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July 1, 2019

Addendum #2

A/E Design Services for the Abatement and Demolition of 150 Windsor Street CRDA Project No. 19-012

This addendum dated July 1, 2019 forms a part of the Contract Documents and modifies the original bidding documents. Please acknowledge receipt of this Addendum below and submit with your bid. Failure to do so may subject the submitter to disqualification.

Questions & Answers:

1. Part 4 Partners - Must an entire Part 3 Organizational Profile (including exhibits IA & IB) and Part 5 Conflict of Interest Statement be submitted for each sub-consultant? **Answer:** *If the Proposal is submitted jointly by two (2) or more entities that will share responsibility for contract performance in any way, provide the same information required under Parts 3 and 5 for each such entity. No more than one (1) A-E Team Questionnaire (Part 1A & 1B) is to be submitted.*
2. Part 3 Organizational Profile, Section 4 (Financial Condition) - May this be submitted upon shortlisting? **Answer:** *Yes, see revised RFP, page 9*
3. Will a list of attendees from the pre-bid meeting and tour be made available? **Answer:** *Yes, see attached*
4. Should provisions for contaminated soil and groundwater be included in the response? **Answer:** *Yes*
5. Will the Architectural/Engineering team bring the project through the local permitting process? **Answer:** *Yes*
6. Should a boundary and topographic survey be included for the local permitting process? **Answer:** *Yes*
7. Must the Site Plan strictly comply with all applicable City regulations or are there waivers or variances that can be acquired? **Answer:** *For the response to this RFP, assume that waivers or variances can be acquired. The Bid shall include an Allowance of Six Thousand Dollars (\$ 6,000.00) to be invoiced hourly for coordination with the City P&Z regarding site plan issues that will require waivers or variances.*

8. Will the Architectural/Engineering team bring the project through the Office of the State Traffic Administration (OSTA)? **Answer:** Capability within the design team to bring the project through OSTA is a requirement of the RFP. However, whether OSTA review is required is unknown at this time. For the response to this RFP, the Bid shall include an Allowance of Two Thousand Dollars (\$ 2,000.00) to be invoiced hourly, to determine if an OSTA review is required for this project.
9. RFP Page 10, Part 3, item 3: Please clarify that the organizational chart requested here is regarding our firm, vs the “responsibility chart” required in Exhibit 1b – 4.0 is regarding the team proposed for this project. **Answer:** That is correct, Part 3; item 3 is requesting your firms’ organizational chart, while Exhibit 1B; item 4.0 is requesting the proposed team’s organizational chart in reference to interaction with the Owner.
10. Exhibit 1a – 4.0 requests information on current workload and requires a Project Information Form to be submitted for each current project; Exhibit 1b – 6.0 states that Project Information Forms are to be used to describe projects that are relevant to this RFP. The Project Information Form requests information on Completed Projects and “similarities to this RFP’s scope of services.” Please clarify, as we have several current projects that are not similar to this RFP. **Answer:** Please see revised RFP, page 16.
11. Exhibit 1b – Project Information Form: Please clarify what is meant by “A-E ‘Team’ Question Number” at the top of the page. **Answer:** This should read A-E Team Project Number, and you are to provide projects in order of relevance. Please see revised RFP, page 21.
12. Exhibit 2, item 1 – Please clarify whether or not DAS Contractor Prequalification Certification is required for architects submitting for this RFP. **Answer:** It is not required, please see revised RFP, page 22
13. Exhibit 2, item 2 – Our firm has several OPM Ethics forms already on file with the state via the BizNet site. Is it sufficient to print our current forms to submit for this proposal? **Answer:** Yes, it is acceptable.
14. Exhibit 2, item 3 is a guidebook with no apparent forms to complete. Please clarify. **Answer:** Please print & submit guide with signature on last page.
15. Exhibit 2, item 5 – The link is not found. We have located the current CHRO page on the ct.gov website. It has several reports, but none are identified as such. Please clarify or provide. **Answer:** Please see revised RFP, page 22
16. Exhibit 2, item 9 – Please clarify if this is Exhibit 6. **Answer:** Yes, please see revised RFP, page 22
17. Task 1d requires “a survey of the building including additional testing as required to verify/update the existing environmental reports and serve as a basis”. Does this work only include a hazardous materials survey of the building and an update of the HBMA Report? Or, does this work also include performing the work scope discussed in the Phase 2 Work Plan? **Answer:** Task 1d has been revised to read: "Conduct a survey of

the building including additional testing as required to serve as the basis of the abatement bid documents as part of the demolition project.

18. What is the purpose of Task 1a and Task 1b (review, comment and revise the Phase I Questionnaire and Phase 2 Work Plan, respectively)? Is the design team expected to complete the work described in the Phase 2 Work Plan? Is the design team expected to complete a Phase I? **Answer:** Task 1a and Task 1b have been revised. Please see Revised RFP page 4. Attachments #4 & #5 have been provided for information only.
19. Please provide Phase I Environmental Site Assessments (ESAs) for the property completed by Tetra Tech (2015), Rizzo Associates (2003) and Loureiro Engineering (1992), upon which the Phase 2 Work Plan is based. **Answer:** As of this date, the City has not been able to locate these documents. The Bidder shall assume that the documents are not available.
20. How will the locations of the 3 borings required in Task 1e be determined? By the design team or as based on the Phase 2 Work Plan? **Answer:** The location shall be determined by the Design Team.
21. Are the two 20,000-gallon diesel/kerosene USTs in place or have they been removed? **Answer:** We believe these may be referenced in Attachment 5 – Phase II Site Assessment Work Plan, no other information is available at this time. The bidder shall include verification of these tanks in their bid.
22. When in use, how many parking spaces were on the parking levels under the building? **Answer:** The Architectural & Site Drawings included in the RFP as Attachment 7 indicate the number of spaces that existed in the original building.
23. Regarding the statement “Perform a traffic study for the parking entrances if required” – Is the traffic study required only for parking entrances? No OSTA? No Traffic Impact Study for adjacent intersections? What is meant by “if required”? **Answer:** See the answer to question #8 above.

Attachments:

- Revised RFP (all revisions in red)
- Opinion of Probable Abatement & Demolition Costs - 2016

End of Addendum #2

Submitter:

Signature: