



Campus Safety and Emergency Preparedness Facility Request for Qualifications - Design Build Lump Sum Services

Project Number – 21-124177

Monday, November 23, 2020

ADDENDUM 1

QUESTIONS/RESPONSES:

1. Is the project requested to be certified by LEED or another program?

Response: USGBC LEED Gold is the preferred/common standard to meet the state's requirements for the High-Performance Certification Program but comparable standards are acceptable, including Green Globes, Living Building Challenge, WELL Building Standard, etc.

<https://www.colorado.gov/pacific/osa/hpcp>

https://drive.google.com/file/d/1jTciNYCP7SKMbGKrYOmGUDb-8O82x_R/view

The design build scope includes the required certification fees.

2. Is the DB team responsible for commissioning or will this be hired separately by UCD Anschutz?

Response: CU Anschutz Facilities will hire the commissioning agent directly. This is not part of the design build services.

3. Please describe sustainability goals for the project such as LEED Gold or other initiatives.

Response: We are interested in pursuing the possibility of designing this to be a net-zero energy facility. The Program Plan will be amended to revise "net-zero carbon emissions facility" to "net-zero energy facility".

USGBC LEED Gold is the preferred/common standard to meet the state's requirements for the High-Performance Certification Program but comparable standards are acceptable, including Green Globes, Living Building Challenge, WELL Building Standard, etc.

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The design build scope includes the required certification fees.

4. How will commissioning be procured for this project? Will it be included in the design build procurement?

Response: CU Anschutz Facilities will hire the commissioning agent directly. This is not part of the design build services.

5. Please clarify if the project goal is net zero emissions and / or net zero energy.

Response: Please refer to Section II.E of the Program Plan. We are interested in pursuing the possibility of designing this to be a net-zero energy facility. The Program Plan will be amended to revise "net-zero carbon emissions facility" to "net-zero energy facility".

6. Please describe the preferred method for including renewable energy on the project, for example, direct capital purchase, power-purchase agreement, etc.

Response: On-site energy generation is the preferred method.

7. What is the total project budget for the project? What is the design and construction cost (FLCC) anticipated within that budget?

Response: Refer to RFQ Appendix E.

8. What is the funding source for this project?

Response: Please refer to Section 1.A of the Program Plan

9. Is it anticipated that the design competition will yield a design that can be advanced directly into construction documents to achieve the schedule or do you anticipate any recalibration/redesign of the proposed solution upon award?

Response: We would anticipate there to be some refinement of the selected design prior to Construction Documentation.

10. Will the process yield a single program plan for both teams or will individual programs plans be advanced?

Response: Both teams will base their designs upon the Program Plan provided as part of the RFP. We anticipate each of the two teams to make individual refinements to the 2017 DLR document based upon their program verification engagement with the User Groups during Step III of the process. Revisions/refinements to the 2017 DLR document shall be considered betterments and shall be detailed and cost valued as noted in the Cost Proposal Form included in the RFP.

11. Will a soils report be provided to the shortlisted teams? What other information will be shared at the beginning of the design competition phase?

Response: Yes, a geotechnical report is being procured by the University. Borings are planned to be taken in December 2020 for the geotechnical report. A site survey, Phase 1 environmental, and building asbestos/lead testing reports will be provided to the shortlisted firms.

12. Will the DRB be involved in the design competition phase? Will the competing teams make formal submissions and presentations to the DRB or will it be a collaborative and less formal interaction for both teams?

Response: One DRB member shall be included on the project selection committee and two DRB members shall be active User Group meeting participants during Step III of the selection process. Please refer to the following DRB Process & Procedure document:

<https://www.cu.edu/sites/default/files/DRB%20Procedures%20Document.pdf>

Pre-Design, Concept Design, & Schematic Design submittals shall be handled informally as part of the Step III process. Formal Design Development submission/presentation to the DRB shall be required post-award to obtain final design approval for the project.

