

RESPONSE TO ADDITIONAL INFORMATION REQUESTED

The Byron Bergen Central School District has received questions, in regards to our CM Services RFP, asking for clarification. Please see below for the questions we received and the District's response.

Question 1. How many estimates will be required? Should it be assumed one (1) for Concept Design, one (1) for Schematic Design, one (1) for Design Development and one (1) for Construction Documents?

District Response: Yes, please include in your proposal one (1) estimate for Concept Design, one (1) estimate for Schematic Design, one (1) estimate for Design Development and one (1) estimate for Construction Documents. In addition, please provide one proposed total for the entire cost of Construction Management which would include the individual four estimates.

Question 2. How many design and/or coordination meetings should the Construction Manager assume to attend during preconstruction?

District Response: The exact number of preconstruction meetings will be best determined by the Construction Manager. The District will be dependent upon the Construction Manager to use their knowledge and experience for pre-referendum assistance to determine the recommended number of meetings to ensure this capital project is successfully planned and presented to the district residents to obtain approval.

Question 3. Will the Construction Manager be required to prepare the Division 0 – Procurement and Contracting Requirements and the Division 1 – General Requirements Specification Sections of the Contract Documents?

District Response: Yes

Question 4. Will the Construction Manager be responsible to prepare and distribute the Prime Contractors Contract Agreements?

District Response: Yes

- Question 5.** What is the anticipated duration for the Construction Phase?
District Response: It is our understanding that this project will occur over two (2) summers, please use 18 months as the anticipated duration. Whomever is selected as the Construction Manager will have the opportunity to better define fees once the schedule and the project scope is clarified.
- Question 6.** Should the Construction Manager assume that the minimum staff during construction should be a full time Project Manager and a full time Superintendent?
District Response: The District will be relying upon the Construction Manager to use their knowledge and experience to determine the recommended minimum staff. The District understands that the project scope may change the minimum recommended staff at times throughout the construction phase and whomever is selected as the Construction Manager will have the opportunity to better define staffing once the project scope and schedule is clarified.
- Question 7.** Can the overall project value be confirmed? On page 2 it states a \$9M project value, while on page 3 it refers to a minimum of \$8M in needs per the 2015 BCS identification.
District Response: The overall project value is projected to be \$9M.
- Question 8.** How many copies of the proposal should be submitted?
District Response: Please submit three hardcopies of the proposal and one electronic version on a thumb drive.
- Question 9.** Will the Building Conditions Survey and the asbestos / AHERA report be available to review prior to the selection of the CM?
District Response: Due to the age of the information in the Building Condition Survey and the Asbestos/AHERA reports, the District is including funds in the project for extensive current testing to be done in many areas of the project scope where problems are known and unknown.
- Question 10.** Please clarify the “continuous and unlimited estimating” statement in the RFP.
District Response: Please see district response to Question 1.
- Question 11.** The HS locker room is not listed as scope in the project on the RFP. Is it the District’s intention to include upgrades to this room in the project scope?
District Response: Yes, the HS locker room will be included in the project scope.