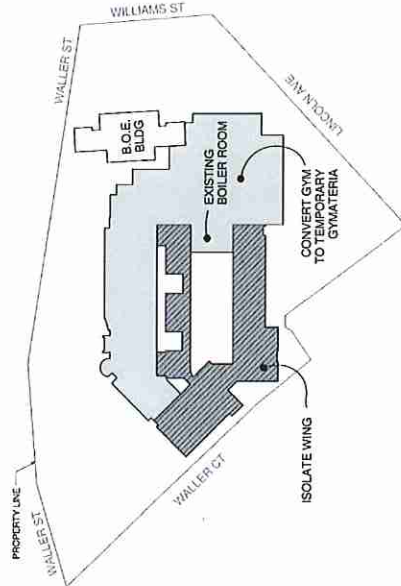


## New Addition Site Massing

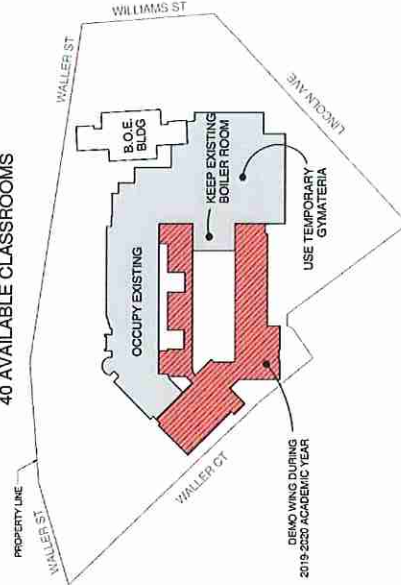


# Proposed South Campus Phasing Diagrams

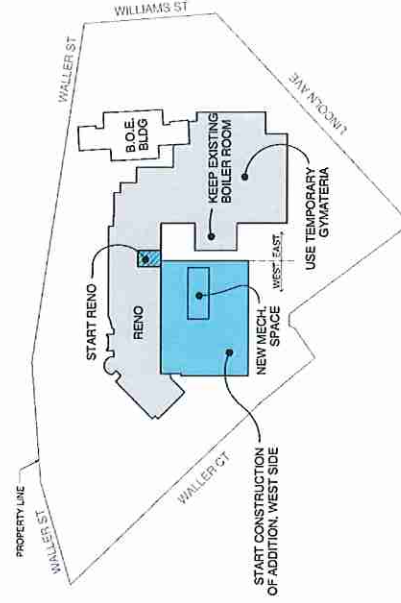
## PHASE 1 SUMMER 2019



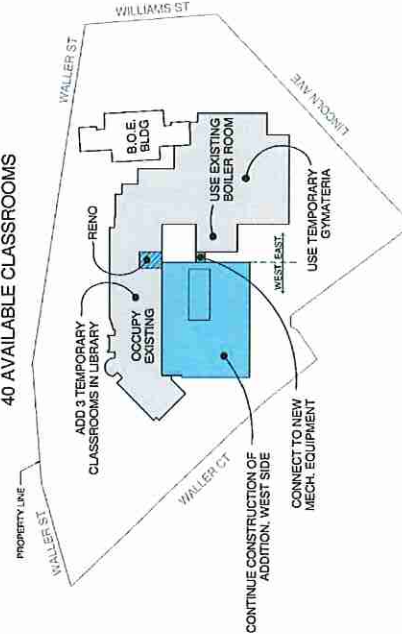
## PHASE 2 SCHOOL YEAR 2019 - 2020 843 STUDENTS GRADES 6-8 40 AVAILABLE CLASSROOMS



