

ANSWERS TO SELECTED QUESTIONS RECEIVED
FINAL POSTING ON OR BEFORE August 17, 2018

Revised 7/26/2018

Please review the following answers carefully as some answers may be revised since they were first posted. Revised and new answers are marked as such.

1. Do you have an estimated Project Value?

Answer: As indicated in the RFP the capital investment commitment sufficient to accomplish the successful initial rehabilitation and hospitality- build out of historic buildings at Seaside is estimated at \$25-30 million. RFP, page 13.

2. Are there union requirements?

Answer: The construction and hospitality services may be subject, as applicable, to labor agreements in effect at the time services are provided, as well as all applicable laws and regulations. That said, prevailing wage and other information is available online at our Connecticut Department of Labor website <https://www.ctdol.state.ct.us/wgwkstnd/prevailwage.htm>

3. Do you have a start date for Lease, Rehabilitation, Management and Operation of the publicly owned property?

Answer: The estimated time frame for execution of a signed contract and lease agreement is between the end of 2018 and early 2019.

4. Will you be issuing something about a role to assist the State with the oversight and management of this project?

Answer: There is no intention at this time to issue a request for proposals to assist the State with the oversight and management of this project.

5. Would it be possible to obtain a copy of the attendees sign in sheet from the tour conducted on May 7, 2018?

Answer: No. DEEP at this time considers the information as commercially sensitive and not publicly available given that DEEP is conducting a competitive Request for Proposal (RFP) process. The individuals/entities listed on the attendee sheet concern potential participation in the Seaside RFP which is still in its preliminary stage, with formal applications not required until July 27, 2018. Upon completion of the RFP process DEEP will consider disclosing the information provided on the attendee sheet.

6. Will there be opportunities to view/tour the facilities again and are bidders allowed to walk the property?

Answer: Yes. DEEP will offer a tour of the four historic buildings for prospective proposers on Wednesday, June 6 at 11:00 am. The deadline for prospective proposers to register for the tour is Tuesday June 5 at 4:00 pm.

Prospective proposers must email their request to participate in the tour by Tuesday June 5 at 4:00 pm to: Tenia.Seay@ct.gov referencing "Seaside 18 RFP" including the names and titles of individuals participating in the site visit.

The Seaside property is a State Park and while the buildings are closed and fenced off, the grounds are open to the public in accordance with State Park standard operating times from 8 a.m. to sunset.

7. Was attending the first tour a prerequisite?

Answer: No, attending the first tour is not a prerequisite to submit a proposal for the Seaside RFP. Site visits are highly recommended, a second opportunity for a site visit is scheduled for June 6, 2018, see the Seaside website for more details.

8. When visiting the Hospital Building, we were shown Existing Conditions drawings for the property. Are these drawings available to the public?

Answer: Yes, we are posting these drawings on the Seaside RFP website and we are also posting the historic 1932/34 plans and elevation drawings by Cass Gilbert , as well as the 1968 plans by Raymond Brown, Architect which include additions to the Hospital building here as well.

http://www.ct.gov/deep/cwp/view.asp?a=2716&Q=557916&deepNav_GID=1650#HistoricPlans

9. I noticed that LOI's are not accepted after May 4th. Is this still the case? We would love the opportunity to consider this project and possibly participate in the RFP process.

Answer: The Letter of Intent (LOI) was required to participate in the tour of the facilities. The LOI is not required in order to participate in the RFP process.

10. An extension of time was requested for submission of the proposals in response to the RFP. Any chance the deadline can be extended?

NEW Answer: Yes, submission date for proposals in response to the RFP is extended to Friday, August 24, 2018.