

TOWN OF NEWINGTON  
CONSTRUCTION MANAGER SERVICES

RFP NUMBER 2, 2012-13

ADDENDUM NUMBER ONE

December 4, 2012

The following additions, changes, corrections, deletions and clarifications are hereby made to the Request for Proposal specifications and documents. This Addendum consists of three (3) pages. Below are questions that have been received by the Town and the Town's responses to those questions, which are the official responses that supersede any other prior written or oral statements.

1. Page 6, IV N. – Is the Town considering IPD as a project methodology, this will certainly limit the number of local CM's? Response: The Town has not committed to either Building Information Management or Integrated Project Delivery. Neither did it wish to preclude these options before having undertaken a competitive process. Prior experience with these two methodologies, or lack of same, is one of the means that the Town will be using to differentiate the experience and capabilities of the various respondents.
2. Page 1, I B. – I saw that the architects are being chosen by competition, is that acceptable for the SDE reimbursement? Response: The architect selection process will be similar to the Connecticut Department of Education's process in that firms will submit their qualifications, the Town will short list and invite the selected firms to submit their ideas and concepts in order to determine who is the most qualified for the appointment. The State has recommended that the Town check with the Town Attorney to determine if the process will meet the SDE requirements. The Town may choose not to apply for State reimbursement, as the dollars received could be dwarfed by the cost of added work and time necessitated by complying with Connecticut Schools Facility Unit requirements. As with the answer to question 1 above, the Town wishes to keep its options open at this time, but does intend to proceed with an architectural competition.
3. Page 1, I C. – I did not see a schedule in the document. Do you have a proposed time schedule? Response: No schedule has been established for this project, nor is the Town likely to do so until both a Construction Manager and a Project Architect are selected. The Project Building Committee has discussed a project referendum in November of 2013. They have also clearly stated that it is more important to have a quality, well conceived project to put before the voters than to meet an arbitrary, self-imposed deadline. The Town does anticipate that, if a referendum is approved, construction would begin in the summer of 2014.

4. Reading through the RFP documents for the Town Hall project, I did not see a proposed/approved budget for the construction. Is that information you can release? Response: There is no proposed or approved budget. The Town will be relying on the firm that is selected to assist in that regard. It is anticipated that the cost will be substantially more than \$10 million, in that the Town wishes to renovate two-thirds to three-quarters of the existing 96,000 square foot Town Hall, and in so doing replace the Parks and Recreation Department's Mortensen Community Center. The final project cost will be determined by design considerations, location, timing, building materials selected, etc., as well as the perceived political support of the community.
5. Page 3, II D. – Insurance, not sure if the A.M. Best rating is correct, usually we see A- (VII) or better not A- (VIII) or better. Response: A- (VIII) will remain. The Town asked its insurance agent to review the insurance requirements contained in the RFP. Exceptions to the insurance requirements of the RFP may be allowed by the Town if the Town determines that granting such exceptions are in its best interest. The following changes (items 6 through 10 below) are made to the insurance requirements:
6. Delete the wording in section II. D. 1 on page three of the RFP in its' entirety and replace it with:

“Commercial General Liability

General Aggregate - \$ 2,000,000  
 Products/Completed Operations Aggregate - \$ 2,000,000  
 Personal/Advertising Injury - \$ 1,000,000  
 Each Occurrence - \$ 1,000,000  
 Medical Expense - \$ 10,000

Such policy shall name the Town as additional insured.”

7. In item II. D. 4, Professional Liability Insurance, delete “\$1,000,000” and replace it with “\$2,000,000”.
  8. Add item II. D. 5,  
 “Pollution Liability Coverage - \$2,000,000
- A combined Pollution and Professional Liability policy may be acceptable, subject to coverage review and approval by the Town.”
9. Add item II. D. 6,  
 “Excess Liability, written over the General Liability, Auto Liability, and Employer's Liability coverage.  
 - \$10,000,000”

10. Add item II. D. 7,  
“Builder’s Risk

The Town will obtain builder’s risk coverage for exposures on the premises, off site, and in transit, including the contractor’s exposure for items to become a permanent part of the structure, during the course of construction, alteration or repair. The contractor’s tools and other equipment shall be the responsibility of the contractor.”

END OF ADDENDUM NUMBER ONE