

Burns School - Bulkeley High School
Request for Proposals for Commissioning Services
QUESTIONS AND ANSWERS #1

The following questions were posed in time for the 3/10/20 deadline. Answers follow. Where several similar questions were asked, a representative question and answer are given:

Q: Are there any drawings, specifications and/or narratives available at this time for either project?

A: There are no such documents currently available.

Q: What will be the final square footage of each project?

A: Burns is currently 100,626 square feet of total building area and is not expected to be enlarged. Bulkeley is currently 285,000 square feet and the academic core is expected to grow by 35,000 square feet. Should the budget allow, there is the potential to add a new field house and central kitchen facility totaling 150,000 square feet. Proposals should be based on the current Burns square footage and the projected academic building square footage at Bulkeley. Add-alternate fees for the field house and central kitchen are requested.

Q: Without drawings or square footage data, providing a price proposal by 3/13 will not be possible. Will there be an extension?

A: Due to project needs, no extension will be provided.

Q: At what stage of design are each of the projects? At what stage of design will they be at the time this contract is awarded?

A: Burns is currently at the 100% Schematic Design stage and is in the approval cycle. It is desired to have the CxA underway for the start of Design Development. Bulkeley is at the early stages of Schematic Design and it is desired to have the CxA underway during Schematic Design.

Q: Is it expected that either project will include a co-generation system or alternative power source?

A: No such systems are currently contemplated at either project.

Q: Will this contract require the inclusion of MWBE sub-consultants?

A: It is not required that this consultant include MWBE sub-consultants, but it is neither prohibited.

Q: As multi-phased occupied renovation projects, how many phases will there be and does each phase need to be fully commissioned prior to turn over? Is there a phasing schedule available?

A: Since the release of this RFP, the Bulkeley project has changed to an UNOCCUPIED renovation, greatly simplifying the work and shortening the project timeline. A final schedule is still in preparation. Burns will remain as an OCCUPIED renovation. As the CM has not yet been hired, we cannot accurately project the number of phases. As the work will extend over several school seasons, it is desirable to commission new equipment as it is put into use, with a final comprehensive evaluation at substantial completion. For fee planning purposes only, consultants should anticipate five partial commissioning efforts, plus the comprehensive evaluation (1 for Central Plant equipment, 4 for partial space renovation phases).