1) **Who is on the Selection Committee?**

Membership will be finalized for the selection committee prior to the initial qualifications review. Committee membership will be updated here as it becomes available.

2) **Does any firm have an advantage in the selection process?**

The University of Colorado Boulder selects firms solely on the qualifications listed in the RFP and expanded in the Information Packet. Prior work of any kind at the university is not a guarantee that a particular project will be given to a firm. On the other hand, the second criteria, (Understanding of the Project), often is demonstrated by firms familiarity with the campus and programs. Clearly, any firm that can thoroughly research the project, synthesize concepts for the successful execution of the idea, and demonstrate this for the selection committee would have a good chance of being chosen for the project.

3) **How does the university feel about out-of-state consultants?**

The University of Colorado Boulder has no policy prohibiting or encouraging out-of-state firms; however experience has shown that in-state firms often provide better service to the university. Out-of-state firms must demonstrate that their experience is superior to that of in-state firms. Firms that partner with local firms should have experience with other projects, so that working arrangements have been worked out in advance of this project.

4) **Are there any specific sub-consultants that are needed for this project?**

The University of Colorado Boulder has had a tradition of participating with the architect in selection of engineering consultants for the disciplines of mechanical, electrical, telecommunications and other key sub consultants integral to projects on campus. With this tradition in mind, CU Boulder is not asking for a detailed list of planning team’s sub consultants during the Prequalification Submittal. Teams that are selected to proceed to the Interview process may be asked for more details on sub-consultants they would like to work with. It is CU Boulder’s preference to participate in the final selection of key sub-consultants, specifically Flood Consultants, with the top ranked team.

5) **The RFP implies that in-state firms must be in the lead, is that correct?**

No, that assumption is incorrect. The RFPs wording is to make sure that the architect of record is licensed in the State of Colorado. Any firm holding such a license may submit as the lead firm. Please refer to question three above and note that an out of state firm will have to demonstrate how their level of service will exceed that of in-state firms, particularly in the areas of capability, understanding of the project and methodology.
6) **Was the Framework Plan completed in house or was there a Framework Architect?**

The North of Boulder Creek Framework Plan was prepared in June 2010 by Facilities Planning staff. Preparation of this document included a ULI Panel Discussion in May 2010. A copy of the Framework Micro Master Plan is available through the project page.

7) **We noticed the Pre-application meeting was non-mandatory; would a firm that did not attend the meeting still be considered?**

The pre-submittal meeting is an opportunity for firms to find out additional information about the project and the submittal process. We hope that attendees of the pre-submittal meeting will ask questions that might help their team better understand the scope and project goals of the university. We do not require that each respondent team have a representative at this meeting, but it is highly encouraged. Those attending are asked to register on the sign-in sheet that will be post on the project page following the meeting.

8) **Where and how do we submit our RFP?**

Submittal procedures are explained in the RFP information packet; however, some additional clarification is required about addressing mail to Facilities Management. When mailing items through the US Postal Service, the item must go through Campus Mailing Services, which exclusively uses the campus mailbox designation 453 UCB. Express services (e.g., FedEx, UPS, Airborne) and couriers deliver directly to Facilities Management's offices located at 1540 30th Street, 3rd Floor Reception.

If a firm elects to use US Postal service, allow an extra day for delivery, and address the package to:

Paul Leef, AIA, Campus Architect  
Department of Facilities Management  
453 UCB  
Boulder, Colorado 80309-0453

Express mail and couriers should be addressed to:

Paul Leef, AIA, Campus Architect  
Department of Facilities Management  
1540 30th Street, 3rd Floor Reception Desk  
University of Colorado at Boulder  
Boulder, Colorado 80309

Of course, you may always deliver the submittals in person to the 30th Street address, 3rd Floor Reception Desk.

9) **Is there a preferred or required software format for the documentation?**

Faculties Management has limited resources for support of graphics & publication software. We request that document be provided in formats compatible with software commonly in use by this office. The RFQ requests that final documents be provided in PDF format; text should be provided in a MS Word format and drawings in an AutoCAD format. Due to the nature of the project, computer models of the area may be appropriate in Sketch-Up

10) **Can we tour some of your existing facilities?**

The pre-submittal meeting will offer a chance to tour the area. You are welcome to wander around the project site and other areas of campus at your convenience. Tours of buildings within the project area will not be provided. We would like to remind those visiting the area that the housing facilities are homes for our students and summer conference guests and that we greatly value their privacy and security.
11) Do we need to list individual sub consultants as part of our team?

We would like to gain as much knowledge about the team you propose to work with and whom we would be working with as possible. We would like to get an idea of what expertise will be provided by the core team members and what resources you may look to for help in an effort to develop the best project possible. We also recognize that there are many quality sub consultant groups to choose from and that with as many planning teams as we anticipate submitting, that it may be hard for sub consultants to commit to any one team. You may list multiple consultants as you feel may be appropriate and we will discuss a final selection of sub consultants with those teams that are shortlisted for the interview process. We are not encouraging or discouraging teams to list multiple choices for their consulting teams. We do understand this as a viable way to describe your team during the initial submittal review.

12) How many teams will be shortlisted to the interview phase?

We anticipate that 3-4 teams will be interviewed, depending on the natural break-point in the initial scoring.

13) Will the attendance list from the pre-submittal meeting be available?