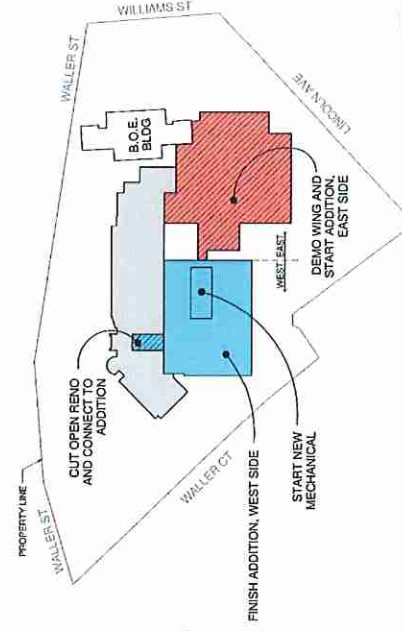
## PHASE 3 SUMMER 2020



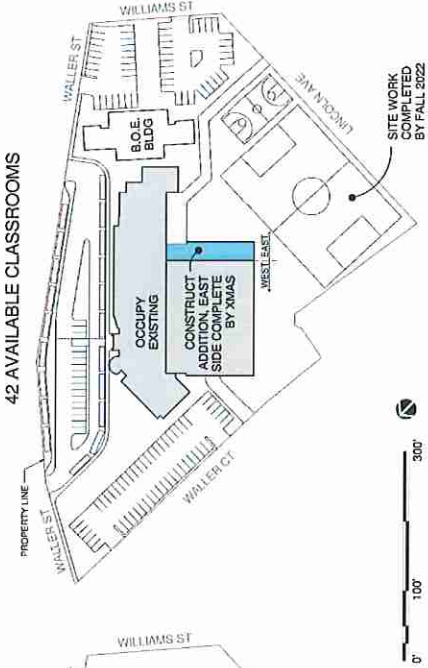
## PHASE 4 SCHOOL YEAR 2020-2021 974 STUDENTS GRADES 6-8 40 AVAILABLE CLASSROOMS



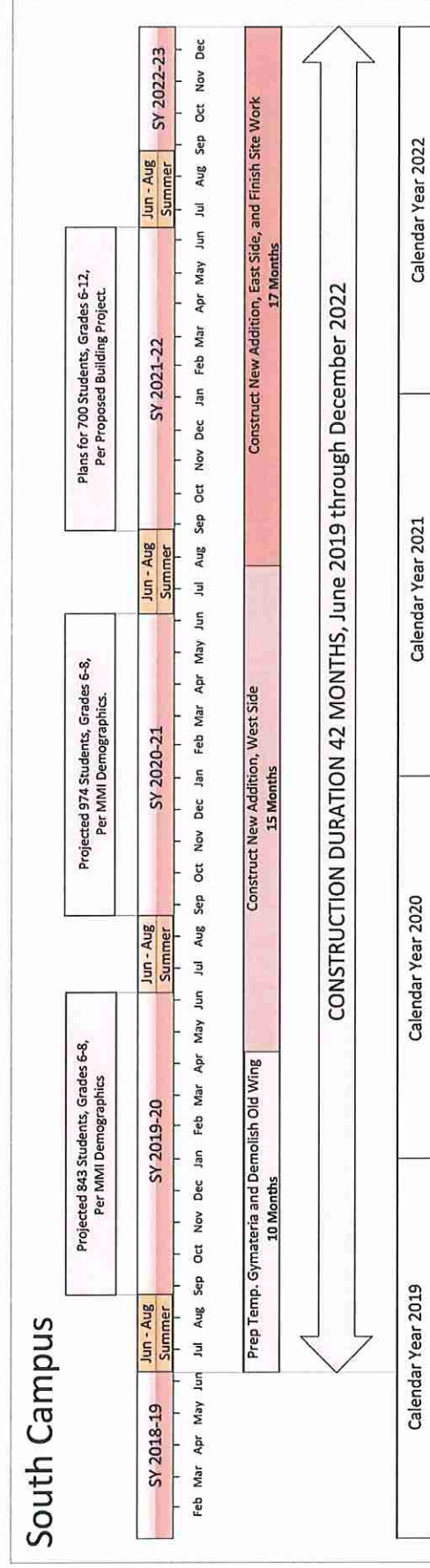
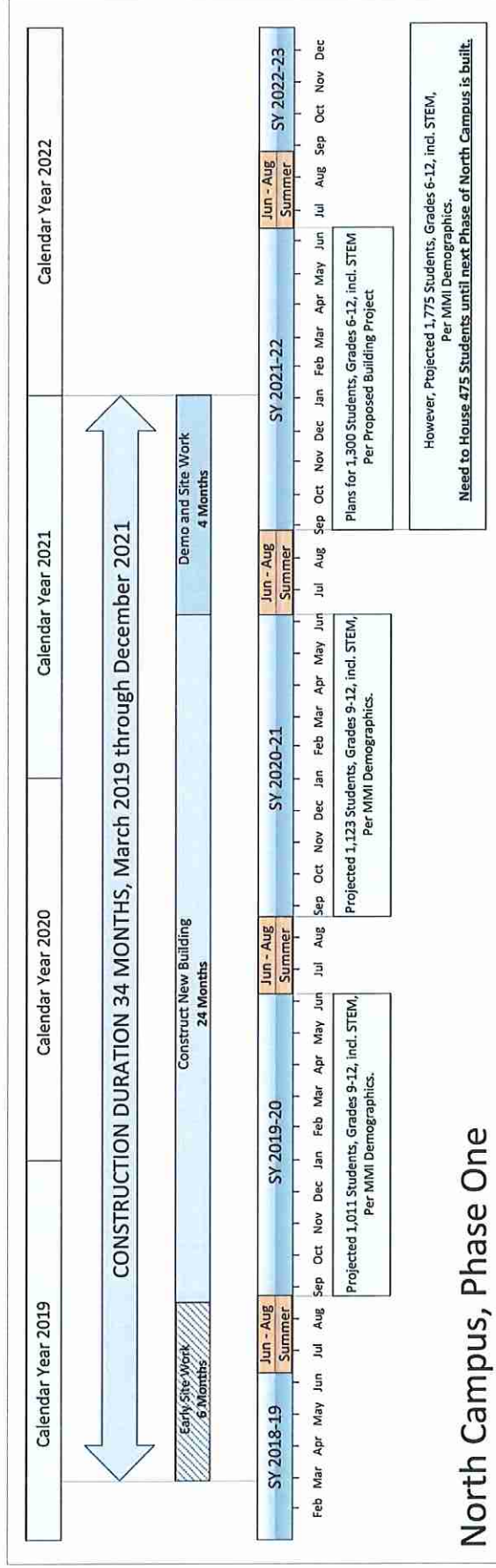
## PHASE 5 SUMMER 2021



