

Barbour Library @ Swift OPM - Addendum #1 - REVISIONS

Original Scope	Updated Revised Scope
<p>Background</p> <p>The proposed project will provide a new 16,500 sq. ft. facility. (The project seeking complete OPM services is the construction and outfitting of the first floor as described later in this RFP. The second-floor space will be constructed and outfitted by another organization as described later in the RFP. The OPM will need to coordinate this work to ensure that the library spaces and functions on both floors operate and function properly.</p> <p>The Swift factory is a collection of 5 interconnected buildings dating from c1895 - 1948 totaling approximately 82,000 gross SF. The Swift factory complex sits on a 2.6-acre site along with 2 formerly residential properties. The entire site is on the state and federal register of historic places. The property was the location of the former M Swift & Sons Gold Leaf Manufacturing facility until it's closure in 2005.</p> <p>The building was donated to Community Solutions in 2010. Beginning in May 2018 Community Solutions transformed the once vacant and blighted collection of buildings into a multi-purpose hub and entrepreneurial center. Hartford Public Library has a letter of intent with Community Solutions to construct the new Barbour Library at the former Swift Factory.</p> <p>The Library has obtained the design services of the firm Silver/Petrucelli + Associates and Margaret Sullivan Studio, LLC a renowned library design firm. In addition, the Library has hired a Project Manager for Community Engagement for HPL @ Swift to serve as the liaison between HPL and design team (Silver</p>	<p>The proposed project will provide a new 16,500 sq. ft. facility. (The project seeking complete OPM services is the construction and outfitting of the first floor as described later in this RFP. This is made up from approx. 1,500 SF in the basement, 7,000 SF on the first floor and 8,000 SF on the second floor. HPL will hold the construction contract for the work on the first floor, while Community Solutions will hold the construction contract for the work on the HPL space second floor. The OPM will need to coordinate this work to ensure that the library spaces and functions on both floors operate and function properly.</p> <p>In addition to the HPL space, Communi1ty Solutions is also fitting out a new 4,000 SF office space on the second floor of the Swift Factory, adjacent to the HPL space. Along with this work upgrades are required to the building's central HVAC systems to accommodate this additional load of the office space and HPL space on the building systems including an additional boiler in the basement and an additional cooling tower on the roof.</p> <p>The Swift factory is a collection of 5 interconnected buildings dating from c1895 - 1948 totaling approximately 82,000 gross SF. The Swift factory complex sits on a 2.6-acre site along with 2 formerly residential properties. The entire site is on the state and federal register of historic places. The property was the location of the former M Swift & Sons Gold Leaf Manufacturing facility until it's closure in 2005. The building was donated to Community Solutions in 2010. Beginning in May 2018 Community Solutions transformed the once vacant and blighted collection of buildings into a multi-purpose hub and entrepreneurial center. Hartford Public Library has a letter of intent with Community Solutions to construct the new Barbour Library at the former Swift Factory.</p> <p>The Library has obtained the design services of the firm Silver/Petrucelli + Associates and Margaret Sullivan Studio, LLC a renowned library design firm. In addition, the Library has hired a Project Manager for Community Engagement for HPL @ Swift to serve as the liaison between HPL and design</p>

Barbour Library @ Swift OPM - Addendum #1 - REVISIONS

Petrucelli Architects/Margaret Sullivan Design) to ensure broad community engagement during the design and construction phase of the project.

team (Silver Petrucelli Architects/Margaret Sullivan Design) to ensure broad community engagement during the design and construction phase of the project.

Community Solutions has also obtained the design services of the firm Silver/Petrucelli + Associates to design the office space and core and shell upgrades. Community Solutions has received EDA funding for the 2nd floor Next Gen construction and will be responsible for the construction of that portion of the project working in collaboration with the Library and Library's Project Manager.

Original Information – This is additional work for Community Solutions

Original Information Hartford Public Library

1st Floor – 7,453 sq. ft.

