

**GREATER HARTFORD TRANSIT DISTRICT
GHTD RFQ/P #02-020
ARCHITECTURAL AND ENGINEERING SERVICES
ROOF REPLACEMENT
ADDENDUM #2**

October 11, 2019

The Request for Qualifications/Proposals (RFQ/P) is modified/clarified as set forth in this Addendum. The original RFQ/P Documents remain in full force and effect, except as modified/clarified by this Addendum, which is hereby made part of the RFQ/P. Respondent shall take this Addendum into consideration when preparing and submitting its proposal.

A pre-proposal conference and walk-thru of the existing public and Amtrak restroom facilities located at the Union Station Transportation Complex was conducted on October 3, 2019. The following individuals were in attendance: Marc Caputo (Greg, Wies & Garner Architects); Gordon Fraites (Lothrop Associates, LLP); Walter Fuller (ATANE Consulting); Tom Hibbard (Hibbard & Rosa Architects, LLC); William LaChance (The LiRo Group); Kenneth Lindsey (Silver Petrucelli & Associates); Marc Loranger (Gale Associates, Inc.); Denis Rioux (Wendel); Carl Rothbart (Architectural Preservation Studio, DPC); Richard Wies (Greg, Wies & Garner Architects); Katie Wissink (Simpson, Gumpertz & Heger); Mary Deppe (GHTD), LaShaunda Drake (GHTD), DJ Gonzalez (GHTD), and Vicki Shotland (GHTD).

Reminder: Proposals are due on or before 2:30 p.m. E.S.T., Wednesday, October 23, 2019 at the District offices located at One Union Place, Hartford, CT.

The following clarification was noted during the pre-bid conference:

- 1.) **Canopy Located on the Train Platform:** Upon completion of the A&E design portion of this project, the construction phase for this canopy will be bid out separately. CTDOT requested the District include the A&E design portion (only) for this canopy in the scope of work for RFQ/P #02-020.

The following request for clarification was submitted:

- 2.) **INQUIRY:** Are there any existing drawings for the Scope of Work?

RESPONSE: Yes. Please see Addendum 2 – Attachment 1.

- 3.) **INQUIRY:** Is the expectation that the successful firm will be responsible for contacting SHPO?

RESPONSE: Yes. SHPO must be consulted with for the original structure of the building, however, there are some structures of the building. However, there are some non-historic areas of the building that would not need SHPO approval. In addition, if there are any permits that will be required for the A&E portion of this project, it will be the responsibility of the firm to make certain these permits are in place.

4.) **INQUIRY**: Has there been any previous hazmat studies done or are we starting from scratch?

RESPONSE: The scope of work states that the A&E firm selected will be required to conduct a hazardous materials survey (see page 14, 3. *General Responsibilities of Contractor, A. Scope of Work*).

5.) **INQUIRY**: Are there any MBE/WMBE requirements for this project?

RESPONSE: No, it is not required. If the company is an MBE, WMBE, DBE, etc., please note it in your submission.

6.) **INQUIRY**: You mentioned the contract could be awarded December 31st, what is the anticipation for design period, construction period, etc.? Are you looking to get this built next year?

RESPONSE: The District intends to execute a contract with the successful bidder by December 31, 2019. The estimated timeframe for completing the A&E portion of the project will be six (6) months.

7.) **INQUIRY**: Will the construction portion of this project be a phased build out?

RESPONSE: Yes. The contract for construction will consist of a Base Bid and Add Alternates.

8.) **INQUIRY**: Do you have an idea of how many phases the construction portion of the project will be broken into?

RESPONSE: Not at this time.

9.) **INQUIRY**: Are there any known structural issues associated with the roofing conditions?

RESPONSE: The District has had patchwork done in the past due to leaks at various times in different portions of the roof which is made up of four different types of roofing: shingles, Spanish tiles, rubber membrane, and copper.

10.) **INQUIRY**: Is there a preference on the roof system?

RESPONSE: No specific preference has been determined. The decision will be based on whichever is being recommended by the A&E firm as being the best option for the building. The exception to this will be the Spanish tile roof which must be replaced with new Spanish tiles.

11.) **INQUIRY**: Are there any areas of the roofing that will not be visible during the walk-through to follow this conference?

RESPONSE: You will be granted access to view the roof area if you submitted a Certificate of Insurance (COI) as specified in the Request for Quotes.

12.) **INQUIRY:** Will you be releasing an attendance list of people who attended today's pre-proposal conference?

RESPONSE: Yes. Please see Addendum 2 – Attachment 2 (Attendee Sign-In Sheet).