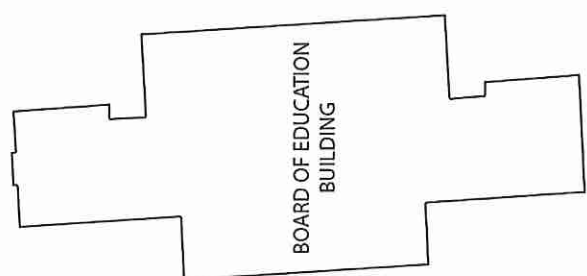
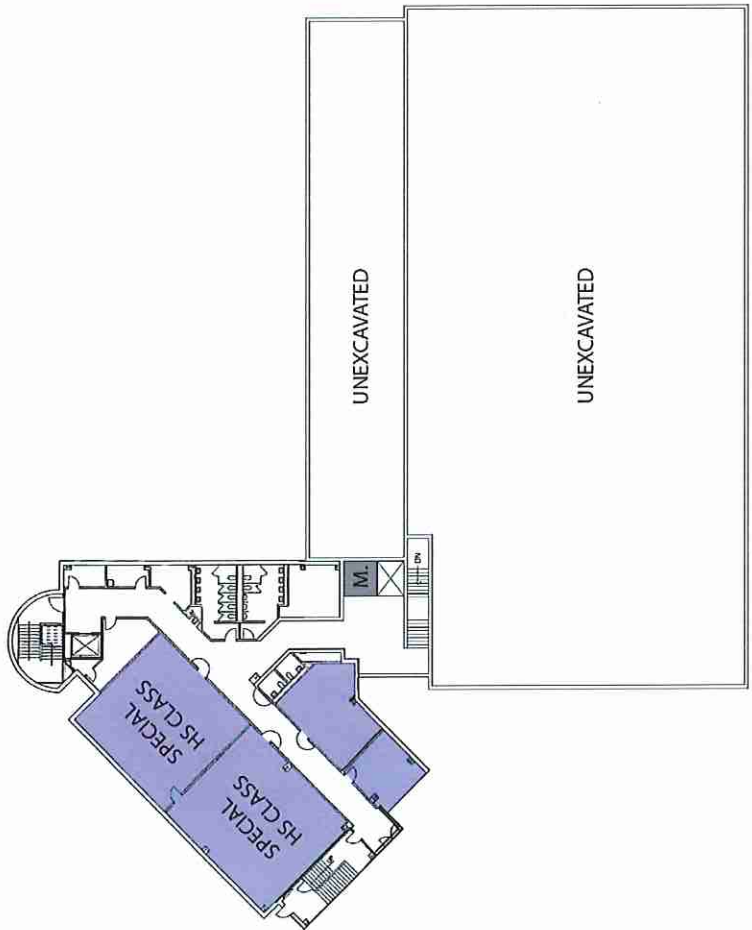
## PHASE 6 SCHOOL YEAR 2021-2022, AND FALL 2022 700 STUDENTS GRADES 6-12 42 AVAILABLE CLASSROOMS



