
Trinidad State College – Freudenthal Library Renovation – Phase 01

CM/GC RFP – Addendum #1

DATE: April 26th, 2022
TO: ALL POTENTIAL CANDIDATES
FROM: Trinidad State College/NV5
RE: TSC Freudenthal Library CM/GC RFP - Addendum #1

Documents issued to date:

- RFP for CM/GC Services, dated April 7th, 2022

Documents included with this addendum:

- Addendum #1 (this document)
- Abatement Report
 - <https://www.dropbox.com/t/hbapyeoThZtm4Ayg>

Addendum #01 REVISED

- Questions received by the deadline listed in the RFP:
 1. **Question:** Has the scope changed from the program plan?
Answer: No. It will be part of the responsibility for the successful CM/GC to work with Architect to determine what scope, if any, will need to be reduced or eliminated in order to remain within budget.
 2. **Question:** Which departments will included in the Design Advisory Group?
Answer: The DAG group will consult of the following representatives: College President, VP of Academic Affairs, VP of Administrative Services, Dean of Student Retention and Completion, and Director, Physical Plant Operations. There will also be a stakeholder group consisting of other faculty/staff and student representative.
 3. **Question:** Is there a phasing strategy already developed for Phase 1 that outlines how the building will remain operational during construction?
Answer: The phasing strategy on how the building will remain functional during construction has not been developed. The selected firm shall work with the College on a phasing strategy which best suits the design, existing building, and operational needs.
 4. **Question:** The Program Plan indicates Phase One construction was budgeted for July 2021 and Phase Two construction was budgeted for July 2022. Have these budgets been modified to accommodate the one and one half-year delay in construction, or will the construction budget remain the same despite labor and material pricing volatility, supply chain issues and inflation?
Answer: The budgets were created based on the figures shown in the revised Program Plan.

The awarded A/E team will need to design according to these budgets. The CM/GC will be expected to participate in pricing exercises to assist A/E team in designing to the set budget.

5. **Question:** Is hazardous materials abatement design complete and has abatement schedule been coordinated with the current design/construction schedule? Will the CM/GC be responsible for managing the abatement?
Answer: An abatement report was completed November 2021 and may be accessed using the link above. The College intends for abatement to occur during the 12 to 15 months construction duration referenced in the Program Plan. Trinidad State College will procure abatement contractor independently.
6. **Question:** Is a hard copy RFP submittal required? If so, may the hard copy be received after the 3pm deadline as a follow up to the digital submission? Please confirm the preferred submission requirements.
Answer: A hard copy submittal is required. See RFP for addressing. Yes, the hard copy may be received after the 3pm deadline, provided that it is mailed on the date the submittal is due. If your firm is shortlisted and asked to submit a fee proposal, please ensure to submit the fee proposal in a password protected file as well as mailed hard copy. The password for the electronic file is not to be provided to Trinidad State College until after interviews have been conducted and scoring is complete. Once scoring is complete, a representative of the College will ask for the password to be provided.
7. **Question:** RFP stipulates that GMP is required at completion of DDs, can that be changed?
Answer: No, this is a stipulation of the Colorado Office of the State Architect.
8. **Question:** Will moving walls be part of the scope?
Answer: Yes.
9. **Question:** What is the date of original construction for the building?
Answer: Construction was completed in 1967.
10. **Question:** What is the current age of the MEP units?
Answer: The air handlers were part of the original construction. The boiler system was installed in 2006. A new chiller system was installed in 2015.
11. **Question:** Are there any leaks in the courtyard concrete?
Answer: There are no known leaks in the courtyard.
12. **Question:** Will electrical service and mechanical equipment be updated?
Answer: No, the intent is to only adjust the existing equipment to suit the new design.

13. **Question:** Are corridor walls load bearing?

Answer: This is unknown at present. The A/E team will determine this as they progress in design and will take all load bearing walls into consideration.

14. **Question:** Interviews are currently scheduled for May 30th, which is Labor Day, is that correct?

Answer: No, this was an error. Interviews are tentatively scheduled for May 31st. This date may change depending on availability of selection committee. Firms selected to interview will receive an email confirming date and time. Interviews will take place via video conference.

--End of Addendum #1--