

ADDENDUM #1

Date: February 7, 2022

From: Karen DePersia, Senior Project Manager

Subject: **ADDENDUM #1: RFQ/P Conceptual Design Architectural Services**
Cromwell Middle School, Town of Cromwell, CT

- Question 1:** Are there existing conditions, as-builts, drawings or reports available in electronic format that can be made available to the selected consultant?

Answer: A 2016 Facilities Assessment and Conditions Study will be made available to the selected consultant. As-built drawings are not available, the selected consultant will be expected to verify existing conditions.
- Question 2:** Can the educational specifications and projected enrollment report be made available to all bidders?

Answer: These documents will be provided to the successful bidder.
- Question 3:** Please confirm that revisions to the educational specifications and projected enrollment report are not expected as part of the architect's scope?

Answer: Correct. These documents will be provided to the successful bidder.
- Question 4:** Based on the projected enrollment report, is enrollment anticipated to remain steady at 461 students or rise/drop?

Answer: Current enrollment projections do not indicate a significant change.
- Question 5:** The RFP states "The options provided by the selected firm will be priced by an independent owner's representative and presented to the town council for selection and approval." Please confirm that this service will be coordinated by the Town directly, and that a cost estimator is not required as a part of the design team.

Answer: Correct. A cost estimator is NOT required by the design team.
- Question 6:** A Phase I ESA will be required as a part of the Town's grant application submission. Please confirm if this cost should be included as part of our fee, or if this will be coordinated directly by the town.

Answer: The cost of a Phase I ESA is NOT included in the architect's fee.
- Question 7:** Can you confirm that conducting an existing conditions assessment is not included in this scope of work?

Answer: Correct. An existing conditions assessment is NOT included in this scope of work.

8. **Question 8:** Please confirm the owner is responsible for carrying out the cost of the following design services if required; Site survey, traffic study, hazardous materials - building and site, and geotechnical engineering.

Answer: Correct. The owner will bear the cost of these services should they be required.

9. **Question 9:** Please confirm CT High Performance Building standard is the project's sustainability goal. Are there other sustainability features under consideration such as geothermal or solar?

Answer: Correct. Geothermal and solar systems may be considered.

10. **Question 10:** Regarding the new school option on the existing campus, please confirm the intent would be to construct the new Cromwell middle school on the existing site while the existing school is fully functional with no construction phasing required.

Answer: Should a new school on the existing site be selected, it is expected the school will remain fully functional and open. The architect will recommend what type of phasing may be required.

END OF ADDENDUM #1