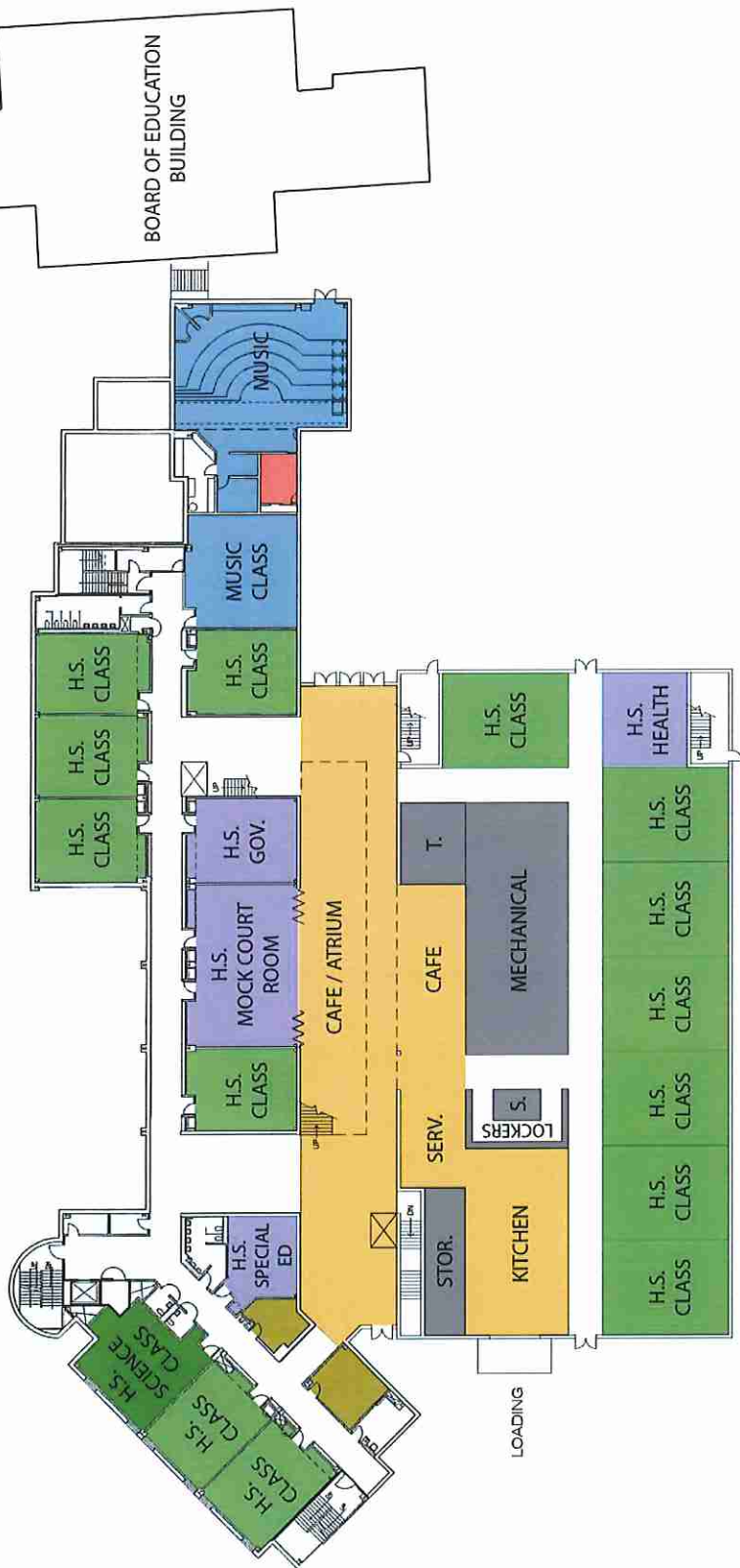
# Proposed Schedules



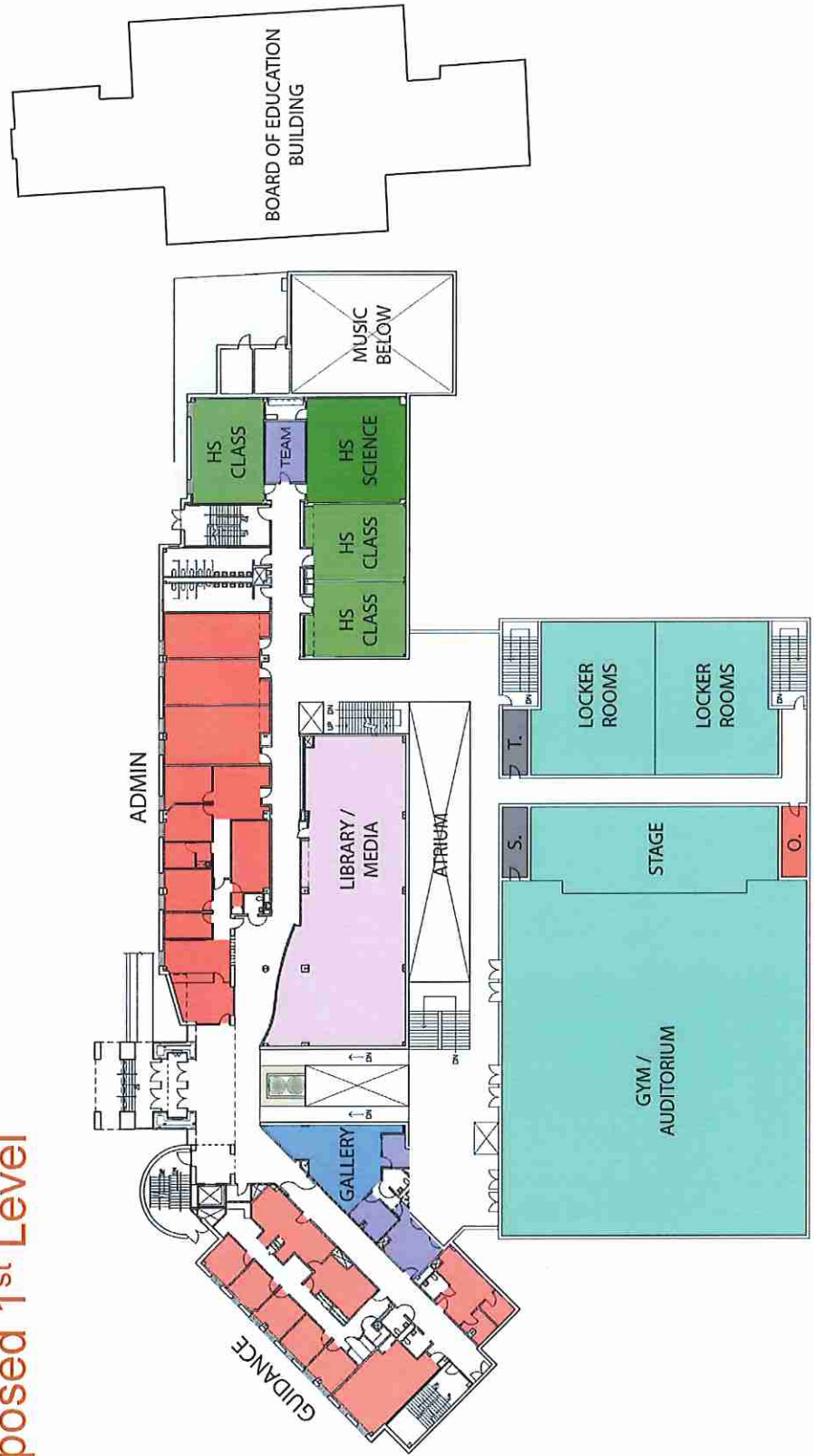
Proposed Lower Level 2



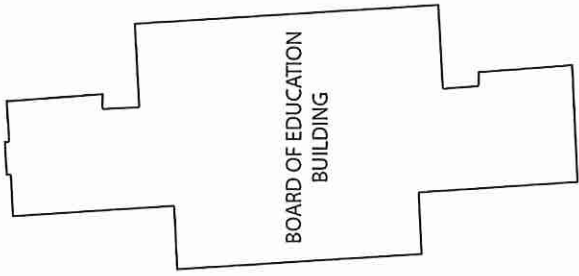
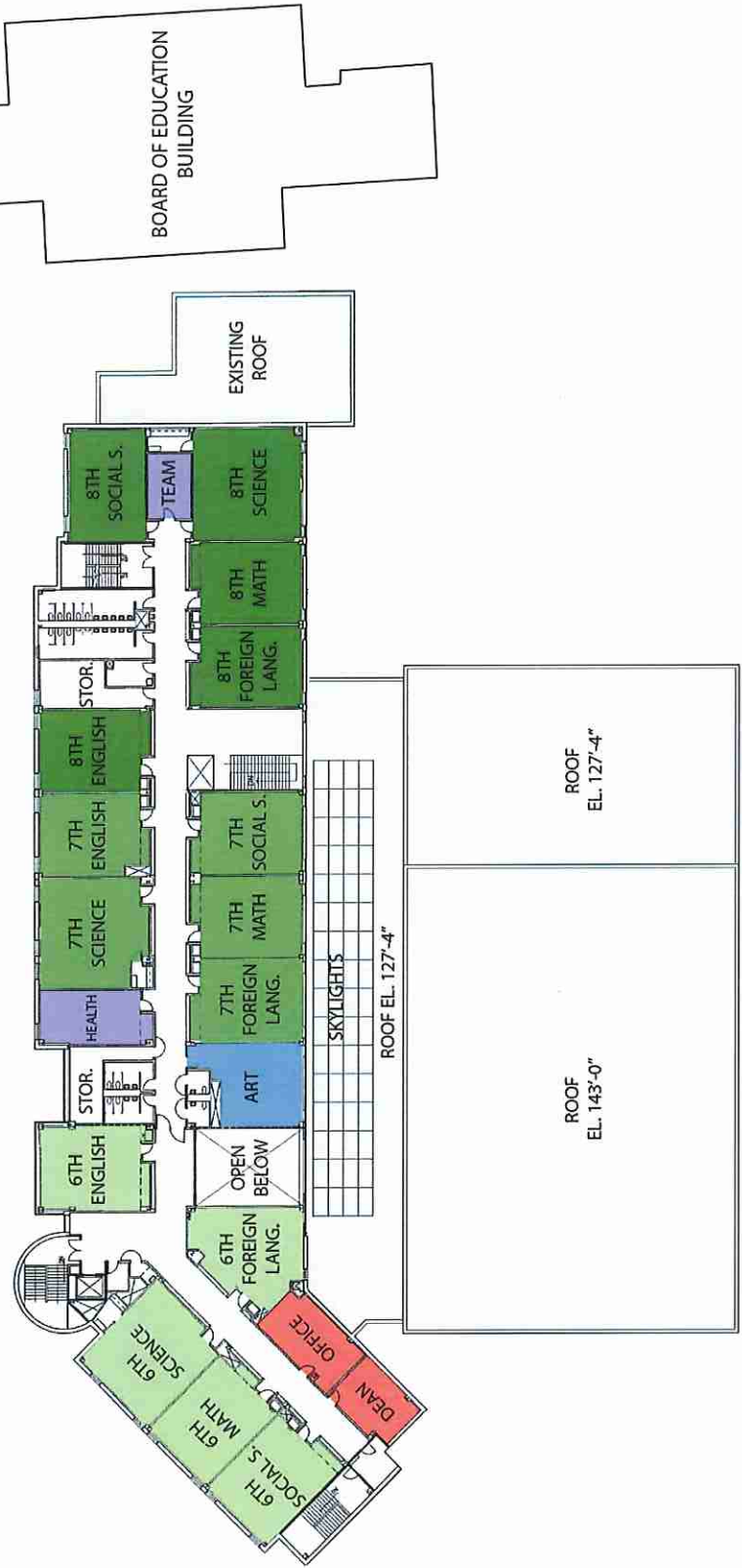
# Proposed Lower Level 1



Proposed 1<sup>st</sup> Level



Proposed 2nd Level



## Proposed Square Footage Summary

	EXISTING BLDG		DEMO		NEW CONSTRUCTION		FINISHED TOTAL	
	GSF	SGSF	GSF	SGSF	GSF	SGSF	GSF	SGSF
LOWER LEVEL 2	51,879 SF	49,325 SF	44,130 SF	42,029 SF	1,305 SF	1,013 SF	9,054 SF	8,309 SF
LOWER LEVEL 1	47,420 SF	44,167 SF	23,364 SF	22,252 SF	24,282 SF	23,811 SF	48,338 SF	45,726 SF
1 <sup>ST</sup> LEVEL (ENTRY)	32,649 SF	30,822 SF	6,937 SF	6,607 SF	22,212 SF	21,686 SF	47,924 SF	45,901 SF
2 <sup>ND</sup> LEVEL	24,771 SF	23,470 SF	-	-	-	-	24,771 SF	23,470 SF
<b>TOTALS</b>	<b>156,719 SF</b>	<b>147,784 SF</b>	<b>74,431 SF</b>	<b>70,888 SF</b>	<b>47,799 SF</b>	<b>46,510 SF</b>	<b>130,087 SF</b>	<b>123,406 SF</b>