This list is posted on the project web site (Notice Number 13-20) at:
http://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html

14) Will students be represented on the selection committee?

Yes, we do anticipate one student directly on the committee.

15) How much design would CU expect to see in the initial submittal?

None – the initial submittal will look at your qualifications and experience only.

16) Are soil reports and survey information available?

These studies have not yet been initiated but will be provided once more details of the design are established by the selected team. Our CAD office does have significant background information including topography, utilities and building information available.

17) Is there a page count or limit to the RFP length?

There is not specified minimum or maximum page count for the submittal. We do encourage brevity, but do not wish to limit your ability to describe your team’s strengths. The “Additional Information” is limited to 10 pages.

18) A key member of our staff has other commitments on the interview date and will not be able to attend. Can the interview date be modified?

Sorry, it would be a challenge to modify the interviews and keep the process fair with consistent committee members from our side. Part of the selection process is the depth of the team and to see how your team responds to typical issues that come up during a project. Staff commitments beyond the project are a reality and we don’t encourage anyone to change their plans. We suggest you use this opportunity to highlight the depth of your team and how your team works around such issues.
19) Since the structures in the area are 40-70 years old, are there any historical issues?

We do not foresee any historical preservation issues with the structures on the site. As a State agency we do not need to follow City of Boulder Historical review procedures.

20) Are there any sustainability benchmarks for the project?

We are looking for a balance of affordability (80% of market value) and a highly sustainable community. The project could end up ahead of most communities in terms of sustainability. There are no definitive definitions for specific benchmarks yet established. Part of the MSDP will be to provide sustainability parameters.

21) Tell me about the mechanical/electrical aspects of the project.

Mechanical/electrical are basic at this point as there is no detailed building design included. We would anticipate some calculation of load projection for building types to assist in sizing of infrastructure.

22) Will anything in the area be redeveloped?

We do not anticipate any of the existing structures to remain by the time redevelopment is completed. Athens North has some potential due to its age but the future of the building is currently unknown. Possibly higher buildings with more density might be considered.

23) In reference to #5 on the FAQ, does the lead need to be an architect?

It does not need to be an architect, for the scope is likely to be an urban designer – it does not matter what kind of firm. Your submittal should describe who is in the lead and why they have that role.

24) Would flood mitigation go beyond the site?

We do not see flood mitigation going beyond our land holdings. An exception is there may be some potential to work with the City of Boulder and the school district to modify the flow in the area of the 17th Street Bridge.

25) What transportation is needed in the area?

There are many existing problems in the area because Arapahoe has no more capacity. The intent is to extend Athens Street to Folsom Street, which will relieve Arapahoe traffic, however it is not intended to be a bypass for Boulder High School. There is a target to provide only 0.5 parking spaces for each apartment. Reduced parking will hopefully be alleviated by car shares, and an extension of the university bus system. There is potential for a new CU bus route from this area to the East campus area; the amount of walkability in the community should promote limited driving. Transportation in this area becomes a balance between servicing the needs of the CU Boulder community, not overcrowding the adjacent city streets, and limiting traffic through the area from non-CU affiliates.

26) Who else is involved in the process planning?

A marketing study will be done by a firm to determine the amenities, price points, and other options, such as booster housing. We will be contracting with a consultant for survey information. Other consultants may be found necessary as we get deeper into the process. Within CU there are multiple constituencies that will be involved.
27) **Will there be any residence halls or RAPs in the area?**

No traditional undergraduate residence halls are planned for the area. Graduate halls typically provide some Residence Life programs for their residents. Depending on building configuration, other academic or university related programs could be included to help invigorate the community.

28) **Would there be interest for partnerships from the investment community?**

This is not decided yet; there is no indication whether CU will or will not go in this direction. Part of the process will need to look at potential pros and cons of differing partnerships.

29) **What about the retaining of storm-water?**

Storm water management will need to meet or exceed urban drainage standards for both water quality and runoff quantities.

30) **Are there any problems with the nearby gas stations?**

There are no problems that anyone is currently aware of.

31) **What is the development priority in this entire area?**

Maintaining the existing housing capacity throughout the process is critical. The area by College Inn and Athens North is currently the first believed to be ready for redevelopment with minimal infrastructure improvements. Replacement of existing family housing is high priority because it has the most problems for housing operations on campus. There is also significant pressure from Athletics for Athletics improvements. Consideration of phasing will be part of the process, depending on required infrastructure and flood improvements.

32) **When you talk about ‘Sustainable Community’ what do you include?**

We are talking about this in broad sense. Sustainability requires the reconciliation of environmental, social and economic demands. What we see unique in this project is the ability to approach ‘sustainability’ on a ‘community’ scale that reaches beyond the development parcel boundaries. We are looking at long term, cost effective community that promotes well-being for our residents and is adaptable for future generations of residents. Elements include social dimensions influencing quality of environment, personal security, land use patterns, and serviceability. We will continue with our commitment on the buildings to achieve (at the minimum) LEED Gold + (Plus means going deeper into energy and water conservation categories of LEED) as well as establishing design target energy intensity for buildings. We would like to consider cost effective low environmental impact community which include elements of district Heating/Cooling, storm water management, flood risk reduction, transportation demand management and efficient land use.

33) **CLARIFICATION:** The due date for the submittals is WEDNESDAY, JULY 10TH. It was listed as Tuesday, July 10th on page one of the information packet.