



Responses to RFP Questions

4/19/2023

The enabling phase with the relocation of the existing switchgear & boiler from the basement to the 4th floor roof was noted at the walkthrough as needing to start at spring break 2024. Is this new mechanical/electrical space being created within the existing structure or is it intended that the enabling phase includes structural modifications to the existing building along with the construction of a new rooftop enclosure to house this equipment? Will the enabling work require reroofing a portion of the existing school?

Response:

The enabling phase will include structural modifications to the existing roof structure below the mechanical space being added over the existing roof.

The enabling work will require some reroofing work in this area.

Is the enabling work intended to extend beyond just the week of spring break 2024 and out to the start of construction June 2024? Or is an earlier completion anticipated for this phase of the work?

Response:

The enabling work is intended to take advantage of the school being closed for spring break, but then would extend as necessary beyond spring break until the commencement of demolition in June of 2024. The District intends for the selected Construction Manager to provide advice and input on the coordination of the scheduling of this work with the other construction contract work starting in June.

It was mentioned at the walkthrough that the infill of the west pool & reconstruction of the new training/adaptive PE area could not begin until the new addition was ready for occupancy and student use. Is it intended that the renovations within this area be complete prior to the substantial completion date of August 7, 2026 or would this phase take place after that date?

Response:

The District will need to keep the west pool operational until the new pool is available for use. At this time, the west pool can be drained and construction can commence in this area. The intention is for all work to be completed by August 7th, 2026. The schedules provided are preliminary, and the District will look to the CM selected to advise on the proposed schedule.



Under Scope of Construction Management Services, Preconstruction Services, Estimating

- Is the sample estimate of just the 50% construction documents or both the 50% construction documents and the 100% design development documents?

Response:

The sample estimate should be a 100% Construction Documents.

Under Submittal Requirements, Compensation

- Bullet b states: "Identify if the following are additional costs, included in the base outlined fee structure or purchased through the trade bids." Are bullets c, d, & e the items to be included in the base bid? If so, are there additional items missing that would be specific to trade bids?

Response:

Please break out each item in the fee and cost proposal. The intent is for each Construction Manager submitting a proposal to identify how they set up their cost structure for billing so that it is clear what is/is not included in the fee and cost proposal provided to ensure that the District is able to do an "apples to apples comparison" between proposals.