

1. On Page 3, Item 6.c: Article 6 of the AIA A133 Standard Form of Agreement between Owner and Construction Manager is referenced. Item 5. Above indicates AIA A141-2014 as the desired contract. Please clarify. **We plan on using a contract based on AIA A141-2014, sorry for the confusion.**
2. On Page 3, Item 6.d: Proposed Project Timeline is described as “Construction in Summer 2023 or sooner (permits Pending). Substantial Completion shall be on or before 3/1/2024 (unless negotiated differently).” Because the final site, design, and start date have not yet been finalized, would it make sense to provide the (3) finalists with a specific duration to estimate General Conditions against. I.e: 10 months of construction? **The three finalists all showed a tentative completion date around March of 2024, we are trying to complete the project by spring of 2024, if possible, since we have another project that is slated to begin construction around that time. Please make it clear what your proposed design and construction timeframe would be.**
3. On Page 3, item 6a: The referenced and attached Cost Matrix does not include any additional breakout/itemization for Design & Engineering Fees or Construction Administration. How would you like to see these costs presented? **Please add these fees to a separate page following the cost matrix.**
4. We’ve noted from recent meeting minutes that exploration of possible building sites, and estimating work on them, continues with Breadloaf. In the interest of providing all bidders with the same base information to prepare a fee response to, and to ensure the Town receives the best value, will the new site selection information, cost estimates, and program revisions be shared with the other finalists prior to submission of the RFP response? We’re concerned that knowledge of an alternate site and any associated program changes, may result in unlevelled fee proposals, as design and construction timeframes may not match the conceptual building and site design distributed in the RFQ.

I am working with BreadLoaf, as part of there original conceptual design to help determine a final site neither of which are the site in the conceptual plan as written in the RFQ. We are currently working on site preparation costs to help the Town make a final decision on which site to take ownership of. The two sites are the front of parcel Map 015 Lot 018 (17 Granite Place) and 4 acres of Map 014 Lot 069 453 US Route 4 in the southwest corner.

17 Granite Place has access to Water/Sewer and 3 phase power, 453 Route 4 would need infrastructure to be brought into the site.