

## Modernization Eaton Elementary School

## Responses to Questions About the RFP

No.	RFP Reference	Question	Response
1	Sections 1.6 and 1.9.2	Design Schedule RFP page 5 states the 100% DD documents will be complete by 07.23.2019 RFP page 7 states that 100% Design Development documents will be complete by 07.16.2019 RFP page 7 states that Permit Set (75%CD) will be complete by 06.28.2019 RFP page 5 states that the GMP will be prepared based on the approved DD documents, and is due 08.06.2019 Question: DD documents usually are completed prior to Permit Set/75% CD documents. Please clarify intent	Please see Amendment 3, Item Nos. 2 and 3.
2	Feasibility Reports	Feasibility Study, Part 1, list schemes A, B, C, C.1, D, & E Information is provided on schemes A, B, C, and C.1 Table of contents indicates that scheme D and E information is on pages 85 and 91 respectively, however, no detail information is provided on Schemes D or E in either part 1 or part 2 of the RFP	Please see Amendment 3, Item No. 1.
2a		Question: Has particular scheme to proceed with been decided on?, and/or is there one or several schemes that appear more likely to be chosen?	
2b		Question: Please provide further information on Schemes D & E if available	
3		Hazmat Abatement	
3a	Misc.	Is there a hazmat report available, or is there a date that a report will be available?	The Haz-Mat report will be available upon award of contract to the selected CMAR.
3b		Is there an expected scope/duration of abatement required	It will be up to the CMAR to determine a means and methods for haz-mat abatement phase of work.
4	Feasibility Study	Existing Building Gross Area a. Feasibility Study page 8, indications the footprint of the existing building to be 21,711 SF, and the gross square footage of the existing building to be 52,555 SF i. Note also that the graphic scale on the floor plans in the feasibility study do NOT appear to be accurate. b. Per the dimensioned drawings provided in the Facility Assessment Report, indicate a footprint of 27,200 SF and a gross area of 66,500 SF (excluding basement area) c. Based on field observations, it appears that the Facility Assessment Report is the more accurate document Question: Please clarify	Please see Amendment No. 3, Item No. 1. The square footages in this concept should be considered in Offerors responses, not the square footages in the feasibility study.
5	Feasibility Study	Total Gross Area of Completed Project Chart on Page 6 of the feasibility study indicates the proposed gross floor area for various schemes Takeoff of the concepted floor plans provided for each scheme, (Schemes A, B, C, C.1) appear to show significantly more gross square footage of the completed project Question: Which document takes precedence regarding the proposed gross area of the various schemes	Please see Amendment No. 3, Item No. 1. The square footages in this concept should be considered in Offerors responses, not the square footages in the feasibility study.
6	4.1.1 (e)	What is the meaning of "contracting effort" in Section 4.1.1(E)?	Contracting effort, for purposes of Section 4.1.1(E) of the RFP, refers to the contracting effort of the Construction Manager – i.e., all of the work included in the contract but excluding work performed by trade subcontractors.
7	1.9.2	In the project schedule section, 1.9.2 design milestones are not in order. It shows that the Permit Set 75% CDs come before the 100% DD Documents. Furthermore, the 100% CDs are to be issued 1 week after the 100% DD Documents. Please advise if this is correct.	Please see Amendment 3, Item No. 3.
8	1.9.2	In the project schedule section, 1.9.2, approximately 3 weeks are provided to submit a GMP proposal. It seems as though that is not enough time to prepare a GMP. Please advise.	Please see Amendment 3, Item No. 3.

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9	5.4.4	Refer to section 5.4.4 of the RFP in terms of the proposal organization, please confirm the correct reference should be Section 3.4.3 of the RFP for the PM Plan requirements.	Please see Amendment 3, Item No. 5.

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10	3.4.3	Please refer to section 3.4.3 Project Management Plan & Schedule, item (iv) in the first paragraph on page 31. To what is this item referring, "(iv) how the CMAR intends to deliver the Project taking into consideration that one sheet must be available for use by patrons at all times."? What is meant by "one sheet"?	Please see Amendment 3, Item No. 4.
11	Feasibility Study	The feasibility study refers to multiple schemes—Scheme A, B, C, C.1, has one been selected for moving forward on the project? If so, it will assist in the development of our proposal response, so please advise which scheme the Department has chosen.	Please see Amendment 3, Item No. 1.
12	Misc.	Please confirm the entire school will swing to a new space off-site beginning this summer in 2019, so the school will be unoccupied for the duration of construction.	The intent is to move to the swing space for the start of the new school year August 2019.
13	2.10.2	Section 2.10.2 Cost of General Conditions limits the cost of construction staff to Project Executive, Project Managers, and Superintendents, admin and professional staff performing scheduling, cost estimating, and accounting services assigned on a <b>full time basis</b> to the Project site. The Maximum Cost of General Conditions provided as part of this proposal will include a combination of full time staff for key personnel positions and part time roles for support staff. Will part time support staff (estimating, purchasing, accounting, BIM, safety, project engineers, etc.) be considered reimbursable costs under the General Conditions?	General Conditions shall be reimbursed as outlined in the RFP and detailed as requested in Attachment B - Offer Letter
14	2.13.1	<p>Please confirm that the key personnel indicated in section 2.12.1 are correct for the Project:</p> <p>a. <b>2.12.1 Identification of Key Personnel.</b> The following individuals shall be considered key personnel ("Key Personnel"): (i) the Project Executive; (ii) the Field Superintendent; (iii) the Project manager who will supervise the interior design and Work; (iv) the Project Manager who will supervise the Mechanical, Electrical, and Plumbing ("MEP") work; and (v) the individual that will manage quality control and interact with the Department's quality control representative (Safety/Quality Assurance/Quality Control Manager). The CMAR will not be permitted to reassign any of the Key Personnel unless the Department approves the proposed reassignment and the proposed replacement.</p>	Please see section 2.13.1 of the RFP.
15	First Source	Good morning, I have a question regarding the First Source Employment Agreement required with the proposal. Within Attachment I are two forms, the First Source Employment Agreement for Construction Projects Only that lists Government-Assisted Project/Contract Information, and another that is titled "Revised First Source Employment Plan". Can you please confirm whether only the first form, the First Source Employment Agreement is required with the proposal submission or are both?	The Offeror shall complete both the First Source Employment Agreement and the Employment Agreement.