



Cotuit Fire, Rescue, and Emergency Services

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ADDENDUM #1

RFQ for Architectural and Engineering Design Services for Addition and Renovation to Fire Station Building.

Date Issued: September 9, 2014

This addendum is being issued in response to questions received regarding the RFQ.

1. Is there a preliminary cost estimate for the project?

Answer: A preliminary project budget was created as part of the feasibility study. It is attached to this addendum.

2. We are concerned with the timeline that has been presented on page 18. The design phases each have a one month duration, which we feel is very aggressive for some of the more complicated phases like Design Development and Construction Documents. In addition, the RFQ requires multiple cost estimates during these design phases which don't seem to be factored into the timeline. Lastly, the necessary Regulatory Phase (we anticipate Site Plan Review, Historic, Board of Health and possibly Zoning) do not seem to be factored in as well. How should we address the schedule concern?

Answer: The Facility Needs Committee will consider reasonable alternative project timelines that are submitted with RFQ responses.

3. The RFQ timeline indicates that the Qualifications are to be submitted on 9/19 but the Fee Proposals from the recommended design team(s) are to be submitted separately on 9/23. Once the design team is notified if they are in the recommended group it would be difficult to put together a fee proposal in that short timeframe. Normally fees are presented at the same time as the RFP but in sealed envelopes that are opened after the awarding authority makes a recommendation. May we submit a fee transmitted in a separate package alongside the RFQ response? Or alternately would you like us to transmit our fee proposal on 9/23?

Answer: Sealed fee proposals may be submitted with the RFQ responses.

4. The Construction Administration Phase Task 10 notes that the Architectural team is to provide a site representative that visits the site daily, prepares reports, etc. In our experience this role known as the "clerk-of-the-works" is employed by an Owners Project Manager or Owner directly. Can you please clarify who shall be responsible for performing this task?

Answer: The Facility Needs Committee will consider reasonable alternatives for site visits and reporting that are submitted with RFQ responses.

**Cotuit Fire Feasibility Study
Preliminary Project Budget
5/20/2024**

The following preliminary "Order-of-Magnitude" cost estimate is based upon the current conceptual design drawings only dated 5/2/2024 and is based upon an estimate dated 5/16/2024 provided by an independent cost consultant for projects of this type and construction classification. We would recommend that the budget be updated periodically as the final design & construction documents are further developed.

Construction Expenses	
Estimated Construction Cost	\$11,888,710
Including General Conditions, Insurance, P&P Bond and Contractor's Fee, 15% Design Contingency, and 4% escalation for summer 2025 construction. (Note: This estimate assumes a public-bid process and utilization of State Prevailing Wage Rates)	
Alternate #1: New generator to replace existing	\$ 225,000
10% Construction Contingency	\$ 1,211,371
Sub-Total w/ Contingency	\$13,325,081
Miscellaneous FUTURE Project Expenses	
Furnishings - Furniture - Equipment (FFE) (by Owner's Vendor)	\$0
Architectural & Engineering Fees (Schematic Design through Construction Administration) Estimate	\$1,604,900
Surveying & Civil Engineering Fee (Included in A&E Fees above)	N/A
Owner's Builders Risk Insurance	Allowance
Legal Fees (i.e. Regulatory Permitting, etc.)	Allowance
Cost Estimator (Included in A&E Fees above)	N/A
Utility Company Backcharges (i.e. electric, gas, water connection charges)	Allowance
Owner's Temporary Storage Rental (Storage unit, PODS, etc)	Allowance
Owner's Moving Expenses	Allowance
Owner's Temporary Facilities (If Applicable)	Allowance
Hazardous Materials Testing (Lead Based Paint, Asbestos)	\$6,600
Soil Borings or Soil Testing	Allowance
Exterior Signage (by Owner's Vendor)	Allowance
Security System (by Owner's Vendor)	Allowance
Special Audio/Visual Systems	Allowance
Telephone/Computer Wiring & Hardware (by Owner's Vendor)	Allowance
Emergency Generator (Included in Construction Costs Above)	N/A
Materials Testing During Construction	Allowance
Permit Fees	Allowance
Estimated Reimbursable Expenses (i.e. shipping, postage, misc. printing)	\$500
Printing of Bid Documents or on-line document posting service	\$1,000
Clerk of the Works	
Sub-Total	\$1,613,000
10% Misc. Project Contingency	\$161,300
Sub-Total w/ Contingency	\$1,774,300
Total Estimated Project Cost	\$15,099,381

Notes:

- (1) Possible project expenses not included in the estimate are:
- * Legal Consultation & Representation
 - * Concealed Hazardous Materials Testing or Removal