

Addendum No.: 2

Date Of Addendum: July 19, 2012

Via Email: July 19, 2012

For Informational Purposes Only.

The D-B Proposals Submitted In Response To This D-B RFP
 Were Canceled On December 6, 2012.

Do Not Submit Any Questions Concerning This D-B RFP.

**Design-Build
 New Residence Hall Facility
 Central Connecticut State University
 New Britain, CT
 CF- RC - 380 DB**

Original D-B RFP Release Date / Time: April 24, 2012 / 1:00 PM

Revised D-B RFP Release Date / Time: June 06, 2012 / 1:00 PM

Previous Addendums: Addendum No. 1 – Dated: April 19, 2012

TO: Prospective Proposers:

This Addendum forms part of the D-B RFP Documents and modifies or clarifies the original D-B RFP for this Project (Revised Release Date: Friday, June 06, 2012, 1:00P.M.). Please acknowledge receipt of this Addendum on the space provided for it in Section 00 42 53 Total Cost Proposal Form - DB. Failure to do so may subject the D-B Proposer to disqualification. The following Deletions, Addition, Substitutions, and Clarifications are applicable to D-B-Request for Proposals (RFP) for the above referenced project.

ITEM NO. 1	Questions and Answers (Q&A): The following are Answers to Questions received from Prospective Shortlisted D-B Proposers during the D-B RFP Question and Answer (Q&A) period that ended on Wednesday, July, 11, 2012.
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Question 1:	Is the Design Builder allowed to submit voluntary alternatives (add or deduct)? If so, would they be reviewed and if accepted would they enter into the cost scoring calculation?
Answer 1:	No.
	ADD: The following bold red text to Subsection 1.2 -Total Cost Proposal Form of Section 00 42 53 Total Cost Proposal Form – DB.
	1.2 Total Cost Proposal Form: The Proposer Lump Sum Total Cost Proposal submitted on the Total Cost Proposal Form includes all work indicated in the Contract Documents, and Request For Proposals (D-B) <u>without any exceptions, clarifications, or exclusions. Submission of any exceptions, clarifications and/or exclusions may result in the Design-Builder's Proposal being deemed Not Responsive.</u>

