



Learning Center Remodel Design-Build  
Addendum #1  
January 31, 2025

This Addendum is hereby issued to inform you of the following revisions and or clarifications to the above-referenced RFP and/or the Contract Documents for the Project, to the extent they have been modified herein. Any conflict or inconsistency between this Addendum and the Solicitation Document or any previous addenda will be resolved in favor of this Addendum. Proposals shall conform to this Addendum. Unless specifically changed by this Addendum, all other requirements, terms and conditions of the Solicitation Document and or Contract Documents, and any previous addenda, remain unchanged and can be modified only in writing by CIT. The following changes are hereby made:

- **Mandatory Pre-Proposal Meeting Resulting Clarifications**

- There is no crawl space under the building. The building is slab on grade.
- We have located some of the archived drawings for this building. Without thorough review, we cannot guarantee their accuracy as as-built drawings. We are currently contracting for a 3D scan, associated CAD and Revit drawings. The results of this and the historical information will be made available for use during the project.
- Please assume part of the building will continue to be utilized in some manner during construction. Please consider this during design.
- TERO is not required.
- There is not a specific number of teachers and students that we have planned for space utilization at this time. Programs are currently limited by building capacity. Currently we have 6-7 teachers, 25 kids on average and up to 60 kids during the summer, as well as the community utilizing the larger gym spaces.
- There is currently one classroom, not including Headstart. Ideally, we would like three classrooms with flex spaces for kids, and offices for teachers outside of the classrooms.
- Mandatory Pre-Proposal Sign-in Sheet attached.

- **Additional Questions Received**

- What was the reason behind design-build delivery method compared to design-bid-build, or design with CM/GC delivery method? The architect can include cost estimating services. Given that it appears to be a remodel, the complexity and constraints of existing conditions really dictates the design. We see Design-Build typically used for new standalone projects. Just curious on the rationale.
  - We have received funding to complete design work to apply for a subsequent grant. This grant timing would require us to roll straight into construction without time for additional bidding and uncertainty.
- Hiring a Construction Manager/General Contractor (CM/GC) during the design phase would accomplish the same results and keep the architect and contractor as standalone team members. Is that a possibility?
  - Not for this project due to the timeline and the funding sources.

**END OF ADDENDUM #1**