- Adult Area
- Teen Area
- Digital Media
- Recording studio
- Children's Area
- Open Study Space
- Reading/Quiet study areas
- Stacks
- Restrooms (2 – multioccupancy)
- Public Service Points
- Vestibule- CS
- Elevator (Basement -2nd floor)- CS
- 2nd Floor – Space Utilization

2nd Floor – 7,474 sq. ft.

- Administrative
 - Administrative Offices (3)
 - Administrative Locker space
 - Adult Learning Center
 - Two classrooms (16 seats each)
 - Media/Tech Lab (13 seats)
 - Group Study (2 spaces seating 8 each)
 - Test Rooms(5 spaces seating 1 each)
 - Test Room (1 space seating 3)
- Basement – 1,558 sq. ft.
- Space Utilization
 - Storage
 - Group Study (3 spaces seating 4 each)
 - Community Room
 - Flex Seating Space
 - Restroom – 1 person occupancy
 - Kitchenette
 - Storage for tables/chairs

Office Space

- Open space (20 desks)
- Private offices (2)
- Break room
- Data closet & Janitor's closet
- Storage & medical supply room

MEP Core Upgrades

- Additional gas fired boiler (conc pad and flue are already installed)
- Additional roof top cooling tower (dunnage is already installed)
- Common restrooms (2 multi-occupant)

Barbour Library @ Swift OPM - Addendum #1 - REVISIONS

- Storage spaces
 - Wellness Room (2)
 - Restrooms(2, 1 person occupancy)
- NOTE: The space utilization will be finalized upon completion of final design.

Exhibit B – Cost Sheet Original

Description	Total
I . Administrative	
II. Design Development	
III. Construction	
IV. Post Construction	
V. Warranty	
VI. Reimbursable Expenses - cost basis	
Contract Grand Total:	

Exhibit B – Cost Sheet Revised (posted on website as separate sheet)

Description	HPL Scope	CS Scope
I . Administrative		
II. Design Development		
III. Construction		
IV. Post Construction		
V. Warranty		
VI. Reimbursable Expenses - cost basis		
Contract Grand Total:		

Barbour Library @ Swift OPM - Addendum #1 - REVISIONS

<p>Page 6</p> <p>Cost estimating - Provide analysis and reconciliation of construction cost estimates developed by the General Contractor and the Architect, and/or independent third parties at completion of programming and conceptual design, SD's, DD's and 60% CD's. Incorporate each iteration of the construction estimate into an update of the overall Project budget.</p>	<p>Page 6</p> <p>Cost estimating - Provide analysis and reconciliation of construction cost estimates developed by the General Contractor and the Architect, and/or independent third parties at completion of programming and conceptual design, SD's, DD's and 90% CD's. Incorporate each iteration of the construction estimate into an update of the overall Project budget.</p>
<p>Page 9 Move from Design Development Section</p> <p>The OPM shall be responsible for the management and oversight of the General Contractor paying close attention to the sequence of construction, efficient use of building systems, construction materials, and labor related to building systems.</p>	<p>Page 12 Move To Construction Section</p> <p>The OPM shall be responsible for the management and oversight of the General Contractor paying close attention to the sequence of construction, efficient use of building systems, construction materials, and labor related to building systems.</p>
<p>Page 10 –Move from Design Development Section</p> <p>Other</p> <ul style="list-style-type: none"> • Coordinate, advise, and assistance to the Owner in the development of the final design documents. • Review final bid documents and assist in the selection process for a General Contractor including the review of bid bond information, bid analysis, review of Contractor and subcontractor references and review of all bids for conformance with appropriate. • Assist the Owner in completion of all relevant Contract documents to ensure compliance by the Contractor in the areas of insurance(s), understanding of wage reporting requirements, schedule(s) for payment and all other Contract terms as needed to avoid possible legal conflicts within the scope of concern between the Owner, the Contractor, and all Subcontractors. • Oversee the activities and responsibilities of the Contractor in order to assist in maintaining schedules, controlling costs, assuring quality, minimizing disruptions, monitoring compliance with various Contract requirements (including local hiring provisions) and assuring that the Projects are built according to approved designs, drawings, and other relevant construction contract documents. • Keep the Owner advised on an on-going basis of all significant project developments, including conditions or circumstances that may cause delay in the Project Schedule or otherwise may be inconsistent with Project requirements of the Owner's objectives or expectations. In these cases, 	<p>Page 12 Move To Pre- Construction Section</p> <p>Other</p> <ul style="list-style-type: none"> • Coordinate, advise, and assistance to the Owner in the development of the final design documents. • Review final bid documents and assist in the selection process for a General Contractor including the review of bid bond information, bid analysis, review of Contractor and subcontractor references and review of all bids for conformance with appropriate. • Assist the Owner in completion of all relevant Contract documents to ensure compliance by the Contractor in the areas of insurance(s), understanding of wage reporting requirements, schedule(s) for payment and all other Contract terms as needed to avoid possible legal conflicts within the scope of concern between the Owner, the Contractor, and all Subcontractors. • Oversee the activities and responsibilities of the Contractor in order to assist in maintaining schedules, controlling costs, assuring quality, minimizing disruptions, monitoring compliance with various Contract requirements (including local hiring provisions) and assuring that the Projects are built according to approved designs, drawings, and other relevant construction contract documents. • Keep the Owner advised on an on-going basis of all significant project developments, including conditions or circumstances that may cause delay in the Project Schedule or otherwise may be inconsistent with Project requirements of the Owner's objectives or expectations. In these cases,