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Question 2:	<p>D-B Submission Format Clarifications: Based upon our review of the D-B RFP documents, the forms/items listed below appear to be required as part of the submission, however, they are not addressed within the format sections of 00 24 19.1. It is our intention to include the following items within an additional Tab 8 of the Design/Technical Proposal Booklet which we will label Tab 8: Additional Required Information. Please confirm that the forms are required and our approach is acceptable.</p>					
	a.	Surety Sheet per Section 00 61 19.1 ;				
	b.	Financial Position and Corporate Structure D-B Form per Section 00 61 23.1 ;				
	c.	1-4 page BIM Narrative per Section 00 24 19.1, Art. 4.5.6 ;				
	d.	Preliminary Cx Plan per Section 00 24 19.1, Art. 4.4.1.2.3 .				
Answer 2:	a.	<p>No:</p> <p>Section 00 61 19.1 - Surety Sheet shall be required to be submitted after the "Conditional Selection" of the D-B Proposer and prior to the execution of the D-B Agreement. See Section 00 21 16.1 - Instructions To Proposers D-B, Article 4 - Security For Faithful Performance of Section 00 21 16.1 - Instructions To Proposers D-B.</p>				
	b.	<p>No:</p> <p>Section 00 61 23.1 - Financial Position and Corporate Structure D-B Form shall be to be submitted after the "Conditional Selection" of the D-B Proposer and prior to the execution of the D-B Agreement. See Section 00 42 53 Total Cost Proposal Form – DB, Subsection 1.6 - Provide Additional Information.</p>				
	c.	<p>Yes:</p> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #cccccc;">ADD:</td> <td>The following Tab 8 to Subsection 13.2.2 - Design/Technical Proposal Booklet Submittal Requirements of Section 00 24 19.1.</td> </tr> <tr> <td style="background-color: #cccccc;">TAB 8: BIM Narrative:</td> <td>Submit a one (1) page to four (4) page BIM narrative description of the Design-Build Teams proposed BIM Model approach. The BIM Model approach shall also be part of the interview presentation. Also see Subsection 4.5 - Building Information Modeling (BIM) of this Section 00 24 19.1.</td> </tr> </table>	ADD:	The following Tab 8 to Subsection 13.2.2 - Design/Technical Proposal Booklet Submittal Requirements of Section 00 24 19.1 .	TAB 8: BIM Narrative:	Submit a one (1) page to four (4) page BIM narrative description of the Design-Build Teams proposed BIM Model approach. The BIM Model approach shall also be part of the interview presentation. Also see Subsection 4.5 - Building Information Modeling (BIM) of this Section 00 24 19.1 .
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	d.	<p>Yes:</p> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #cccccc;">ADD:</td> <td>The following Tab 9 to Subsection 13.2.2 - Design/Technical Proposal Booklet Submittal Requirements of Section 00 24 19.1.</td> </tr> <tr> <td style="background-color: #cccccc;">TAB 9: Commissioning Plan (Cx Plan):</td> <td>The Design-Builder's shall submit an overall preliminary Cx Plan with their Proposal and a fully developed Cx Plan developed with their initial design phase submission, if selected, that provides the structure, schedule and coordination planning for the commissioning process. The final Commissioning Plan shall require approval by the Owner is binding on the Design-Builder. Also see Subsection 4.4.1.2.3 of Section 00 24 19.1.</td> </tr> </table>	ADD:	The following Tab 9 to Subsection 13.2.2 - Design/Technical Proposal Booklet Submittal Requirements of Section 00 24 19.1 .	TAB 9: Commissioning Plan (Cx Plan):	The Design-Builder's shall submit an overall preliminary Cx Plan with their Proposal and a fully developed Cx Plan developed with their initial design phase submission, if selected, that provides the structure, schedule and coordination planning for the commissioning process. The final Commissioning Plan shall require approval by the Owner is binding on the Design-Builder. Also see Subsection 4.4.1.2.3 of Section 00 24 19.1 .
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Question 3:	D-B RFP General Clarifications:							
	a.	Per Section 00 24 19.1, Art. 4.3.1, the D-B firm is required to submit the design documents to the CT DF&BS-OSBI "prior to bidding". Due to the fact that the D-B is required to name 4 trades at the time of submission, and name set-asides via Form 00 61 39 within 14 days after conditional selection, and the nature of a "Design-Build" Delivery Method, the project will be bid as part of the current submission process. Please clarify if this requirement applies.						
	b.	In regards to Section 00 20 00, Art. 1.1, please confirm that DCS' intent is that each D-B team only name one subcontractor for each of the four classes of work that are identified. Please also confirm that no "other" classes of work will be required to have subs identified (per 00 42 53, Article 10.0).						
	c.	Can construction commence prior to the completion of all "Construction Documents"? For example, commence construction of unrelated work, prior to final coordination of the utility connections (00 24 19.1, 4.8.2).						
	d.	Section 00 42 53, Art. 1.7.1, Gives The Impression That The D-B Is Expected To Hold The Price For An Unspecified And Potentially Unlimited Amount Of Time Due To Delays In The DCS Receiving Bond Funds. Will The DCS Consider Assigning A Reasonable Duration To This Clause, As The D-B Cannot Be Expected To Hold The Price Indefinitely Due To Actions Outside Of The D-B Firm's Control?						
Answer 3:	a.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #cccccc; width: 15%;">DELETE:</td> <td>Section 00 61 39.1 Set-Aside Contractor Schedule in its entirety.</td> </tr> <tr> <td style="background-color: #cccccc;">DELETE:</td> <td>Subsection 6.0 - Connecticut Set-Aside Program Requirements in its entirety from Section 00 42 53 - Total Cost Proposal Form – DB.</td> </tr> <tr> <td style="background-color: #cccccc;">ADD:</td> <td>The following new Subsection 6.0 - Connecticut Set-Aside Program Requirements to Section 00 42 53 - Total Cost Proposal Form – DB.</td> </tr> </table> <p>6.0 Connecticut Set-Aside Program Requirements: In accordance with the requirements of CGS § 4a-60g, (f) the Design/Builder for this project shall comply with the following requirements:</p> <p>6.1 The Proposer for this Project shall award not less than (25%) of the total Contract Price to contractors who are certified and eligible to participate in the State of Connecticut's "Small Contractor's" set-aside program, including (25%) of this amount (or 6.25% of the total Contract Price to be awarded to certified and eligible "Minority Businesses Enterprises" (MBE).</p> <p>6.2 This requirement must be met even if the Proposer is certified and eligible to participate in the Small Business Set-Aside Program. For more information see the CT CHRO Website: www.ct.gov/chro/.</p> <p>6.3 The Proposer shall also submit DAS Prequalification and Update Statements, with the DAS Construction Classification as stated in paragraph 2.1 of Section 00 42 53 Total Cost Proposal Form for all "Named Subcontractors" that are "Substantial" subcontractors whose subcontract exceeds five hundred thousand dollars (\$500,000).</p> <p>6.4 Design-Build Projects: In accordance with the requirements of CT CHRO: <i>"When projects are design/build (or similar as in multi-phase contracts) where subcontractors are solicited for bids at different stages of the project, Contractors must file a CHRO Affirmative Action Plan (AAP) Format by week, month, or quarter (as determined by CHRO) listing all S/M/W/DBE's subcontractors with whom contracts have been signed during that period. These reports must be filed until the Contractor has provided evidence that the set-aside requirements for the project have been met."</i> For more information see the CT CHRO Website: www.ct.gov/chro/.</p>	DELETE:	Section 00 61 39.1 Set-Aside Contractor Schedule in its entirety.	DELETE:	Subsection 6.0 - Connecticut Set-Aside Program Requirements in its entirety from Section 00 42 53 - Total Cost Proposal Form – DB.	ADD:	The following new Subsection 6.0 - Connecticut Set-Aside Program Requirements to Section 00 42 53 - Total Cost Proposal Form – DB.
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Answer 3: (Continued)	b.	The intent of Article 1 of Section 00 21 16.1 – “Instructions To Proposers D-B” and Article 10 of Section 00 42 53 is to “Name” only those Subcontractors listed in Subsection 10.0 of Section 00 42 53 .
	c.	Yes , with appropriate “Permit” approvals.
	d.	DCS shall not consider adding a “clause” to subsection 1.7.1 of Section 00 42 53 that states the following: <i>“To hold the Total Cost Proposal price for any additional calendar days caused by any delays in receive Bond Funds and/or the Proposer’s submittal of supplemental and supporting documents and required by, but not limited to, the Connecticut Department Of Construction Services, Connecticut Department Of Labor, Connecticut Commission on Human Rights and Opportunities, and Connecticut Office of the Attorney General.”</i>

