

TOWN OF GLASTONBURY
RPGL-2009-35
East Hartford-Glastonbury Elementary Magnet School
Construction Manager Services
Addendum #1

June 19, 2009

PROPOSAL DUE DATE 06/30/09 @ 11:00 A.M.

The following questions and answers are provided to all potential proposers.

Question 1: Can you provide more details as to the contract to be used for the Construction Manager?

Answer 1: A draft sample contract is provided as Attachment A (AIA – A201, AIA – B801). The final terms and conditions are still being reviewed by the Town’s attorney but this is based on the State Department of Education model and it is anticipated changes will be to address conditions outlined in the RFQ/P or will be relatively minor. The Town reserves the right to propose further changes to these documents.

Question 2: Can you provide a copy of the attendees at the pre-proposal meeting?

Answer 2: A copy of the pre-proposal sign-in sheet is provided as Attachment B.

Question 3: Can you provide a copy of the hazardous material survey for the existing building and the project cost estimate that accompanied the ED0-49?

Answer 3: A copy of the hazardous material survey for the existing building is provided as Attachment C. A copy of the cost estimate that accompanied the ED0-49 is provided as Attachment D. The estimate included some significant assumptions, such as a one story structure, that may not be applicable to the final design.

Question 4: Was there an environmental study done for the site and, if so, can you provide a copy of it?

Answer 4: A copy of the environmental study done for the site is provided as Attachment E.

Question 5: Are there any Building Information Modeling (BIM) requirements for this project?

Answer 5: There are no Building Information Modeling requirements for this project.

Question 6: Can your provide copies of the boundary survey and the previously prepared concept plan?

Answer 6: A copy of the boundary survey is provided as Attachment F. A copy of the previously developed concept plan is provided as Attachment G. The concept plan was developed in order to determine if the educational program and associated site improvements could be accommodated on the Oak Street site. The final design finally arrived at may differ significantly from the concept.

Question 7: Do you anticipate any break in time between the Phase I (demolition) work and the Phase II (site and building construction) work?

Answer 7: It is anticipated the work will progress continually from Phase I to Phase II. The Town receives some revenue from current renters of the existing facility so the Town is interested in continuing that revenue stream as late as possible without impacting the work schedule.

Question 8: Are there any sensitive neighborhood concerns regarding traffic anticipated?

Answer 8: The site is, generally, located in an area of commercial development so it is not anticipated there would be any concerns beyond those normally encountered.

Question 9: Are the two buildings located in front of the existing building part of this property?

Answer 9: The two buildings located between the existing structure and Oak Street are not on the Town owned parcel.

Question 10: Do the school projects used to meet the minimum criteria have to be located in Connecticut?

Answer 10: One of the minimum criteria listed is that the three school projects referenced must be located in the State of Connecticut.

Question 11: When do you anticipate a “short list” of Architects?

Answer 11: We would anticipate having developed a “short list” of architects by the end of June 2009.

Question 12: Is it the intent to build the school over the existing basement?

Answer 12: It is the intent to retain the existing basement in order to avoid the cost of removal and it is anticipated that will require some portion of the school to be built over the top of it.

Question 13: Is there to be a right of way maintained to Oak Street?

Answer 13: The parcel purchased by the Town does not include frontage on either Oak Street or Nutmeg Lane. See Attachment B. The Town has access rights from each of those streets, however.

Question 14: When do you anticipate scheduling interviews with short-listed firms?

Answer 14: The current timetable anticipates interviews with short-listed firms to be held sometime during the period July 16-22.

Attachments:

- A. Draft Sample Contract (AIA – A201, AIA – B801).
- B. Sign-in Sheets
- C. Existing Structure Hazardous Material Survey
- D. ED049 Cost Estimate
- E. Phase 2/3 Environmental Assessment
- F. A2 Boundary Survey
- G. Concept Plan

Please confirm receipt of this addendum by 06/22/09 by 2:00 P.M. to Kathy Hughey @ (860) 652-7590 (Fax)

Company Name: _____

Name of Person Responding: _____

Authorized Signature: _____

Title: _____

Date: _____