

Questions and Responses #2 (2 pages)

CTUIR Design Build Warehouse Request for Proposals (RFP)

Q: We would appreciate clarification regarding Section G, "Owner's Program," specifically the anticipated structure of the Design-Build Agreement and the relationship between Phase 1 and Phase 2 services.

Based on our reading of the RFP, our understanding is as follows:

CTUIR intends to award the project to a single Design-Build entity responsible for both design and construction services (caveat being that if the selected group fails during Phase 1, CTUIR retains ability to advance to phase 2 with a different group).

A: Yes, your interpretation is consistent with the intended contracting and delivery approach. CTUIR intends to award the project to a single Design-Build entity.

Q: Based on our reading of the RFP, our understanding is as follows:

The initial Design-Build Agreement would authorize Phase 1 services only, consisting of FINAL design development (necessary to get accurate and firm bids at the scope level) and preconstruction services, including programming support, constructability reviews, value engineering, cost estimating, scheduling, procurement planning, and development of a final GMP proposal.

A: Yes, your interpretation is consistent with the intended contracting and delivery approach.

Q: Based on our reading of the RFP, our understanding is as follows:

During Phase 1, the Design-Build team would advance the FINAL design (to a level that can be submitted for permits), and develop the Phase 2 construction budget/GMP and schedule.

A: Phase 1 Design Build Contract should include the costs to procure the Mechanical, Electrical, and Plumbing engineers.

Upon CTUIR's acceptance of the Phase 1 deliverables and successful GMP negotiations, CTUIR would authorize Phase 2 through an amendment or change order to the existing Design-Build Agreement.

A: Yes, through an amendment.

Q: **Based on our reading of the RFP, our understanding is as follows:**

Phase 2 would then include completion of final construction documents (as necessary), permit acquisition support, construction, and construction-phase design services.

A: *Yes, your interpretation is correct.*

Q: **Please clarify CTUIR's expectations regarding the engagement of design-build specialty trades.**

A: *Phase 1 Design Build contract activities should involve MEP's. Cost to procure the MEP's should be included in Phase 1 budget.*