



City of New London

Department of Finance-Purchasing Agent
13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Invitation for Bids

ADDENDUM

Proposal No.: 2019-09

Addendum No.: 2

Date Issued: 12/21/2018

Commissioning Services for the New London High School – North Campus (095-0090 MAG/N)

Opening Date and Time: January 2, 2019 @ 2:00 P.M.

Bidders Notes: This Addendum is issued to provide all potential bidders with notice of answers to questions submitted by interested parties.

All other terms and conditions remain the same.

This Addendum cover page must be signed and returned with your bid.

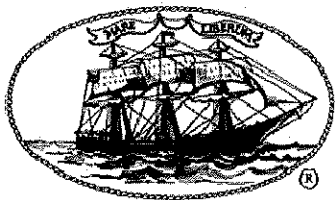
Authorized Signature of Bidder

Company Name

Return Bid To:

Dedra Aker, Purchasing Agent
City of New London
13 Masonic Street
New London, CT 06320

Bids cannot be accepted after the Bid Opening Date and Time indicated above.



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ADDENDUM 2

Proposal No. 2019-09 Commissioning Services for the New London High School – North Campus (095-0090 MAG/N)

Questions from Potential Bidders with Answers:

Question 1: Can the SD documents mentioned in the RFP be made available for review in preparation of a proposal?

Answer: The SD documents were uploaded to the websites.

Question 2: Section IX, F., last bullet on page 8 of the RFP states: “The CxA is to provide (or “witness” if construction documents require others to perform) infrared scan of building walls and roofs and provide a summary report of results to Owner/Owner Representative, City Engineer, Contractor, and the Design Team, during a presentation meeting conducted by the CxA, with areas of concern identified for further investigation.” It would be necessary to know at this time if construction documents require others to perform the infrared scanning of the building in order to include or exclude it in our fee proposal. Please clarify if construction documents will require others to perform the infrared scanning.

Answer: The CxA will perform the infrared scan.

Question 3: Section XIV, B., states “Videoed training will be conducted after the O&M manuals have been distributed to the facility’s maintenance personnel.” Is the Commissioning Authority to provide the video recording of the contractor training sessions or will another party be responsible for it? If the Commissioning Authority is to provide the video recording, please define the number of hours recording time required.

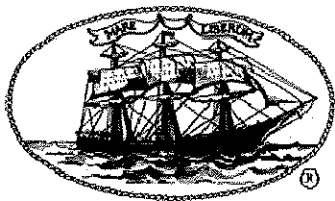
Answer: The video recording will be included in the CM and trades scope. Timing will be coordinated with the CxA.

Question 4: The City’s Contract Terms and Conditions with regards to guaranty or surety are not customary and unusual for and consultant such as a Commissioning Provider. As such a consultant for the City in which no material goods or equipment is provided and only services are delivered, please confirm that such bonds are actually applicable and necessary.

Answer: In the bid document’s Terms and Conditions, under Guaranty or Surety, Section 11 does not apply to professional services and is therefore not a requirement for this Proposal.

Question 5: Will the Cx Agent be required to perform the videotaping of the training sessions? Typically, this videotaping is done by the Contractor.

Answer: The contractor will perform the video recording.



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ADDENDUM 2 (continued)

Proposal No. 2019-09 Commissioning Services for the New London High School – North Campus (095-0090 MAG/N)

Questions from Potential Bidders with Answers:

Question 6: Will the Cx Agent be required to perform the infrared scan of the building walls and roof or just witness the scan?

Answer: See Question 2.

Question 7: Do all the qualifying projects have to be at least 75 million?

Answer: Yes.

Question 8: Can you tell us if there will be a cut-off date for issuing any addendum? We would like to mail our proposal early to make sure that it arrives in time.

Answer: The Addendum will be issued 12/21/18.

Question 9: Can the Schematic Design documents be provided to better define scope and assist with pricing?

Answer: The floor plans and elevations were included and on the website.

Question 10: Can an MEP narrative or Basis of Design be provided to better define scope and assist with pricing?

Answer: The MEP narratives are not developed yet.

Question 11: Can the requirement for attendance at School Building and Maintenance Committee Meetings be quantified?

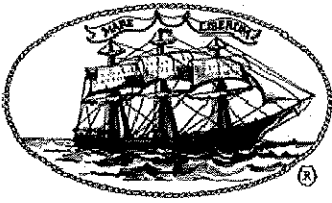
Answer: The meetings are once per month. The CxA will be required to attend depending on project progress.

Question 12: Can the IR Envelope Testing expectations be clarified for the enclosure & roof. The RFP references either by Cx agent or by others as specified?

Answer: See Question 2.

Question 13: Can it be confirmed that the Commissioning Agent will not be responsible for videotaping Owner training sessions?

Answer: See Question 3.



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ADDENDUM 2 (continued)

Proposal No. 2019-09 Commissioning Services for the New London High School – North Campus (095-0090 MAG/N)

Questions from Potential Bidders with Answers:

Question 14: Have the intended mechanical systems types been decided? Can the SD drawings, specifications and/or a narrative be provided as part of this RFP so that system types and quantities can be evaluated?

Answer: The mechanical systems are being discussed but not finalized. No systems narratives are available.

Question 15: What percentages of sampling for functional testing is to be done?

Answer: This criteria will be established in conjunction with the development of design systems parameters during DDs and CDs.

Question 16: Can the anticipated quantity of commissioning team meetings be described to keep the proposals in line with each other?

Answer: The CxA team meetings are requested in the body of the proposal. Additionally, the Building Committee meets once per month.

Question 17: Can the anticipated quantity of construction site visits be described to keep the proposals in line with each other?

Answer: The construction site visits cannot be anticipated at this point. Both design and construction schedules are aggressive as indicated in the schedule attached to Addendum 1.

Question 18: Are there any renewable energy systems intended to be a part of these projects? (i.e. photovoltaics)

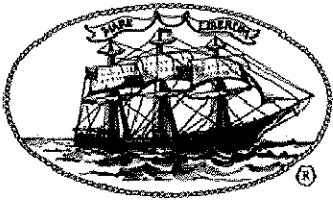
Answer: The design team will explore geothermal and photovoltaic options during design.

Question 19: Will there be a generator(s) on these projects for emergency power?

Answer: Yes.

Question 20: Can the building envelope Cx scope of work be further defined? Also, can the quantity of site visits for building envelope site reviews be described to keep the proposals in line with each other?

Answer: The CxA will work with the design team to design and specify energy efficient systems and building envelope. Infrared testing will be included to validate this criteria during construction.



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ADDENDUM 2 (continued)

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Questions from Potential Bidders with Answers:

Question 21: How many hours of retesting should be figured into our proposal for issues that were found during our initial functional test?

Answer: As many as necessary to ensure all issues are corrected. Use industry standard guidelines for similar school projects.

END OF ADDENDUM 2