



**CITY OF DULUTH**  
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**Addendum #1  
File # 15-0505  
CONSTRUCTION MANAGER AT RISK SERVICES FOR THE AIRCRAFT  
COMPLETION CENTER**

This addendum serves to notify all bidders of the following changes to the solicitation documents:

- 1) Responses to questions submitted via e-mail are attached.

Please acknowledge receipt of this Addendum by signing, dating, and submitting a copy with your bid/proposal. Thank you.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Posted July 29, 2015.

1. As part of this contract, will the Contractor be responsible for all tenant improvement work including equipment installation, or will Cirrus be responsible for installing the equipment?

The contractor will be responsible for the entire scope of the project as designed. Design has just begun and some elements of equipment install could be contemplated as part of this project. These issues will be worked out as design is finalized and a GMP is established based on accepted bids for the entire project. So, if equipment install is in a bid packaged managed under the GMP then yes, the contractor would be responsible. IF the lessee keeps equipment install separate from this project then that would be out of the scope of the project.

2. The RFP states a completion date of August 2016. Is it expected that the facility is fully operational on that date, or is it when the building is to be completed so Cirrus can start installing their equipment?

This is the expected completion date for the project, additional time needed to complete project will need to be negotiated and is at the discretion of the City to approve or not.

3. What date do you anticipate posting the proposed contract as stated on Page 3, Section I-4?

We anticipate posting the draft contract by the end of the day on Friday, July 31, 2015.

4. Will you allow the proposal digital copy to be submitted as a PDF file?

Yes.

5. In the RFP we are asked to identify by name any subcontractors you intend to use and the services they will provide. Given that this is a publicly funded project we assume a competitive bidding process and can't list subcontractors until the process is complete. Is our understanding correct?

Yes. This is standard language referring to a situation where the primary contractor intended to subcontract the CM services; it does not refer to the individual construction contracts that will be bid.