



## RFP #765-17

### SVC Architectural and Design Team

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Addendum 001  
Issued July 28, 2017

1. Do you have an estimate of when the RFP for Construction Manager / General Contractor may be advertised?

Ideally we would like to release it as soon as Schematic Design is completed. Schedule will be reviewed with selected design team, but the goal is end of October so program verification can be included.

2. Are Geotechnical Engineering, Environmental Sciences or Construction Materials Testing services part of this RFP or will there be a separate RFP?

Separate RFP

3. Please provide the Master Plan which is referred to in the RFP.

It is posted at [http://coloradomtn.edu/departments/purchasing/bids\\_rfp\\_rfi\\_rfq/](http://coloradomtn.edu/departments/purchasing/bids_rfp_rfi_rfq/).

4. Please issue the list of those who attended the walk through and what firms they represent.

It is posted at [http://coloradomtn.edu/departments/purchasing/bids\\_rfp\\_rfi\\_rfq/](http://coloradomtn.edu/departments/purchasing/bids_rfp_rfi_rfq/).

5. Please provide the program and floor areas for the existing Summit Center, its addition/expansion, and the proposed new Wellness Center.

Drawings are referenced on page 33 of the Master Plan. More detailed information will be provided to the short-listed firms.

6. Please provide the budget for the project, either construction only or, if it's a total project budget, with a brief explanation of what items are and are not included in it (such as administrative costs, financing costs, design fees, tap fees and assessments, FF&E, owner-supplied equipment, replacement of Facilities Storage bldg., landscaping and site walks and roadways, utilities beyond the face of buildings, demolition and removals, hazardous materials investigations and mitigation, temporary facilities to serve the function of existing ones during construction, etc.)

The total project budget for the Wellness & Leadership Center is \$10,750,000. The budget for the renovation of the Student Center is \$12,000,000. At this time assume 75% of the budget is for construction and the other 25% is for soft costs, including some FF&E.

7. Is financing for the project secured and certain, or does it need to be approved in an election or budget process (in each year's budget)? Will a commercial loan be secured for bridge or interim financing (which would entail a lender process)?

Financing for the project is secured and certain. There will be no commercial loan(s).

8. Is financing contingent on the project construction starting and finishing on the dates listed in the RFP, or will it still be available in the event the Owner at some point accepts later dates (due to circumstances which Owner agrees require more time)?

Not applicable.

9. Will the Architect be expected to participate in any community outreach or other public meetings or opinion-gathering effort?

Yes. We expect the Architect to help us present and lead charrettes with the community and the campus members

10. Understanding that the state will act as the permitting and inspection agency for bldg. permit (is this thru Colorado Department of Education, or Colorado Division of Fire Prevention and Control?), what other agencies have jurisdiction (such as the County P & Z, land use code or approvals) and what sort of reviews, approvals or actions is Architect to expect and include in their scope of services.

A code reviewer/inspector approved by the State will oversee drawing review and inspections. Inspections will also be completed by state electrical, state plumbing, and local fire jurisdiction. Garfield County P & Z will do a Location and Extent review.

11. Who will review the RFPs and make the selection?

The search committee will make the selection. The search committee is made up of campus leadership from varying disciplines along with District Office employees.

12. Who will act as the Owner's representative during design and construction – someone from local CMC staff, or someone else from CMC administration, or the State, or a perhaps a hired project manager/Owner's representative?

The Director of Facilities will serve as the main point of contact for the design team. All questions, approvals, schedule and budget review, and meeting coordination will go through the Director. During construction, the College will have an in house construction manager overseeing the construction administration. The Director of Facilities will not be the final decision maker, but will coordinate with campus leadership to provide timely decisions to the design team and general contractor.

13. Will the project or design need to be approved by any other body (such as CMC central staff, or Board of Trustees) at each phase, or at GMP or to authorize start of construction?

The final design will need campus leadership approval and the budget will need Board of Trustee approval.

14. What form of agreement is anticipated between CMC and Architect (and their consultants)?

The contract will be similar to the Office of State Architect's CM/GC A&E contract. The contract will be direct with the lead architect and not with the consultants.

15. This is issued as a "Request for Proposal", but the section titled "Proposal Content" lists qualifications only, and says nothing about a fee proposal. Is fee proposal to be provided in a later stage, or perhaps only at the interviews (and thus only for the short-listed firms)?

Fee proposal will be negotiated with the selected firm.

