

**Addendum #1**  
**Issued February 2, 2017**

**RFP#26-17**  
**Construction Management Services**  
**for the**  
**Deer Street Extension and Parking Garage**

This Addendum forms part of the original document marked “RFP#26—17 Request for Proposals for Construction Management Services for the Deer Street Extension and Parking Garage”.

**The following questions have been asked and answered.**

**1. Who will be on the Selection Committee (title)?**

*The selection team is made up of the following individuals:*

*Peter Rice, Director of Public Works*

*David Allen, Parking Garage Project Manager*

*Mark McNabb, Garage Building Committee representative*

*Dan Hartrey, Public Works Project Manager*

*Chris Brennan, Walker Parking, Principal in Charge*

**2. How long will the time slots be for the presentations and Q&A?**

*Each team will be given 45 minutes. The format will be 25 minutes for presentation by the team followed by 20 minutes for questions and discussion with the selection committee*

**3. Will the City be responsible for removal of the hazardous materials in the buildings that will be required before demolition (e.g. asbestos), or will the CM be responsible?**

*The City had a Hazardous Materials Inventory (HMI) performed on the buildings and we have loaded that report onto the FTP site. The CM will be responsible for removal and disposal of hazardous building materials.*

**4. What form of contract does the City use for CM work?**

*The City typically uses a modified version of the AIA CM at risk contract.*

**5. Under the CM at Risk process for soliciting bids from trade subcontractors, should we assume that a public notification and solicitation process will be administered by the CM in order to notify subcontractors of the opportunity to prequalify and bid for work?**

*The solicitation of bids shall be the responsibility of the CM.*

**6. The General Conditions and General Requirements spreadsheet request pricing for an 81 week construction project. Would the City consider a crane supplied by the Construction Manager General Conditions or General Requirements item to be included in the GCs estimate if used to support multi trade work including erection of the garage?**

*The cost of the crane should not be considered a general condition for this project.*

- 7. Would the cost of a crane and operator be considered a self-perform operation? And if supply of a crane and operator is considered a self-perform operation, would this work be required to be bid as part of the project and / or explained in section per the following: "Identify any work that the firm anticipates being performed by the firm's own work forces?"**

*The answer is "yes". In addition, the respondents are to qualify the scope assumptions of what they are carrying in their responses.*

- 8. At the walkthrough on 2/25, it was indicated that the dates for utility work and road work is expected to begin in late February. Can you please confirm that this is intended to mean the start of preconstruction services or if there is a different start date assumption for work on site that we should plan on?**

*The intent of the proposal is to begin preconstruction in late February or Early March with demolition, utility work and road work to begin to begin March*

- 9. Who owns the environmental permitting and what is the current status?**

*"Permitting" responsibilities:*

*City (via Ransom):*

- 1. Responsible for obtaining Soil and Groundwater Management Plan approvals (DES approval, DSA approval.*
- 2. Responsible for obtaining Remedial Action Plan approval (DES approval, DSA approval)*
- 3. Responsible for obtaining Subslab Soil Venting approval (in the event that the NH DES should require such a plan for review); no need for Air Resources Division discharge permitting is inferred at this point.*
- 4. Eventually responsible for Groundwater Management Permit Application filing for ongoing monitoring of Coal Tar Issue until DES is satisfied (likely post-construction)*

*Requirements for Items 1 and 2 are discussed in the SGMP on the FTP site. Item 3 is also referenced in SGMP.*

**All other environmental permitting is the responsibility of CM:**

- 1. Responsible for SWPPP and NOI filings for coverage under the CGP or the RGP as may be appropriate. City approval required prior to filings.*
- 2. Responsible for Groundwater Treatment and Discharge Permit Application as required by the City (to sewer) and/or other regulatory entities for other possible means of treatment and discharge.*
- 3. Responsible for Site Earthwork and Dewater Plan (and other plans as may be required for construction related dewatering and construction earthwork concerns). City approval required.*
- 4. Responsible for Soil Treatment Plan (for on-site treatment of lead impacted soils: DES, Receiving facility, and City approvals) – shall be part of the Site Earthwork and Dewater Plan*
- 5. Responsible for Health and Safety Plan (City approval, to include compliance air monitoring, etc.)*
- 6. Responsible for excavation/trenching permitting (City approval)*

**10. According to the Public Works map dated March 28, 2016, it appears the Deer Street extension/garage site falls just outside Portsmouth's historic district, correct?**

*The project is outside of Portsmouth's Historic District*

**11. Is demolition of the former Gary's Beverages building included in this project's scope of work or does the building remain standing throughout this project's scope of work?**

*The Gary's Beverages building demolition time frame is controlled by the owners, Deer Street Associates (DSA). In informal discussions they have indicated that they intend to remove the Gary's building in March or April. This will be an item that will require the coordination of the CM, the City and DSA.*

Please acknowledge this addendum within your proposals. Failure to do so may subject a vendor to disqualification.

End of Addendum#1