

Addendum 2 – Q&A

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With the pandemic, my clients are asking for all proposals to be digitally submitted. This helps with reducing exposure and issuing documents to the selection committee. Can the submittal process be changed to digital-only?

We will accept digital proposal submissions. Please email proposals to bwade@mcpld.org with the subject line: "Proposal for Owner's Representation Services – MCPLD". All required information must still be included, preferably in one PDF document.

Has an ALTA survey been completed at this time? Will this be in the scope of the Owner's Representative?

No ALTA survey has been completed. This should be included in the scope of the Owner's Representative if needed.

Has a geotechnical report been completed at this time? Will this be in the scope of the Owner's Representative?

No geotechnical report has been completed. This should be included in the scope of the Owner's Representative if needed.

Per the RFP an initial budget has been created. Can this budget be issued for review?

The Preliminary Cost Opinion by CU's University Technical Assistance (UTA) Program will be added as an addendum to the RFP. These are very preliminary numbers.

Is demolition of the existing structures to be included in the scope of services?

Demolition of any existing structures has already taken place.

Page 4 of the RFQ references that services will begin March 12, 2021. What is the projected end date or the entire period of performance of the services to be performed by the Owner's Representative firm?

There is currently no projected timeline for the project and it is expected that creating a scheduled timeline for the construction that incorporates all project considerations, risks, allowances and "plan B's" - timed perfectly, scheduled logically, and coordinated to avoid delays and cost overruns should be included in the scope of the Owner's Rep services. Phase V of the RFP states that Owner's Rep services will be required to at least one-year post-construction.

Our concept designer lead gave this opinion regarding the timeline:

I would say that once the design team is hired it would make sense for all phases of design to take around 8 to 10 months to get to Construction Drawings. Then depending on the contractor delivery method chosen (most likely CMGC for this) I would expect at least 10 months of construction before certificate of occupancy. One of the variables that you all will have to pencil out is the grant/capital campaign phase.

Since there is no given timeline for the project, how would you like us to provide pricing for the services? Are you looking for a monthly rate, for example?

We are looking for an in-good-faith lump sum estimate. The details can be determined and outlined in the final negotiations and contract.