Question 4:	LEED Requirements and Certification: Based upon our past LEED experience, the USGBC’s review process typically takes up to 6 months, and cannot begin until the project is substantially complete. Can you please confirm that the time required for the USGBC’s review and acceptance of LEED Silver Certification is not tied to achieving final completion, receiving final payment, or subject to the LD’s defined within Section 00 42 53 Total Cost Proposal Form (Art 1.12).
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Answer 4:	a.	DELETE: The header from page 2 and page 3 of Section 00 72 53.1 in its entirety.
		ADD: The following new header to page 2 and page 3 of Section 00 72 53.1: Section 00 72 53.1, Supplementary Conditions Of The General Conditions Of The Contract For Construction (D-B) (Single Prime Contract).
		ADD: The following new Article 26 – Partial Payments , to Section 00 72 53.1, Supplementary Conditions Of The General Conditions Of The Contract For Construction (D-B) (Single Prime Contract).
		Article 26 Partial Payments Add the following paragraph 26.3.3 to Article 26. 26.3.3 The Owner shall withhold twenty-five thousand (\$25,000) for a period of five hundred forty (540) Calendar Days after “Acceptance” for the resolution of outstanding Post Occupancy issues.

Question 5:	Post Conditional Selection Clarifications:
a.	In reading Form 3150, this is a Certificate signed by all parties at the end of preconstruction, but prior to a Bid Phase. This does not truly apply to a D-B approach, with certain named subs, set-aside subs, etc. being selected early within preconstruction. Section 00 24 19.1 states that this form is required to be submitted with the design builder’s signed and sealed bid documents, yet the D-B will have already bid the project as part of this submission process. Please clarify.
b.	Per Section 00 24 19.1, Article 3.0, Item No 24, the construction duration of 587 days includes allowances for LEED off gassing and weather delays. Are there actual numbers of days allotted to each of these allowances, and how do these allowances tie to the Liquidated damages defined in section 00 42 53? Also, is the DCS’ intent to prohibit the D-B from being entitled to excusable delay for extraordinary weather conditions?

