Addendum #1
Date 1/6/23
RFQ/P for Construction Managers at Risk for
Area Cooperative Educational Services (ACES)
ACES at 88 BASSETT

This addendum contains the following information:

Question 1.
Please advise if there will be federal funding on this project.
Answer:
ACES has submitted for State Funding through the School Construction Grants.

Question 2.
Please advise if contractor can provide contract comments in lieu of agreement. We are confident we can meet mutually agreeable contract terms.
Answer:
Please refer to Attachment I, ACES desires to execute an Agreement as soon as possible after selecting a Construction Manager at Risk. Our intent is not to be negotiating contract terms and delaying the Start of the Work.

Question 3.
Can the Silver Petrucelli design drawings please be shared?
Answer:
Find Attached the following Drawings by Silver Petrucelli +Associates all dated 1/5/23:
FFE1, FFE2, FFE3, A1, A2 & A3.

Question 4.
Can you please specify the minimum number of full-time Construction Managers staff members on site?
Answer:
This is for the Construction Manager to determine.

Question 5.
Is pricing required for General Liability Insurance and CM Payment & Performance Bond as a part of our proposal?
Answer:
Yes. Please include pricing for all items listed in Attachment G – Construction Manager Task Matrix.

Question 6.
Please confirm the total construction cost is $61,427,073 in order for the CM to base their fees on.
Answer:
Construction Managers fee is to be based on the value of the Estimated Construction Cost (Direct Trade Work).
Question 7.
Please confirm that estimates and constructability reviews will be required on SD, DD and CD documents.
Answer:
Construction Manager is to include the cost to perform the number of estimates noted in the RFQ/P.

Question 8.
Please clarify the current design phase schedule. Per the RFQ/P the design is scheduled to be completed in March 2023 and bidding starting in July 2023.
Answer:
The design team is on track. Due to escalation cost some modifications / Value Engineering may be required. We will be looking to the Construction Manager to perform an estimate within two weeks of being selected.

Question 9.
Can the proposal forms be provided in their native format?
Answer:
If you absolutely can not reproduce the format please email us and we will see what we can do.

Attached please find revised ATTACHMENT B – MINIMUM EXPERIENCE REQUIREMENTS

Attached please find revised Attachment F – Bid Form. The following was added to this form:
INCLUDING ADDENDUM ____THROUGH _________

********** End of Addendum #1 **********
Area Occupied by Gateway
ATTACHMENT B - MINIMUM EXPERIENCE REQUIREMENTS

The Bidder shall have completed, as a construction manager at risk, at least two (2) — K-12 School Projects with a construction budget of not less than Forty Million Dollars ($40,000,000.00), for Connecticut public school projects K-12 that received a certificate of occupancy within the last five (5) years, or are currently under construction, and were or are being funded by the State of Connecticut.

The Bidder shall have completed or currently under construction as a construction manager at risk comparable educational projects, including public K-12 and higher education public or private, with a construction budget of not less than Forty Million Dollars ($40,000,000.00) over the last five (5) years.

Addendum #1 ACES at 88 Bassett
State Project #244-0043
## ATTACHMENT F - BID FORM

### Construction Manager @ Risk Firm:

#### Fee and Compensation Structure for Pre-construction Phase Services

<table>
<thead>
<tr>
<th>Description</th>
<th>Fixed Fee/Compensation (In Dollars)</th>
<th>By Percentage (of Construction Costs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Construction Staffing Matrix Cost (from Attachment E)</td>
<td>$</td>
<td>%</td>
</tr>
<tr>
<td>Pre-Construction Fee</td>
<td>$</td>
<td>%</td>
</tr>
<tr>
<td>Not Used</td>
<td>$</td>
<td>Not Applicable</td>
</tr>
<tr>
<td><strong>Total Cost for Pre-construction Services</strong></td>
<td>$</td>
<td></td>
</tr>
</tbody>
</table>

#### Fee and Compensation Structure Construction Phase Services

<table>
<thead>
<tr>
<th>Description</th>
<th>Fixed Fee/Compensation (In Dollars)</th>
<th>By Percentage (of Construction Cost)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Construction Cost (Direct Trade Work)</td>
<td>$41,629,536</td>
<td>100%</td>
</tr>
<tr>
<td>Stipulation Sum Construction Staffing Cost (from Attachment E)</td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>Stipulated Sum General Conditions Cost/Expenses</td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>Construction Managers Fee</td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>CM Contingency will be 3% when establishing GMP</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td><strong>Total Cost for Construction Phase Services</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### INCLUDING ADDENDUM THROUGH

<table>
<thead>
<tr>
<th>Total Cost of Pre-Construction &amp; Construction Phases</th>
<th>(In Figures)</th>
<th>(Amount in Words)</th>
</tr>
</thead>
</table>