Barbour Library @ Swift OPM - Addendum #1 - REVISIONS

<p>provide the Owner with proposed contingency plans to avoid or mitigate possible or actual delays.</p> <ul style="list-style-type: none"> • Manage on behalf of the Owner planning for operations and maintenance activities. • Coordinate all permitting activities as necessary to acquire all permits, licenses, or other approvals in a timely fashion. • Oversee and monitor the activities and responsibilities of the Architect(s) to assure the Owner that they are fulfilling their contractual obligations. The Project Manager may also, as be requested by the Owner, attend, and assist the Owner in various project briefings and presentations before civic organizations and committees. 	<p>provide the Owner with proposed contingency plans to avoid or mitigate possible or actual delays.</p> <ul style="list-style-type: none"> • Manage on behalf of the Owner planning for operations and maintenance activities. • Coordinate all permitting activities as necessary to acquire all permits, licenses, or other approvals in a timely fashion. • Oversee and monitor the activities and responsibilities of the Architect(s) to assure the Owner that they are fulfilling their contractual obligations. The Project Manager may also, as be requested by the Owner, attend, and assist the Owner in various project briefings and presentations before civic organizations and committees.
<p>Page 12</p> <p>The design review including issuance of a design review report at the completion of each design deliverable stage, including without limitation:</p> <ul style="list-style-type: none"> • feasibility/conceptual design, • schematic design (SD), • design development (DD), • 60% construction documents (CD's), • 100% CD's, • Conformed document Architect's Supplementary Instructions(ASI's) and/or other design clarifications or modifications issued throughout the course of the project 	<p>Page 12</p> <p>The design review including issuance of a design review report at the completion of each design deliverable stage, including without limitation:</p> <ul style="list-style-type: none"> • feasibility/conceptual design, • schematic design (SD), • design development (DD), • 60% construction documents (CD's), • 90% CD's, • Conformed document Architect's Supplementary Instructions(ASI's) and/or other design clarifications or modifications issued throughout the course of the project
<p>Page 22</p> <p>III. Preferred Qualifications The Library expects each respondent to meet at least the following minimum qualifications: 1. The owner's project manager must have construction management experience of a minimum of 10 years and demonstrated experience as an Owner's Project Manager or Construction Manager in the completion of at least two (2) library construction projects, with a budget of \$10 million or more, in the last five (5) years.</p>	<p>Page 22</p> <p>III. Preferred Qualifications The Library expects each respondent to meet at least the following minimum qualifications: 1. The owner's project manager must have construction management experience of a minimum of 10 years and demonstrated experience as an Owner's Project Manager or Construction Manager in the completion of at least two (2) library construction projects, with a budget of \$5million or more, in the last five (5) years.</p>