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Answer 5:	<p>a. This D-B Project is not exempted from the requirements of the permit requirements of CT State Building Code or for submitting 3150 Certificate of Compliance - Part 1 - Preconstruction Phase.</p> <p>If it is the intent of a Design-Build Team is seek "Partial Permits" for specific portion of the "Work" prior to beginning of construction then Design-Build Team can attach a written explanation to each 3150 Certificate of Compliance that designates the specific portion of the "Work" that they are Certifying has been designed in compliance with the requirements of the CT State Building Code.</p> <p>b. The 587 Calendar Days specified in Section 00 24 19.1, Subsection 3.0- Proposed Key Milestone Schedule", Item No. 24 are the total number of "Calendar Days" for this Project from the "Design and Construction Start Date" to "Substantial Completion" including "<i>LEED off-gassing and the weather delay allowance</i>".</p> <p>Please read Section 00 52 53 Design- Build Agreement, Article 2, Paragraphs 2.7and 2.8. the applicability requirements of "Liquidated Damages".</p> <p>Yes, the intent of the 587 Calendar Days is to include a "<i>weather delay allowance</i>". However, this does NOT "<i>prohibit</i>" the Design-Builder from requesting additional Time from the State "<i>for truly extraordinary weather conditions.</i>"</p>
ADD:	<p>The following subsection 6. Weather Days Allowance to subsection 1.6 Design - Construction Schedule Format of Division 01 - General Requirements (D-B) Capital Projects of Volume 1 -3 of the D-B RFP.</p>
6.	<p>Weather Days Allowance: The Design-Builder shall include as a separate identifiable activity on the Critical Path of the Design -Construction Schedule, and activity labeled "Weather Days Allowance." Insert this activity immediately prior to the substantial completion milestone.</p> <p>6.1 The Design-Builder shall be fully responsible for determining the number of weather delay days to be included in the Design-Construction Schedule. This determination shall be based on the normal anticipated weather for the project location and the nature of the project work. The Design - Construction Schedule shall be based on the Design-Builder's determined weather delay allowance, . The weather delay activity shall be included in the Design - Construction Schedule immediately prior to the Substantial Completion milestone.</p> <p>6.2 The <u>minimal</u> allowed duration of the Weather Days Allowance shall be calculated as follows (decimals rounded to nearest whole number):</p> $\frac{\text{Contract Time (Calendar Days)}}{365} \text{ multiplied by } 7 \text{ equals } \text{Weather Days Allowance (Calendar Days)}$ <p>6.3 The Design-Builder shall insert an activity in the Critical Path of the Design- Construction Schedule to reflect weather day occurrences when weather days are experienced and accepted by the Owner. Identify this activity as a weather delay.</p> <p>6.4 The Design-Builder shall reduce duration of Weather Days Allowance activity as weather delays are experienced and inserted into the schedule. Remaining weather days in Weather Day Allowance at completion of project is considered float. Weather delay, when justified, are considered allowable, non compensable.</p>

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Question 6:	Permitting & Utility Fee's:	
	a.	Please provide the CT-DF&BS-OSBI permit costs that must be included in Total Cost Proposal as referenced in Volume 1, Section 00 24 19.1-4.3.1.1.
	b.	Please confirm that the D/B is truly responsible for other fees as defined in Volume 1, 00 24 19.1, 4.3, such as the City of New Britain water and sewer connections which have recently changed considerably.
	c.	As referenced in Volume 1, Section 00 24 19.1, 4.6.7 & 4.6.8, please confirm that the CT DD&C will obtain the STC and DEEP flood management certifications and is responsible for all associated submission fees.
	d.	Upon review of Volume 1, Section 00 72 53-Art 14 & Volume 1, Division 1-Section 014500, D/B's responsibility for general testing & inspections appear to vary. Can you please clarify the D/B responsibilities for general testing & inspections, and special inspections?
Answer 6:	a.	Contact CT DCS, Office of the State Building Inspector, at 860-685-8310 to request their current Schedule of Fees, including but not limited to, construction document review, Building permits, certificate of approval, certificate of occupancy for State of Connecticut Projects.
	b.	The Design Builder shall include all costs, including fees, in their Total Cost Proposal that are identified in Volume 1, Section 00 24 19.1 and in any document in Volumes 1, 2 & 3.
	c.	Section 00 24 19.1, Subsection 4.6 - Permits, Certifications and Approvals to be Obtained by the Design-Builder describes, in detail, all of the Design-Builder's permit, certification, and approval responsibilities and their associated costs to "be included in their "Total Cost Proposal Form".
Answer 6: (Continued)	d.	Both Sections 00 72 23, Article 14 "Inspections And Tests" of the D-B General Conditions and Section 00 45 00 , Subsection B. 1 "Design-Builder Responsibilities" of the D-B General Requirements describe in detail all of the Design-Builder's Testing & Retesting responsibilities. Also, please read Section 00 72 23, Article 3 "Correlation Of Contract Documents" of the D-B General Conditions stats the following: 3.1 All of the Contract Documents are complementary, and what is called for by any one shall be as binding as if called for by all. Where discrepancies of conflict occur in the Contract Documents, the following shall be utilized: 3.1.1 If any discrepancy exists between Contract Documents, then the Design-Builder shall provide the greater quality or greater quantity of the more stringent requirement.

