



TOWN OF HAMDEN

CONNECTICUT

**TOWN OF HAMDEN
REQUEST FOR QUALIFICATIONS
FOR: RFQ #17-03 Addendum #1
Construction Management Services for the Pre-Construction and
Construction Project of New West Woods Elementary School
Questions and Responses and Updates**

- 1) Remove and replace page 2 of the original RFQ with the attached updated page.
- 2) Remove and replace page 3 of the original RFQ with the attached updated page.
- 3) Remove and replace page 10 of the original RFQ with the attached updated page.
- 4) Remove and replace page 11 of the original RFQ with the attached updated page.

Question: If a new school project please provide a range of the size based on SF and the anticipated budget at this stage.

Answer: The square footage is identified in the Education specifications as 54,912 square feet.

A copy of the Education Specifications can be obtained by emailing the Director of Facilities Mark Albanese at malbanese@hamden.org

The estimated budget of \$29,915,500 for West Woods Elementary School, as provided in the Feasibility Study.

**TOWN OF HAMDEN
REQUEST FOR QUALIFICATIONS
FOR: RFQ #17-03
Construction Management Services for the Pre-Construction and
Construction Project of New West Woods Elementary School**

The Town of Hamden is seeking to engage a Construction Manager to provide program evaluation and pre-construction services (in coordination with the Architect), cost estimating, trade contract bidding/negotiation, and construction phase services for the new West Woods Elementary School (“Project”). Hard copies of the complete Request for Qualifications package will be available November 14, 2016 at the Town of Hamden Purchasing Department, 2750 Dixwell Avenue, Hamden, CT 06518, Telephone 203-287-7110. A PDF version may be obtained by E-mailing purchasing@hamden.com or the State of Connecticut DAS Contracting Portal. The Town will engage a Construction Manager to serve as Constructor and the Construction Manager will be ‘At Risk’

Respondents are required to submit eighteen (18) Sealed proposals (one original and eighteen copies) double-sided copies and one electronic copy of a sealed Statement of Qualifications will be received at the Finance Office to be held in the Purchasing lock box until **11:00 AM on December 13, 2016** at which time they will be publicly opened. The RFQ shall be marked RFQ# #17-03 School Construction Management Services for Pre-construction and Construction Extension/Alterations Renovation, Roof Replacement Project at the West Woods Elementary School. Statements of Qualifications received after the aforementioned date and time will be rejected.

The Town of Hamden reserves the right to reject any or all Statements of Qualifications, or waive defects in same, if it deems such to be in the best interest of the Town of Hamden.

All questions regarding the RFQ must be in writing and e-mailed to purchasing@hamden.com.

The Town of Hamden reserves the right to accept or reject any or all options, or proposals; to waive any technicality in a RFQ or part thereof submitted, and to accept the RFQ deemed to be in the best interest of the Town of Hamden.

Philip W. Goodwin
Purchasing Agent

II. WEST WOODS ELEMENTARY SCHOOL PROJECT DESCRIPTION

The existing West Woods School is currently oversized by 133%, based on the highest 8-year projected enrollment, a stable and modestly declining student population from the surrounding neighborhood, and the current DAS/OSCG space standards. **This project is to build a new West Woods Elementary School.** The original school was built on a 39.29 acre site in 1973, and serves Kindergarten through Sixth Grade students in an approximately 82,000 square foot building. The school was improved 24 years ago with a roof replacement, window replacement, and rooftop mechanical units which have all reached or are nearing the end of their useful lives.

The school has been the focus of ongoing water infiltration problems from above and below. The tiered or stepped design of the flat roof with moving building “joints” along the step line; as well as from the slab below, where the adjacent ground water continually migrates into the building interior. De- humidification units run 24/7 in this school, and roof repairs are constant and ongoing.

The Town intends to build a new” the West Woods Elementary School. The new school will be designed to meet the educational needs of the District with walled or enclosed classrooms and the proportionate support spaces for the arts, music, gym/physical education, cafeteria and kitchen. The new school will also include the goal of the District to add two Pre-K classrooms as well as to return intensive individual education spaces and full ADA accessibility to all of the neighborhood elementary schools in the district. A new school will be more cost-effective than investing in the large oversized, out-of-date and gradually failing construction at the present school. This can be accomplished on the same school site, separating new construction from the existing school and resulting in a better long term educational solution for Hamden and the State.

The West Woods Elementary School Feasibility Report prepared by Silver/Petrucci and Associates, dated September 3, 2014, contains an Existing Building Evaluation Report and is available for review at <http://www.hamden.org/page.cfm?p=3176> the Hamden Board of Education website. The new West Woods School is being designed based on the Educational Specification Silver/Petrucci and Associates, provided to the Board of Education (“BOE”).

