



ARC Integrated Program Management, Inc.

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R F P A D D E N D U M # F O U R

DATE: March 15, 2010
FROM: Sarah Lara
RE: RFP 461-10: Alpine Campus Building Addition

The below clarifications have been submitted in response to the RFQ/P. Please read through carefully and contact me if you have any additional questions.

1. Are there going to be any classroom AV systems in any of the instructional classroom areas (typically projectors & audio)?

The A/V system in the classrooms shall be designed, furnished and installed by a CMC contracted firm. This scope of work does not need to be included with the Phase II consultant team.

2. Will there be any AV systems in the student lounge area? What about the workout/ cardio areas?

AV system design in the public spaces (i.e., student lounge, workout rooms, etc.) will need to be included with the Phase II Design consultant team.

3. Are there any specialized AV systems that would be necessary in the lecture auditorium to facilitate specific or unique functions (example: video conferencing)?

The A/V system in the auditorium shall be designed, furnished and installed by a CMC contracted firm. This scope of work does not need to be included with the Phase II consultant team.

4. Are there any sound systems within the building? If yes, do they extend to the exterior?

CMC shall complete this work in-house. This scope of work does not need to be included with the Phase II consultant team.

5. Are any security systems necessary (access control, intrusion detection, video surveillance)?

Yes, the design of security systems shall be included with the Phase II Design consultant team.

6. Is there any need for a synchronized clock system?

No, a synchronized clock system is not required.

7. Is there any need for a mass notification/ paging system?

CMC shall complete this work in-house. This scope of work does not need to be included with the Phase II consultant team.

8. Are there any other specialty lighting or acoustical treatments expected or required in other areas of the proposed building?

Acoustical treatments can be assumed in the workout rooms, dining hall and potential climbing wall area. Please note the Smart Classroom technology requires banked lighting or other dimming capabilities.

9. Do you (or the Owner) foresee a specialized lighting system in the Auditorium Lecture Classroom? What would the specific purpose be if yes?

Please assume the Auditorium Lecture classroom will primarily serve as classroom space. This space does not need to be designed for theatrical performances. Special lighting systems will not be required at this time.

10. Please provide clarification on the expected uses of the Auditorium Lecture Classroom (3,500 sf). Other than classroom/lecture uses, will there be theater-type uses requiring performance-level sound systems, acoustical treatments, theater lighting, curtain systems, etc?

Please assume the Auditorium Lecture classroom will primarily serve as classroom space. This space does not need to be designed for theatrical performances.

11. Is there any design work in the current RFP Scope associated with what is currently the soccer field and possibly soon to become a park?

The current soccer field is anticipated to be the area the geo-exchange loop field will be located. At this time, there has been no further discussion as to the final design/use of that area. The City of Steamboat Springs requires that "green space" be retained, although not in the form of the soccer field.

12. Are there any design guidelines (i.e., does CMC wish to conform/complement Bristol Hall)?

Conformance to CMC Design Standards and City of Steamboat Springs requirements will be primary requisite. Bearing that in mind, CMC is open to other design options as provided in the (3) conceptual designs by the selected Design Team.

13. Regarding commissioning services, how will the Commissioning Agent be selected?

CMC will hire and contract with a commissioning agent. As these are professional services, CMC is not required to bid this scope of work.

14. Is the school committed to geo-exchange for the building or is a hybrid system acceptable to take advantage of low fuel costs and to maximize construction dollars in the building?

CMC is not opposed to a hybrid system, but for the purposes of this proposal please assume a geo-exchange design.

15. The project wishes to achieve LEED Silver without certification. How do you perceive the best method in verifying that the project has achieved LEED Silver standards?

The LEED checklist can serve as an initial tool to guide the design. The commissioning agent will assist in verifying the mechanical and electrical components.

16. LEED Silver has lofty efficiency goals. What is CMC's perspective on energy modeling? Do you have a preference on whether it's performed by a third-party or in-house by a MEP firm?

CMC would consider energy modeling by third-party firm. The contract will be held by the Owner.

17. Should THIRA be included as the associate architect moving forward in Phase II, will the firm's contract be assigned to the architect of record or will it remain with the Owner?

THIRA's Phase I contract will remain under CMC. Shall the Phase II design firm include THIRA as a consultant for any part of their scope, that work shall be contracted under the design firm.

18. The AIA B132 contract contained in Addendum Two, Section 1.1.5 on page 3 indicates that the Owner intends to contract with Multiple Prime Contractors for construction. In the Pre-Proposal meeting, a CM/GC type contract was mentioned. Please clarify which trades would be Multiple Prime Contractors.

The Owner reserves the right to contract with multiple Prime Contractors for construction of the new building project but anticipates one (1) GMP contract with the selected General Contractor. There may be additional coordination needed between Prime Contractors for the access road work, energy savings contractor, FF&E installer, low voltage installer, etc.