

RFQ/RFP # 2020-05-RB

Amendment #001

October 12, 2020

Response to Questions

Question #001 – Will the OPM be allowed to write and manage the RFP process for all Owner hired consultants such as Environmental Consultants, Materials Testing Agents, Special Inspections Services, etc.?

Response: Yes. The process must be in compliance with the Town of Colchester Purchasing Policies and approved by the Building Committee prior to issuance

Question #002 – Should the OPM identify a separate fee for the 10-month re-inspection after the project completion or should this be included in the Construction and Closeout Phase fee on Schedule “A”

Response: This cost should be included in the Construction and Closeout Phase fee on Schedule “A”.

Question #003 – From the Proposed Anticipated Project Schedule, it appears the OPM will be selected on November 4th or 5th, 2020 and review of design, estimate and financial analysis is due by November 10th which is only four business days. Is this correct?

Response: The proposed schedule in the RFQ/RFP is subject to change and negotiation between the Committee and the chosen OPM.

Question #004 – What is the anticipated schedule for Phase II, specifically the design milestones (DD,CD) and start and completion dates for construction?

Response: The dates will not be established until successful referendum. The committee anticipates once referendum has passed, the design completion would be approximately three months and construction to take approximately one year.

Question #005 – The RFQ/P requires full-time, on-site Owner’s Representative presence on site whenever work is being performed. Are there alternatives to this that the Building Committee would consider to save cost?

Response: For purposes of bidding and to remain consistent and conform to the bidding documents, alternatives will not be considered at this time.

Question #006 – Minutes from the Building Committee meetings indicate concern with the cost of a third party estimate. The RFQ/P still requires this. Is the cost of the third party estimate to be included in Schedule “A”?

Response: Yes. Include third party estimate as part of Schedule “A”.

Question #007 – Minutes from the Building Committee meetings indicate the need for an itemized breakdown of the costs of the OPM. Schedule “A” only requests a lump sum fee. Is a breakdown required? We are happy to provide this, as we did in the first bid.

Response: Do not provide breakdown of the fee. Only provide a lumps sum bid.