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Question 7:	Does the statement in Article 1 Subparagraph 1.1 "Mechanical (Except HVAC)" mean just the plumbing subcontractor or is the Design Builder to include the Fire Suppression contractor as well?
Answer 7:	<p>Question No. 7 is difficult to answer since it does not reference any Section Number from the D-B RFP.</p> <p>DCS assumes that the Question pertains to Section 00 21 16.1 - Instructions To Proposers D-B, Article 1, Subparagraph 1.1 that requires the following</p> <p>Section 00 42 53 - Total Cost Proposal Form – DB, Section 10.0 Named Subcontractors requires the Design-Builder to "List the names and prices of the Named Subcontractor that will perform the work of the trades listed in Schedule 10.0."</p> <p>The Design-Builder may choose to include the work of a "Fire Suppression Subcontractor" in the Work of the Listed Named "Mechanical" Subcontractor.</p> <p>C.G.S. 4b-93, Contract Specifications; Subtrades, Subcontracts only defines "mechanical" work as follows: "(a), (3) mechanical work other than heating, ventilating and air conditioning work;"</p>
Question 8:	On some DCS contracts, there is a fee required for the State Education Fund. Is that fee required for this project?
Answer 8:	No.
Question 9:	In reviewing the proposal documents, there appears to be slight variations in the total number of beds required by the University, and distribution of these beds among RD's, RA's, and Student Suites; both 2 bed and 4 bed units (refer to Volume 1, Section 00 24 19.1, 2.1.1.1.1; Volume II, Section 1010 Project Summary; and drawings A-111 & A-112). If the University has strict goals with regards to the total number of beds, and the distribution among RD's, RA's, 2 bed student rooms, and 4 bed student suites, can you please confirm which of these references within the RFP documents accurately reflect the University's expectations.
Answer 9:	Please refer to Volume 2, Project Description and Appendix E Residence Hall Program Matrix for the required number of beds and their distribution.
Question 10:	Within Volume II, diagrammatic plans were provided for the first floor, and floors 3 through 6. Are similar plans available for Levels 2 & 7?
Answer 10:	No diagrammatic plans are available for Levels 2 & 7.
Question 11:	Per Volume 2, Section B2010.03 Cavity Wall Construction, the specification indicates that steel rebar is required to be galvanized. Please confirm that only horizontal truss reinforcing is required to be galvanized.
Answer 11:	Refer to Volume 3 - SECTION 042000 - UNIT MASONRY - steel rebar in the cavity wall does not need to be galvanized.

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Question 12:	Per Volume 2 Design Program, Section D3000, the bridging documents call for fan coil units to be located under windows with outdoor air ducted directly to each fan coil unit. This requires an extensive duct system below each fan coil unit with hundreds of slab penetrations and fire dampers. Because the outdoor air will be conditioned at the energy recovery unit, is it allowable to discharge the conditioned outdoor air directly into the suite instead of connecting to the fan coil units? This is an industry-standard approach for residence halls, and it would significantly reduce the number of floor penetrations, fire dampers, access doors, duct runouts, and cost.
Answer 12:	No.
Question 13:	In regards to Volume 2 Design Program, Section D5010, is the MV switch at NS-5 (to be utilized for the Dorm Project) currently in use for the Copernicus Building? If so, who is responsible for disconnecting? If this is the responsibility of the D/B, please provide a description of the extent of work required.
Answer 13:	D-B TEAM with their high voltage contractor is responsible.
Question 14:	In regards to Volume 2 Design Program, Section D5010, is the MV switch at NS-5 (to be utilized for the Dorm Project) currently in use for the Copernicus Building? If so, who is responsible for disconnecting? If this is the responsibility of the D/B, please provide a description of the extent of work required.
Answer 14:	D-B TEAM with their high voltage contractor is responsible.
Question 15:	Per Volume 2, Appendix C, the LEED score card has several credits noted as "Minimum Strategy (Mandated)" highlighted in gold, some of which exceed the High Performance (HP) Building legislation. An example is E&A Optimized Energy Performance requesting 24% energy savings which exceeds the 21 % HP building requirements, and may burden the project with additional costs to achieve this higher level of energy savings. LEED Silver and HP Building can be accomplished utilizing different strategies within the LEED score card. Is there flexibility as to how the D/B achieves LEED Silver and HP Building requirements or are the "Minimum Strategy (Mandated)" credits noted required to be met?
Answer 15:	The LEED Scorecard is provided for information only, indicating a possible approach to meeting the LEED Silver and HP Building requirements. The D/B team is responsible for how the built project will meet both requirements.
Question 16:	Per Specification 142100, there are five different Elevator Manufacturers specified, while the Elevator Controls appear to be sole sourced by a sixth manufacturer, Motion Control Engineering. This requirement is further confirmed by the Volume 2 Design Program Narrative on Page D10-1, which states that the Elevator Manufacturer shall be compatible to receive MRL controls by Motion Control Engineering (MCE). Based upon conversations with multiple specified Elevator manufacturers and MCE, MCE controls cannot be utilized within the specified manufacturer's MRL Type Gearless Traction elevators. Please confirm that the specified elevator manufacturer's controls can be utilized in lieu of the specified Motion Control Engineering (MCE) Inc.'s controls.
Answer 16:	The specification section has been revised and posted as Addendum #2.