13.) **INQUIRY:** Will GHTD be clarifying which roof areas are outside of the project scope?

RESPONSE: Yes. The following roof areas are not included in the scope of work: GHTD offices, new transportation center west of the building (Union Place), bus loading area west side of the building (Spruce Street).

14.) **INQUIRY:** Today it was stated that copper roofs are not in the scope, is that correct?

RESPONSE: The copper roof on the south west end of the building IS in the scope. This includes the roof over the former Chango Rosa restaurant.

15.) **INQUIRY:** My understanding from the walk-thru is that the following roof areas/elements are not included: brownstone conical roof; the linear skylight at the ridge of the northerly roof of the station; roof at bus drop off; new roof just behind enamel paneled fascia. Are there others?

RESPONSE: The following roof areas/elements are not included in the scope of work: brownstone conical roof, the skylights (north and south), the new transportation center west of building roof (Union Place) and GHTD offices roof.

16.) **INQUIRY:** Are existing gutters and downspouts to remain in all areas (i.e. not in scope)? Is roof insulation to be improved as part of the project?

RESPONSE: Downspouts and gutters are included and were left out of the scope in error. Roof insulation improvement recommendations, where applicable, should be included in your proposed scope.

17.) **INQUIRY:** Structural repair: should we exclude structural repairs of the roof deck or are structural repair services included?

RESPONSE: Structural repairs should be excluded from the initial design phase of this project. However, it is the District's expectation that the awarded firm would discuss with the District any structural issues that may have been identified during their review/conditions assessment. The District will then make a determination of the next steps.

18.) **INQUIRY:** Schedule: Expect to have design team under contract by Dec. 31st; allow 6 months planning, correct?

RESPONSE: Please refer to the response for question #6 above.

19.) **INQUIRY:** In regards to hazmat, the RFQ/P calls for fees for hazmat survey. We can provide for this in our fee proposal; however, the RFQ/P also requires that bidders establish a fee for the design of hazmat remediation. There is no way to know how little or how extensive the presence of hazmat may be. Accordingly, we can't identify this cost – it could be zero or it could

be a substantial sum. Should we provide an allowance? Or perhaps GHTD may want to consider leaving in the provision for hazmat survey but eliminate the provision for design of remediation in the RFQ/P fee structure.

RESPONSE: The provision for the hazmat Survey will remain, however, the District agrees to eliminate the design of remediation for the time being. Once we know the extent of the hazmat issues, if any, we could issue a change order to include the design portion at that time.

20.) **INQUIRY:** Is the intent of the project to also incorporate requirements of the Energy Conservation Code for all replaced roofing conditions?

RESPONSE: The District expects the plans developed to be in compliance with any required codes.

21.) **INQUIRY:** Can you please define what existing drawings will be made available as part of this RFQ/P process or what may be released after the contract is awarded?

RESPONSE: Please see Addendum 2 – Attachment 1 (Roof Drawings).

22.) **INQUIRY:** Please advise how many meetings with CT State Historic Preservation Office will be necessary as part of the design and construction.

RESPONSE: We are unable to determine this at this time.

23.) **INQUIRY:** Please advise if there are existing hazardous material testing reports from previous studies that can be shared for this RFQ/P process.

RESPONSE: Please see the response for #4 above.

24.) **INQUIRY:** Please advise as to the separate Construction Document submissions and Bid Services related to the DOT Shingle Canopy. There was discussion that this may be put out to bid by a separate entity.

RESPONSE: Canopy Located on the Train Platform: Upon completion of the A&E design portion of this project, the construction phase for this canopy will be bid out separately. CTDOT requested the District include the A&E design portion (only) for this canopy in the scope of work for RFQ/P #02-020.

25.) **INQUIRY:** Please confirm that structural evaluation is included as part of the RFQ/P and that structural design scope and fee would be developed after the evaluation phase is complete.

RESPONSE: Please see the response for #17 above.

26.) **INQUIRY:** Can you please define the Amtrak permitting requirements necessary for access under the tracks to access the Transportation Center roof area?

RESPONSE: We do not have this information readily available. Any permits that will be required for the A&E portion of this project will be the responsibility of the firm to make certain these permits are in place.

27.) **INQUIRY:** Please verify that Bid Period services are included in the scope of A/E services. Will GHTD provide the Division Zero specifications regarding Contract requirements?

RESPONSE: There is insufficient information to answer that question.

28.) **INQUIRY:** Will the District consider suggested modifications to the contract terms and conditions?

RESPONSE: No. The provisions outlined in the contract terms and conditions will remain as is.

End of Addendum 2