



PROPOSAL CLARIFICATION #2

July 31, 2019

DUE DATE: August 8, 2019
TIME: 2:00 p.m.
PROJECT NAME: UConn 2000 Code Remediation and Programmatic Renovations Stamford Campus
PROJECT NUMBER: 201523
LOCATION: University of Connecticut
Capital Projects & Facilities Procurement
3 Discovery Drive, Unit 6076
Storrs, CT 06269
Attn: Mr. Cesar Alonzo
(Sealed Bids – Faxed Bids will not be accepted)

Please note the following information must be incorporated into your proposal for the UConn 2000 Code Remediation and Programmatic Renovations Stamford Campus, Project Number: 201523:

- 1. Enclosed is the RFI Log.**
- 2. A second page was incorrectly included in Proposal Clarification #1. Please disregard that page as it was intended for a different project.**

End of Proposal Clarification #2

RFI Log - CM RFP #201523 UConn 2000 Code Remediation and Programmatic Renovations Stamford Campus

RFI No.	Question	Response
1	Does the proposed ten (10) month construction schedule include both the Code Remediation and Programmatic Renovations or just the Code Remediation scope of work outlined in the RFP?	The ten month schedule includes both code remediation and programmatic renovations. It is anticipated that the scope of the programmatic renovations to be included with the code remediation will be minor and will be within the same areas as the code remediation work. Per the RFP, the University is seeking to understand options for three different execution plans: 1. Construction assuming the building will be unoccupied. 2. Phased Construction assuming the building is partially occupied to facilitate the work. 3 Construction assuming that the building is fully occupied and construction is limited to off hours. Once the cost and schedules for each option are known, the University will make a final determination of the selected construction option. It is anticipated that each approach would dictate varied project duration and varied project costs. Respondents should provide 3 separate costs and schedule options for pre-construction services and for general conditions/general requirements to reflect each of the described options above. The 10 month period anticipated in the RFP was reflective of option 1.
2	Please confirm the number of estimates. It appears as if a total of ten (10) are required. One (1) at 100% construction documents for the Code Remediation work only and nine (9) for the Code Remediation and Programmatic changes for each of the three options (50%, 90% and 100% construction documents). Also please confirm that the total cost for all estimates is to be one lump sum number and does not have to be broken down.	One estimate is required for the code remediation at the completion of the 100% construction documents phase. At this stage the programmatic renovations are in early pre planning. Once the programmatic renovations are determined, three estimates will be required. One at the completion of schematic design; one at the completion of design development and one at 90% construction documents. The cost for the 4 estimates is required to be broken down. The University will require that the estimates will be prepared to identify the cost for each individual NOD. General Conditions will be proportioned according the relative cost of each NOD.
3	The RFP states that there are three (3) construction execution options. Each option will most likely have a different construction schedule and duration. Please confirm which option we should use to develop the construction schedule required for the RFP.	Provide UConn with (3) schedules - One per construction execution option. Please see pages 4 and 5 of the RFP and the response to RFI 1 above.
4	Will this project have a Project Labor Agreement?	No.
5	Please confirm the anticipated award date for the CMR?	Mid-November 2019.
6	Please confirm the total duration of time anticipated for preconstruction services?	Approximately six months.
7	Please confirm that all of the general conditions line item costs identified in Exhibit F are to be included in the RFP proposal and should not be deferred to a cost of work item to be paid for by the subcontractor.	General conditions/General Requirements as identified in Exhibit F are for CMRs cost and will be part of the RFP proposal.
8	Please confirm that the On-Site Safety Engineer should be carried as FULL-TIME.	Yes.
9	Given the restricted site, should the CMR assume that all jobsite offices will be located within the existing building or should we assume that a location will be provided on site for typical jobsite trailers?	Respondent should anticipate that a jobsite trailer can be located in the university parking lot across the street from the building.
10	Please confirm that the CMR's general liability insurance should be included as part of the FEE value.	Refer to draft AIA A201 General Conditions of the Contract for Construction - Article 11 included in the RFP document for insurance requirements

11	Please confirm when you expect that RFI's will be issued to the bidders. There are a number of RFI's that will require additional work depending on the response that will take time to complete.	8/1/2019.
12	Will the CMR be required to provide security access and badging for all workers?	Badging will be required.
13	Will the CMR be required to conduct back ground checks and drug testing for any person that intends to work on the project site?	Yes. Requirements will be include in division one specifications. Contractor should carry an allowance in the GMP.
14	Floor plans marked up in red were provided as part of the RFP. Please confirm that both the areas outlined in red and the red solid block areas are all affected by the remediation work.	Confirmed.
15	Page 3 of the RFP states that there are 32 building and fire code discrepancies. The Open Notice of Discrepancies report, notes 18 including NOD No. 9. The North Elevation Exterior Wall Code Discrepancy report notes another 3 for a total of 21. Can you clarify where we can find the information of the remaining discrepancies.	Since the RFP was issued, two NOD's have been corrected by the University. There are currently thirty (30) open discrepancies in the building. Several of the discrepancies are currently being addressed by the University. The balance of the six (6) open discrepancies are being corrected by the University and are not part of this project. Design documents being completed by AECOM will include twenty four (24) discrepancies.
16	During the pre-bid it was noted that there are several walls that were out of compliance because they were not extended to the underside of the deck. Can you please clarify where we can find those walls identified.	Wall locations will be detailed on design documents.
17	The RFP notes that the estimate for construction for the Code Remediation scope is \$10 million, however, the amount in the Open Notice of Discrepancies report totals \$2,787,211 and the North Elevation Exterior Wall Code Discrepancy report totals 1,144,791. Please clarify.	\$10 million dollar estimate is based on 3rd party consultant.
18	NOD No. 51 is said to be in compliance on page 1-32 & 1-33 of the Open Notice of Discrepancies report. Please verify.	NOD #51 has been corrected and will not be part of this project.
19	Is there any way to quantify and describe the scope associated with the programmatic renovations. It is difficult to meet the requirements for the RFP in the project approach, etc. without further detail.	Programmatic renovations are still in the pre-planning stage. It is anticipated that the pre-construction contract will be amended once programmatic renovations are finalized. At this stage the preconstruction services and general conditions and general requirements will be for the code remediation work only. The University will require that the schedule of values will allow the direct (trades) construction cost for each discrepancy to be individually identified.
20	Page 5 of the RFP describes the scope for preconstruction service for the Code Remediation to be items A & B. The combined scope for the Code Remediation and Programmatic scope are items A-F. Please verify the procurement services described in letter F are required for the Code Remediation scope	Procurement Services described under letter F are required for both Programmatic Renovations and Code Remediation.
21	Please provide the Staff Work Efforts Analysis (Exhibit D) and Responsibility Matrixes and Hourly Rates (Exhibits E, F, G & H) in excel for our use.	Exhibits D thru H will be emailed to all firms in Excel format for your use.