16. If the intent is for us to submit fees in this response, please provide sufficient scope basis (bldg. areas and construction budget), advise whether the proposal is to be for just Architect (with consultants selected jointly later) or for the entire consultant team, and any specific fee criteria (fixed fee, hourly rates, percentage of cost, fee range, breakdown in a certain way, etc.).

Not applicable.

17. What is the basis of the budget?

The initial budget is based on the Master Plan

18. Please confirm if Sodexo will provide a kitchen consultant for the expansion of the dining and kitchen area or if the design team is to provide.

Sodexo will provide a kitchen consultant for the kitchen and dining areas.

19. Is there a space program for the Summit Student Center?

There are some ideas noted in the Master Plan document, but we anticipate a need for a program verification process.

20. Have you been working with a design firm on this project or others recently?

See the Master Plan.

21. How many seats do you anticipate for the dining facility?

300.

22. Do you offer a board plan or retail?

We currently offer a board plan. Retail is limited by population and run by Sodexo. Expansion of retail is possible with the right parameters. We will want space for future expansion.

23. What is the current and projected enrollment at Spring Valley?

Current enrollment at Spring Valley: 850 unduplicated headcount Fall semester / 800 unduplicated headcount Spring semester.

Projected enrollment at Spring Valley: up to 1100 unduplicated headcount each semester.

24. What is the split between residential and commuter students?

Current: 230 residential headcount / 620 commuter headcount

Projected: 380 residential headcount / 720 commuter headcount

25. Will the community be able to use either facility? If so, do you have projected use goals (number/volume of sales, rental fee targets, number of visitors, etc.)?

The Community will be able to use the recreation facility in addition to student/staff use. Gymnasium and classrooms in the Leadership Center will be available to rent. Additionally, conferences will be hosted on campus and will be able to access the Leadership Center as well as the dining hall, meeting rooms, campus store/retail food areas in Student Center

26. Will the dining be self-operated or does CMC use a food service contractor?

CMC uses Sodexo as its food service contractor.

27. What is the motivation for the pre-fab metal building?

Cost.

28. Do you currently have enough parking on campus?

Parking is adequate for current population. New parking spaces will be needed for the Leadership Center

29. Will the project be required to meet LEED or another sustainable system guideline?

No.

30. If so, will commissioning be required to be provided by the design team as part of our proposal?

Not applicable.

31. Are there any hazardous materials suspected present in the work areas?

No.

32. Will environmental assessment and remediation if needed be provided by the Owner?

Yes.

33. Who provided the opinion of costs for the budget?

It was initially included in the Master Plan study but has been updated.

34. Summit Student Center: there is direction to increase the dining area in the RFP. Is there a need/desire to increase the operational size or efficiency of the kitchen area?

There is desire to increase the size of dining hall to accommodate additional students. In addition we desire a smaller space to accommodate smaller catered dining options (corporate dining/meeting space).

The efficiency and space of the kitchen is important and the size of the kitchen needs to be appropriate to serve increased student / residential population, and provide greater options and flexibility to serve corporate and conference guests.

35. Will plans (PDF) be available for use by the design team for the Summit Student Center, the 1979 addition and the existing gymnasium?

Yes.

36. Have the MEP systems for the Summit Student Center been formally evaluated since it is a 38 year old structure.

Yes. A study was recently completed that will be shared with the short-listed firms.

37. Has a program been developed for the Leadership and Wellness Center?

Both projects will go through a program verification process.

38. If programming has not been done is this to occur before the Schematic Design Phase?

Yes

39. Is the State the Authority Having Jurisdiction (AHJ) for building permit approvals? If so, will a code consultant be retained to fulfill this role, or will it be a campus official?

The design team should select their own code consultant.

40. Is there any desire to maintain any of the existing spaces in the Summit student center as-is?

All spaces are open for renovation.

41. Will this project be subject to the state High Performance Building Program requirements?

No.

42. Regarding Section 5, point K, do we need to include payment and performance bonds for the 3 project examples we are including in our proposal? Or is this question geared towards vendors?

This isn't required for those three examples.

43. Is the addition site for the Student Center set in stone, or is there some flexibility?

There is some flexibility in the expansion site for the Student Center. The expansion should adhere to the design principles articulated in the Master Plan which seeks to take advantage of the tremendous views of Mt. Sopris. Suggested expansion site is to the south, but expansion to the east will be considered. Existing geothermal layouts must be respected. Parking is required at this building, and the location of parking should be in areas outside of the primary view zone.