The BOE has approved Education Specification prepared by Silver/Petrucci and Associates, and the entire construction team with the design of the Project. You may request a copy of the Education Specification by contacting the Director of Facilities Mark Albanese, at malbanese@hamden.org. Notwithstanding the foregoing, the BOE reserves the right to revise the Educational Specifications as more fully described in Section III.

12. DAS Prequalification Status: Provide BOTH the Department of Administrative Services Prequalification Certificate AND Update (Bid) Statement with the Statement of Qualifications.

13. Current Workload Disclosure: Identify projects for which you are currently under contract, the percentage of completion and the expected completion date.

14. Additional Information (4 pages) - Please provide any other information that you believe would be important and pertinent to the HAMDEN SCHOOL BUILDING COMMITTEE.

V. METHOD OF SELECTION/CRITERIA FOR AWARD

A. The Respondents will be evaluated on their respective qualifications by the SBC using the following criteria:

1. Compliance with submission requirements
2. The Respondent must be properly insured.
3. The Respondent must have successfully completed a minimum of two school projects in the State of Connecticut in the past ten (10) years with a construction budget of at least \$40 million (present value).
4. The Respondent must have constructed a comparably sized school facility (**least 55,000 SF of usable area**) for at least one other municipality in Connecticut within the past ten (10) years.
5. Recent experience (within 3 years) and knowledge of working with the DOE-OSF and review of public school projects for state reimbursement.
6. The Respondent must demonstrate prior experience with Connecticut school construction projects that involved renovating or constructing a structure on an occupied school site.
7. The Respondent must demonstrate prior experience and compliance with Connecticut's High Performance Building Standards on a project greater than \$10 million in the last three years that was subject to DOE-OSF Requirements *OR* must have completed at least one LEED Silver Certified (or equivalent) project within the last three years.
8. Experience providing oversight during the pre-construction phases and coordinating with multiple agencies, architects, engineers, commissioning agents and contractors.
9. Past successful record of performance on local school construction contracts with respect to such factors as schedule, cost control, work quality and cooperation with the client.
10. The Respondent must demonstrate experience with sustainable energy initiatives including but not limited to geothermal, co-generation, tri-generation, photovoltaic, and solar-thermal.

B. In accordance with the Connecticut General Statutes, the SBC will develop a short list of not more than four (4) CM firms that will receive a Request for Proposal

("RFP"). All selected CM firms will then be notified in writing, provided with an RFP document and scheduled for an interview at which time the selected CM firms will be required to present an oral presentation not to exceed thirty (30) minutes. PowerPoint presentations are permitted. The presentation will be followed by a question and answer session not to exceed thirty (30) minutes. **The CM firms selected to receive the RFP will be requested to provide a detailed fee proposal including detailed work plans, schedules, billing information, and proposed team members (and their rates) in accordance with the timeline to be stated in the upcoming RFP.** The fee proposal will be delivered in a separate sealed envelope, to the Town of Hamden Finance Department at a time specified earlier in this RFQ at the same time as the RFP.

- C. In the RFP response and interview, a Project work plan shall state the tasks to be completed, as well as a description of how the Project is anticipated to be scheduled. The plan should include a timeline for completion of each stage/step of the process and an indication of the delivery dates for each deliverable. The HAMDEN SCHOOL BUILDING COMMITTEE will ultimately determine the actual timing and sequence of events resulting from this RFQ. Assumptions with respect to the support that will be expected from the Town of Hamden shall be clearly identified. This schedule may be adjusted or altered in accordance with the best interest of the Town of Hamden.
- D. The Respondent selected by the SBC shall, upon notification of the award, shall promptly finalize the construction management agreement in conformance with the Town of Hamden's requirements, subject to review by the Town's Attorney, Jeffrey M. Donofrio, Esq.

The RFP will include a proposed form of agreement that shall form the basis of the contract between the selected Respondent and the Town of Hamden for the Project. The form of agreement shall be based upon documents produced by the American Institute of Architects with project-specific revisions and modifications.

- E. The award of the contract for the construction management services shall be made, if at all, to the Respondent whose evaluation by the SBC results in an award that the Town of Hamden deems to be in its best interests. The Town of Hamden reserves the right to reject any or all of the RFQ responses, or parts thereof, and/or to waive any informality in any of the RFP responses resulting from this RFQ if such rejection or waiver is deemed in the best interest of the Town of Hamden. Neither the SBC or the Town of Hamden, nor any of their respective officers, directors, employees or authorized agents shall be liable for any claims or damages resulting from the evaluation, selection, non-selection or rejection of any proposal submitted in response to this RFQ.

VI. ADDITIONAL INFORMATION