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Question 17:	A review of the Draft Flood Management Certification application indicates that a portion of the underground storm drainage system, as designed, may be below the groundwater elevation. The calculations provided within the application does not appear to have addressed this condition. Please review and indicate if DCS will be issuing a revised DRAFT application to DEEP for review, reflecting the necessary corrections. Also, please confirm that the specified underground storm drainage system is acceptable based on the indicated groundwater elevations.
Answer 17:	See Volume 2, Appendices. SMMA has posted two clarification sketches, SKC- 1A & SKC -1B to the Bridging Documents FTP site in response to this question.
Question 18:	For the Main Trash Room, is there a specific size or CCSU standard trash compactor that the space should accommodate?
Answer 18:	D/B team to propose trash compactor.
Question 19:	Bathrooms and kitchen throughout are specified to receive epoxy flooring and cove, including in the RD apartments, is this correct? Would CCSU consider tile more desirable?
Answer 19:	Epoxy flooring is required.
Question 20:	The trash room data sheet calls for sealed concrete, rubber base and a hose bib and floor drain. Would coved epoxy would be better there?
Answer 20:	Sealed concrete is required.
Question 21:	There is a conflict between the design program (DP) and the specs. The DP calls for STC 45 partitions, which will not meet code. The specs for Gyp wall systems are OK. Should we follow the specifications?
Answer 21:	Compliance with all regulations and codes is the responsibility of the Design/Builder.
Question 22:	Conceptual Site Plan, c121, shows eleven (11) of the existing street trees within the longer line along Grasso Blvd. being replaced. Is this the program direction?
Answer 22:	Final landscape design is the responsibility of the Design/Builder.
Question 23:	The plans note that the existing lower level parking is to be restriped for HC parking. How many? Match the accessible sidewalk shown? Is the HC parking directly for the new dorm? Please confirm that it is programmed to remove the knee wall to achieve HC access to the new sidewalk.
Answer 23:	HC parking to be provided in the garage. Restriping should maintain as many existing parking spaces as possible. The design of accessible access is the responsibility of the Design/Builder. Removal of a portion of the garage knee wall is anticipated.
Question 24:	If the Resident Life Campus Office is to be located here, should there be visitor and HC parking and connecting accessible walks/ramps nearest to the RLO entry, not in the garage?
Answer24:	Visitor and HC parking to be provided in the garage.

