

ROCHESTER SCHOOLS MODERNIZATION PROGRAM PHASE 2

CONSTRUCTION MANAGEMENT SERVICES FOR PHASE 2b PROJECT

James Monroe High School

ADDENDUM #1

Prepared by
Rochester Joint Schools Construction Board

23 December 2016

Request for Proposals dated 14 December 2016, amended, clarified, and modified as follows:

NOTE TO ALL PROPOSERS:

ITEM 1-1:

IT MUST BE ACKNOWLEDGED IN THE PROPOSAL THAT EACH ADDENDUM WAS RECEIVED.

ITEM 1-2:

The Due Date for submission of proposals has been extended until **Monday, 9 January 2017 at 12: Noon.**

ITEM 1-3:

Interviews will take place on **Wednesday, 11 January 2017** for firms that are short-listed.

ITEM 1-4:

Page 53 of the RFP indicates that "Project Management Software will be Primavera Expedition (version 16.1, or newer) for all CM and PM responsibilities."

This is clarified as, "Project Management Software will be Primavera Contract

Management (version 14.1, or newer) and for scheduling, Primavera P6 (version 16.1 or newer) for all CM and PM responsibilities.”

ITEM 1-5:

Proposers are reminded that the following items are required in the RFP proposal:

- *A monetary proposal along with a proposed staffing plan (detailed level of effort for each specified project. (ref. Page 12)*
- *A completed DP-1 form showing the proposed EBE Utilization Plan with proposed dollar amount for each project partner firm. (ref. Page 32)*

ITEM 1-6:

The RFP states that the CM will provide an independent estimate at the schematic design (SD) level, which will be compared and reconciled with the Architect’ estimate. The proposers are requested to break the cost of this estimate out separately, using the new Fee Proposal sheet included below:

SECTION 3: CM’s BASIC FEE PROPOSAL

(Page 2 of 2)

Proposed Breakdown of CM Fee by Phase

Description:	Fee
I. Pre-Construction Phase	\$
II. Construction Phase	\$
III. Substantial/Final Completion Phase	\$
III. Closeout Phase	\$
IV. Warranty Phase	\$
V. Business Opportunity Program for Key Staff Participation	\$15,000
VI. Document Printing Allowance (Bid Documents)	\$20,000
Total Lump Sum	\$

COST OF INDEPENDENT CONSTRUCTION ESTIMATE BASED ON SD: \$ _____
 THIS IS ALSO INCLUDED IN THE ABOVE PRE-CONSTRUCTION FEE.

TOTAL WRITTEN VALUE NOT TO EXCEED FEE PROPOSAL FOR JAMES MONROE HIGH SCHOOL

_____ (DOLLARS)

ADDITIONAL REIMBURSABLE ALLOWANCES (If determined necessary)

List all not-to-exceed Reimbursable Allowances not included in the attached CM agreement, for which reimbursement would be requested (e.g. out-of-town travel, etc.)

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

PROPOSAL AUTHORIZED BY: _____

Printed Name/Title: _____

Date: _____

ITEM 1-7: **RFI Questions received per the deadline stipulated in the RFP and associated responses**

Q 1-1. Under Section 2 – Project Information Packet, we are directed to the “Strategic Plan Summary – Phase 2” for more information regarding James Monroe High School. The Phase II Strategic Plan – Probable Costs & MCA’s identifies a total probable construction budget of \$54,000,000. We understand there was work completed / ongoing in earlier phases. Page 14 of this RFP identifies a Planned Construction Budget of \$21,000,000.

- a. *Can you provide a general description of work completed in earlier phases and a scope of work anticipated to be included in the \$21,000,000? For instance:*
- i. *Is demolition of School 15 part of this scope?*
 - ii. *Is the Gym / Lobby Addition part of the scope?*
 - iii. *Is the Kitchen Servery part of the scope?*
 - iv. *What is the anticipated reconstruction scope within the existing school?*

A 1-1. General description of previous phases:

- New MEP infrastructure and services sized for the entire program fit out;
- New refurbished shell, including roof and masonry restorations;
- New interior finishes and space reconfigurations;
- New elevators;
- Existing pool demolition and associated structural floor installations needed to accommodate a Phase 2b Servery / Kitchen.

The previous phases are completed to the extent that Phase 2b will interface with the existing structure in and along the South quadrant to the greatest extent possible.

Phase 2b (\$21M Construction cost):

- Demolition of School 15 and the existing cafeteria wing;
- New gymnasium and library construction;
- Construction of new servery /kitchen in existing space;
- One existing gymnasium will be repurposed to become a new cafeteria;
- Areas in basement below current gymnasiums will be reconfigured, one for athletics and the other (below the new cafeteria) into buildings/grounds and service dock area.
- Window replacement may occur based on budget.

Q 1-2. Section 6 “Schedule B”, part D discusses the possibility of a swing space for James Monroe High School.

Please clarify: will this school be occupied by students during construction? If not, what is the swing school location? If students are to be relocated to a swing school, does the CM have any involvement with the swing school site?

A 1-2. *Swing space and accommodation needs were provided in Phase 1. The building will remain unoccupied until September 2018. The CM for Phase 2b will have no involvement with the Swing Space for Monroe.*

Q 1-3. In your RFP Schedule, page 2 we have reviewed what you anticipate for this RFP. Can you confirm if a walk-through will be scheduled for James Monroe High School?

A 1-3. *Yes, a walk-through is scheduled for Wednesday, 4 January 2017, at 1pm. Meet at entrance off Averill Avenue. Parking lot available at that location.*

END OF ADDENDUM #1