13. Are there other campus user groups or stakeholders that will be involved in the design competition phase besides the University Police and Electronic Security groups?

Response: Representatives from Facilities Projects, Facilities Management, Office of Institutional Planning, OIT, various members of campus leadership, and the DRB shall also attend User Group Meetings. An outside Code official will be in attendance for a yet to be determined portion of the meetings. Building tenants will include Police Department Administration and 4 divisions within the department: Police, Emergency Management, Electronic Security and Support Services (to include police dispatch, records and property/evidence).

14. Please confirm that no Cost Proposal or design concepts are desired at STEPs I or II.

Response: Confirmed. Cost proposals are due at Step IV.

15. What is the timing for project approvals from the CU Board of Regents and Capital Development Committee?

Response: CU Board of Regents - February 2021
CDC - March 2021

16. As stated in the design guidelines, we would like to request the most current master plan.

Response: The campus master plan can be accessed at the following web site:

<https://www.ucdenver.edu/about/departments/InstitutionalPlanning/Pages/Anschutz-Medical-Campus-2012-Facilities-Master-Plan.aspx>

The campus standards can be accessed at the following web site:

<https://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/Pages/GuidelinesStandards.aspx>

17. The following dates are included in the RFP and Program Document. Please confirm which schedule is correct.
- RFP page 4:
 - Anticipated Start of contract – July 1, 2021
 - Anticipated Construction Completed – June 1, 2022
 - Program Document, section I.F:
 - Design/Construction Documents – January 2021 – December 2021 (November 2021 in section II.B),
 - Construction – January 2022 – January 2023 (occupancy March 2023)

Response: The current schedule is noted in the RFQ. The schedule listed in the program plan is based on a CM/GC project delivery method as described in section I.F Scope and Schedule.

18. We fully understand the sustainability goal of Net Zero. Can you please confirm if LEED accreditation is desired/required or if it's just the sustainable principles that are required to be incorporated into the project?

Response: USGBC LEED Gold is the preferred/common standard to meet the state's requirements for the High Performance Certification Program but comparable standards are acceptable, including Green Globes, Living Building Challenge, WELL Building Standard, etc.

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The design build scope includes the required certification fees.

19. We understand the desired building location. Can you please advise if a survey adequate for the design teams use will be provided or if we should include that within our scope?

Response: A site survey will be provided to the short-listed firms.

20. Can you please advise if you have a geotechnical report available for our review/use or if this project will require a new Geotech analysis to be performed as part of this scope?

Response: A geotechnical report is being procured by the University. Borings are planned to be taken in December 2020 for the geotechnical report.

21. We understand the history of asbestos on campus. Can you please advise if you have a phase 1 study report available for our review/use?

Response: A phase 1 environmental survey will be provided to the short-listed firms.

22. Can you please clarify the asbestos abatement scope allowances and if that scope is to be owner procured/managed?

Response: A building asbestos and lead survey will be provided to the short-listed firms.

An abatement allowance will be included in the design build contractors' contract for the required building or soil abatement. The University will hire an industrial hygienist to oversee the abatement process.

23. As noted on page 2, can you please confirm the demolition of building 610 scope is part of the total project budget?

Response: Demolition of building 610 is part of the Design Build contractors' scope of work.

24. Reference the Schedule/Submission Details item #1. The schedule of events provided indicates that the Anticipated Start of Contract for the Design and Construction of the project is July 1, 2021 and the Anticipated Construction Completed date is June 1, 2022. These dates provide that the design, permitting and construction would all need to be completed in 11 months, is this the intent?

Response: Yes. However, as noted in the RFP, the schedule is tentative. We anticipate a final schedule being developed in concert with the winning D/B Entity at the completion of Step IV of our selection process.

25. Please clarify the discrepancy is SF between the RFQ (27,903) and program plan (25,903).

Response: The additional SF noted in the RFQ is for storage space.

END OF ADDENDUM 1