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Question 25:	Will the CAD file for the survey be available very soon?
Answer 25:	CAD Survey files will be posted on the project FTP site.
Question 26:	What are the upper and lower level floor elevations of the garage? Is that information available?
Answer 26:	All available drawings of the North Garage and connection bridges will be posted on the project FTP site.
Question 27:	Is the Design Builder allowed to submit voluntary alternatives (add or deduct)? If so, would they be reviewed and if accepted would they enter into the cost scoring calculation.
Answer 27:	Submission of any exceptions, clarifications and/or exclusions may result in the CMR's Proposal being deemed Not Responsive.
Question 28:	Volume #3 Cast-in-place concrete call for concrete topping to be normal weight concrete at 3000 psi. Vol. #2 B1010.03 calls for floor toppings to be lightweight 1500 to 2000 psi. Which is correct?
Answer 28:	A lightweight non-structural topping slab is acceptable in lieu of a structural topping slab provided it is not part of the structural floor system.
Question 29:	Vol. #2 Project summary 1010 indicates 640 beds being required. When you calculate the 568 doubles, 48 singles, 18 resident apartments, 2 resident director apartments on the ground floor and 2 resident director apartments on the 2nd floor, it only totals 638. In Vol #1 Section 00 24 19..1 paragraph 2.1 Project Description Sub paragraph 1.1.1, the program indicates 637 beds. However, when you calculate the totals (612 students in 153 suites and 24 residential assistants and 2 resident assistant and 2 resident director apartments located on the ground floor) this also adds up to 638. Which is correct: 640, 637, or 638? Additionally, how many resident directors are there? Two on the Ground Floor only or 2 on the Ground Floor and 2 on the second floor?
Answer 29:	640 beds are to be provided. There are 4 Resident Director units, 2 on the ground floor and two on the second floor.
Question 30:	In Vol. #2 under Appendix F, the "Residence Life Conference Room" indicates AV equipment per CCSU being required under movable furniture and equipment. Could a list be provided for what equipment may be required?
Answer 30:	Moveable furniture and equipment will be provided by CCSU.
Question 31:	In volume #2 under Appendix F, the "Multipurpose Seminar Room" indicates stacking chairs with dollies, folding tables, movable lecturn, ceiling mounted projector, concealed motorized screen and speaker system. Is some or all of this equipment to be provided by the Design Builder?
Answer 31:	Moveable furniture and equipment will be provided by CCSU. The Design/Builder is responsible for the motorized screen in the Multipurpose Room.

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Question 32:	In volume #2 under Appendix F, the "Multipurpose Seminar Room" indicates stacking chairs with dollies, folding tables, movable lecturn, ceiling mounted projector, concealed motorized screen and speaker system. Is some or all of this equipment to be provided by the Design Builder?
Answer 32:	Moveable furniture and equipment will be provided by CCSU. The Design/Builder is responsible for the motorized screen in the Multipurpose Room.
Question 33:	What was the make and model of the hammer used to take the samples for the borings as listed on the Geotechnical Report?
Answer 33:	Refer to boring log for available information.
Question 34:	The RFP calls for 50% (1.5 times) increase of the steam and chilled water piping capacity over the design load from a point as determined by CCSU Facilities Department. Where is that point identified?
Answer 34:	Refer to Campus Site Utility drawings.
Question 35:	The RFP calls for all HVAC piping 2.5 in and smaller to be copper. Would steel piping in lieu of copper be acceptable for this HVAC piping?
Answer 35:	The Design/Builder must meet the requirements of the specifications.
Question 36:	The RFP calls for a combination of smoke/CO detectors in Dorm rooms and Suites, this is above code requirements. Please clarify if this is the intent.
Answer 36:	Smoke/CO detectors are required.
Question 37:	The RFP calls for a combination of smoke/CO detectors in Dorm rooms and Suites, this is above code requirements. Please clarify if this is the intent.
Answer 37:	Smoke/CO detectors are required.
Question 38:	Is chilled water available on a year-round basis?
Answer 38:	No.
Question 39:	Is a water flow test available in the area of the proposed facility?
Answer 39:	The Design/Build entity is response for conducting flow tests.
Question 40:	Is it the intent of the RFP to provide for stainless steel sinks and toilets in the Dorms and the Suites.
Answer 40:	Vitreous china under mount sinks are required in Dorms and Suites.
Question 41:	Are floor mounted water closets acceptable in the Dorms and Suites?
Answer 41:	Wall hung water closets are required in Dorms and Suites.

