
RFP ADDENDUM #2
Date of Addendum: February 6, 2025

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Proposals (RFP) is modified as set forth in this Addendum. The original RFP Document remains in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Proponents shall take this Addendum into consideration when preparing and submitting their Proposals.

PROPOSAL SUBMITTAL DEADLINE

The Proposal submittal deadline has been extended to Friday February 14 at 4 pm EST. The question acceptance deadline is Tuesday February 11 at 4 pm EST.

1.0 – RFP

Item	Section	Description of Change

2.0 – QUESTIONS AND ANSWERS

The following questions and answers are provided as a matter of information to clarify issues raised about the RFP. To the extent that changes to the RFP are required based on the questions received, the RFP has been modified as noted above in the RFP section of this Addendum.

Item	Questions and Answers
2.1	<p><u>Question:</u> Have you decided on a washroom design option? <u>Answer:</u> Yes, we have decided to use Option 1 – Refresh existing multi-stall washrooms. This option will keep the same layout as the current washrooms but it is a full gut and re-build, including replacing any accessible plumbing.</p>
2.2	<p><u>Question:</u> What are the hours of work? Are you open to evening and weekend work? <u>Answer:</u> We understand that construction work typically does not start until 7 am. Our students would appreciate it if quieter things could be done for the first hour or two of the day. However, we understand the construction window is very tight, so we are open to the possibility of evening and weekend work if required.</p>
2.3	<p><u>Question:</u> Have you considered the possibility of decommissioning the radiators in residence rooms but leaving them in place to avoid costly and disruptive demolition and refinishing work? <u>Answer:</u> We had not previously considered this idea but would be open to discussing it.</p>
2.4	<p><u>Question:</u> Have you considered a location for a site office? <u>Answer:</u> There will be lots of unused residence rooms in the “long ends” of the third and fourth floor during the construction window that could be used as a site office. If a trailer is preferable, we can find a location for one.</p>

2.5	<p><u>Question:</u> Will there be space in the parking lot for equipment and staging? <u>Answer:</u> We have lower parking volumes in the spring time so could make a portion of our lot available if needed.</p>
2.6	<p><u>Question:</u> Will the design for both phases be completed simultaneously or ahead of each phase? <u>Answer:</u> The design team is actively working on the Phase 1: Washroom design right now. They are prioritizing this work to be ready for the Phase 1 construction window this summer. After they complete the washroom design, they will begin design work for Phase 2: HVAC and expect this work do be done this summer.</p>
2.7	<p><u>Question:</u> Is the intent to tender both phases together or separately ahead of each phase; i.e. as a single phased project or as two separate projects i.e. if separate projects then different subcontractors may be required. <u>Answer:</u> We are tendering for the construction manager for both phases now. We don't expect the successful construction manager to be able to tender subtrades more than a year in advance. There may need to be some sequential tendering for equipment.</p>
2.8	<p><u>Question:</u> Please confirm if we are required to prepare cost estimates or review those prepared by another third party. If we are to prepare the cost estimates, please confirm it is a class "B" only, or if additional estimates will be required? <u>Answer:</u> We have asked in the RFP for the construction manager to review and provide feedback on the cost estimates prepared by the cost consultant. We are planning to do a Class C and Class A cost estimate if the schedule allows.</p>
2.9	<p><u>Question:</u> Since this is a CCDC contract, can you please let me know who will be carrying the Builder's Risk Insurance including Equipment Breakdown. Is the successful Construciton Manager to carry the Building Risk insurance coverage which includes the equipment breakdown coverage? <u>Answer:</u> Yes, the successful Construction Manager should carry the Builder's Risk insurance.</p>

3.0 – INFORMATION

The following item(s) are provided as a matter of information only to all respondents and do not modify or become part of the Contract Documents.

Item	Description

END OF ADDENDUM