July 20, 2011

Recreation Facilities Improvements

FAQ from Pre-Submittal Meeting

1) What about listing a Sustainability Consultant, will the energy modeling services be provided by the University's independent consultant or does the design team proposal needs to include these services?

The University will hire an independent consultant for energy modeling and LEED consulting services to assist the selected design-build team during design development and construction. Respondents should have a good understanding of sustainability principle, but may wish to include sustainability consultants to assist the team during the design.

2) What specific sub-consultants that are needed for this project? When will a list be required?

CU-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 Design team's sub consultants during the Submittal. The top ranked Team will be asked for more details and be provided opportunities for owner feedback on the sub consultant selection. In addition to engineering consultants, Landscape/site design consultant will be selected in this second tier interview process.

3) What about Civil & Structural Consultants or other specialty consultants?

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. You may list multiple consultants as you feel may be appropriate and we will discuss a final selection of sub consultants with the top ranked team. 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.

4) When would second tier interviews take place? Is there a separate proposal for these consultants?

Immediately after the announcement of the Architect selection ranking, the top design team is requested to provide a list of second tier consultants that they suggest for the project. No additional RFP/RFQ is issued by the university. Interviews of second tier consultants usually takes place two to four weeks after the architect interviews.

5) The RFQ mentions a Local Architect, Please elaborate.

Out-of-State firms are welcome to submit. Over the years, we have found that having an established knowledge and track record in the State is important and aids in the communication for the project. We encourage teams to include in their submittal a description of the method they would use to handle the day-to-day communications with the university, both on the design side and the construction management side of the project if they do not have a local office.
6) How does the university feel about out-of-state consultants?

CU-Boulder has no policy prohibiting or encouraging out-of-state firms, however experience has shown that in-state firms provide better service to the university. Out-of-state firms must demonstrate that their experience is superior to that of in-state firms.

7) Is the Architect required to hire a commissioning agent or will CU hire a commissioning agent directly?

CU-Boulder acts as its own commissioning agent. This is a long standing practice that utilizes our in-house engineering and facilities staff that participate in the design of the building along with the ongoing maintenance of the facility.

8) Sec. IV. Selection Criteria of the RFQ requests ‘Anticipated percentages of the effort and fee devoted to the design effort for the major components of the project.’ Can you elaborate?

The intent is to show help us understand your approach to the project and how you plan to staff the various pieces of the design process. Typical components include concept plan, SD, DD, CD, etc. Additional breakdown might include new construction, renovation, site work, etc. This is not intended to be a fee proposal, but an indication of when and where you plan to focus your time and staff commitments. Please provide this as a percentage of your effort, not a dollar amount.

9) Does CU have a Record Set of Drawings for the existing Recreation Facilities?

Scanned PDF files of construction documents of the original build(s) and most modifications are available in our CAD office.

10) Is the Architect required to carry a cost consultant? Is the CM/GC considered the cost consultant? Would CU hire a third party cost consultant?

The State contract for architectural services requires the architect to provide an opinion of cost and certify the budget at each phase of design. This should be independent of the CM/GC cost estimate. CU may bring a third party to review cost should they feel it appropriate.

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

This list is posted on the project web site (Notice Number 11-18) at: http://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html

12) Do we have BIM of the existing building and will it be required for the project?

CU does not have any BIM modeling of the existing building. We anticipate the architects will need to create their own BIM model. We anticipate that this model would be shared with the CM/GC and trade subcontractors.

13) A Question and Answer period for the RFQ submittals in not listed on the RFQ schedule. Will one be added?

Questions should be submitted via email to: Thomas.Goodhew@colordao.edu
The FAQ sheet will be updated as questions are received. The RFQ is due Tuesday, August 16, 2011. Clarifications should be submitted by 4:00pm Thursday, August 11, 2011 to allow time to post response by Noon, Monday, August 15, 2011.

14) Is there a preferred submittal format?

Bound 8 ½”x11” is suggested. Limited foldouts may be appropriate. Please provide tabs for your information that follow the RFQ format.