

## ADDENDUM NO. 3

### City of Burnsville, Minnesota

#### Construction Manager Services for Construction of the City Hall/Police Department Remodel, Renovation and Expansion

Statements of Proposal Due Date: 4:00 P.M.  
December 6, 2016

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Issued: November 18, 2016

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The additions, revisions, corrections and clarifications herein shall be made to the Documents for the above referenced project(s) and shall be included in the Scope of Work and acknowledged on the Statement of Proposal to be submitted. References made herein to the Documents shall be used as a general guide only. Proposers shall determine, for themselves, the full scope of work affected by addendum items.

Due to the number of questions received to date, the City is posting Proposers' questions and the City's responses earlier than the Dec. 5. If the City receives additional questions between the time this is posted and the question due date on Dec. 2, the new questions and respective responses along with the questions and responses in this addendum will be posted on Dec. 5.

For the purposes of this document, CM refers to Construction Manager.

#### **Questions for Proposers and Responses from the City:**

**Q1. Does the City anticipate keeping the tower located behind the Police Department building near the current the Police evidence garage?**

A1. No. The tower is vacated and the City anticipates removal of this tower as part of the Project.

**Q2. Has the City fully developed a staging plan for relocating staff and equipment from the Police Department during construction?**

A2. The City intends to vacate the entire Police Department space and parking lot during the construction. While Police personnel and equipment will be temporarily relocated within existing City facilities during the Project, the staging plan has not yet been fully developed. The City anticipates collaborating with the successful CM to fully develop and implement the staging plan. The current goal is to begin relocating personnel and equipment in March 2017.

**Q3. There is a fuel tank behind the Police Department building that appears could interfere with the construction of the SWAT garage. What does the City intend to do with this tank?**

A3. The City anticipates removal of the fuel tank as part of this Project.

**Q4. Since the City is further along in Design Development, how much room is there for the City to seek LEED certification or environmentally sustainable options?**

A4. The City does not intend to seek LEED certification for this Project. However, the City believes in the importance of environmental stewardship.

**Q5. Addendum No. 1 essentially reduces the amount of pre-construction services required by the City for this Project. Given that reduction, what is the City's expectations for the number and types meetings that the CM will need to attend?**

A5. The City desires an integrated team approach for this Project and expects that the CM will work closely with the City's A/E and City staff assigned to the Project. The CM is expected to attend all meetings necessary to successfully carry out responsibilities under the contract documents and to ensure the Project's success.

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**Q6. What stage do the drawings referenced in the RFP and at the pre-bid conference represent?**

A6. The current plans reflect Design Development. Construction Documents will be created in December and January.

**Q7. Since it appears as if the City is moving into the development of Construction Documents, how much or what level of cost estimating, if any, does the City expect the CM to perform?**

A7. The current plans reflect Design Development. Construction Documents will be created in December and January. The City expects the CM to perform one final cost estimate prior to going to bid.

**Q8. Does the City or State conduct plan review?**

A8. The City does plan review.

**Q9. What is the current Project timeline?**

A9. The Design Development plans and a Project update will be discussed at the Dec. 13 Council Work Session. The Project will go before Planning Commission in January. The City also anticipates issuing bids in January.

**Q10. Will the City provide more guidelines for how it would like to receive the cost proposals, for example lump sum or something different?**

A10. While generally CM costs are a percentage of the construction costs, the City intentionally left this open for interpretation to allow each Firm to approach its cost proposal in a manner that would provide the best value for the City.

**Q11. Has a geo-technical study already been conducted?**

A11. Yes. The A/E has a full report and survey.

**Q12. Will the City require a match to existing materials?**

A12. The City will require new materials to match as closely as possible to the existing materials.

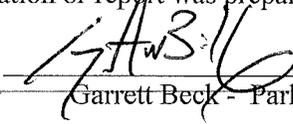
**Q13. Is the City able to provide as-built drawings?**

A13. Yes. The City will make as-built drawings available for inspection for any Proposer wishing to review them. To make an inspection appointment or if an electronic copy is desired, Proposers may make arrangements with Garrett Beck. ([garrett.beck@burnsvillemn.gov](mailto:garrett.beck@burnsvillemn.gov)).

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision.

December 1, 2016

Date



Garrett Beck - Parks, Recreation and Facilities Director