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Question 42:	The RFP calls for 20amp outlets in Dorms and Suites. Would 15amp outlets be acceptable, as this appears to be more of the industry standard of design practice?
Answer 42:	20 amp outlets to be provided.
Question 43:	The RFP calls for two hour rated separate electrical closets for emergency power distribution. This is above the CT Code requirement. Please confirm if this is the intent.
Answer 43:	2 hour separation to be provided.
Question 44:	General: Are drawings available for existing parking garages available?
Answer 44:	All available drawings of the garage will be made available on the project FTP site.
Question 45:	A1010: Standard Foundations: Is it permissible for the Design/Builder to utilize foundation systems other than those specifically cited if their geotechnical study indicates that such an alternate foundation system would be structurally satisfactory?
Answer 45:	The structural design of the foundation system is responsibility of the Design/ Builder.
Question 46:	A1030 / A1020.02: A1030 indicates that a conventional slab-on-grade may be satisfactory. A1020.02 indicates that a structural (supported) slab-on-grade that spans between piles and grade beams is required. The preliminary geotechnical report included in the bridging documents seems to infer that a conventional slab-on-grade is adequate. Is the type of slab-on-grade left to the discretion of the Design/Builder based on the results of their geotechnical study?
Answer 46:	The structural design of the building is responsibility of the Design/ Builder.
Question 47:	A1020.07: Underslab and Pit Waterproofing: Please confirm if this waterproofing is required at slabs-on-grade and basement walls or only at mat foundations, elevator pit mats and elevator pit walls. At slabs, Section A1020.09 seems to infer that a vapor retarder would be acceptable. No alternatives to the specified waterproofing membrane have been identified in 071326; is this intended to be a single-source specification item?
Answer 47:	Due to high water table underslab waterproofing is required at matt foundation. "There shall be continuous waterproofing horizontally under the matt foundation. Product: W. R. Grace "Prepruf," a self-adhering, composite sheet membrane consisting of an HDPE film with a weather-resistant coating on one face and a pressure sensitive adhesive on the other." Remaining slabs on grade will have vapor retarder and underslab insulation. Elevator pit shall have either "Prepruf" or crystalline waterproofing. "Elevator Pits: Elevator pits will be made watertight by application of negative-side crystalline waterproofing, or liquid applied continuous membrane."
Question 48:	B2010.01: The cited wind loads of 36 and 25.2 psf seem high based on the Connecticut Building Code requirements (95 mph wind speed, Exposure "B"; Occupancy Category II). Is the intent to require the design to conform to the Building Code or a higher standard?
Answer 48:	Winds loads shall comply with the requirements of both CT State Building Code and the requirements FM Global. Where a discrepancy exists between the requirements of the two (2) standards, then the Design-Builder shall comply with more stringent requirements.

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Question 49:	B1010.03: A lightweight concrete topping with a compressive strength of 1,500 to 2,000 psi is noted. Section 033000 indicates a topping compressive strength of 3,000 psi. Is a self-leveling gypsum concrete topping permissible? This would be representative of the cited compressive strength range. Self-leveling concrete toppings have a strength far outside the cited range (e.g. Level-Right by Maxxon).
Answer 49:	<i>A lightweight non-structural topping slab is acceptable in lieu of a structural topping slab provided it is not part of the structural floor system.</i>
Question 50:	B2010.03: This section indicates that exterior concrete masonry walls are to be reinforced with galvanized steel reinforcing bars. This is extremely unusual. Please confirm if galvanized reinforcing bars are required. 042000 does not indicate galvanized reinforcing bars.
Answer 50:	<i>See the response to Question 11 above.</i>
Question 51:	B2010.03: This section indicates that CMU back-up is required. Section 054000 provides detailed requirements for the use of metal stud back-up. Is the use of metal stud back-up permitted?
Answer 51:	<i>CMU back-up is required for the exterior cavity wall.</i>
Question 52:	C1010.01: This section indicates that corridor walls must be constructed of CMU. Would it be permissible to use metal stud back-up with impact-resistant drywall?
Answer 52:	<i>CMU is required for the corridor walls.</i>
Question 53:	There are two "recommended" floor structural frame / deck system options noted in Volume 2, under the Project Description, with-in the Shell section. If Option 2, Girder Slab were to be utilized as the structural system, would a metal stud exterior cavity wall system and a metal stud corridor wall be acceptable?
Answer 53:	<i>The exterior wall construction must be as specified.</i>
Question 54:	The HVAC system described in Volume 2, under the Project Description, with-in the Services / Heating, Ventilating and Air Conditioning Systems Section, requires utilization of horizontal fan coil units under the windows. This will not only be a more costly system, it will also interfere with furniture placement in several room layouts. Can either Vertical Fan Coil Units be reconsidered, or would alternate systems be acceptable, in lieu of the Horizontal Fan Coil Units?
Answer 54:	<i>No.</i>
Question 55:	Is a flow test adjacent to the site available?
Answer 55:	<i>The Design/Build entity is response for conducting flow tests.</i>
Question 1:	Are existing drawings of the North Garage and connection bridges (pedestrian & vehicle) available?
Answer 1:	<i>All available drawings of the North Garage and connection bridges will be posted on the project FTP site.</i>

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End of Addendum No.: 2

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