

ADDENDUM 2



This document is an addendum to the Ouray County Courthouse Request for Proposal for Owners Representative dated 02/01/2018

Project Name: Ouray County Courthouse
Project Location: Ouray, CO
Date Issued: March 2, 2018

Questions and answers as follows:

1. Clarify Owner's Rep. Project duration (28 or 30 months.): **26 months. Provide a fee structure if this is to be extended beginning May 1, 2018.**
2. Schedule for Project (i.e. D.D., C.D., Gen. Contractor Interviews, etc.) **See Attached**
3. Project a number of site visits for each phase of the project (i.e. D.D., C.D. and Construction): **Provide for site visits during DD thru end of CD's - 1 per month; Construction – 2 per month**
4. On-site requirements for Owner's Rep. at various stages (i.e. D.D., D.C. and Construction) **See Attached. Contraction schedule will not be available till after contractors Selection.**
5. Copy of Attendee list: **see attached.**
6. Date of commencement of Owner's Representative services **May 1st, 2018**
7. Expected date of permit issuance: **See attached schedule.**
8. Expected date of construction ground breaking, if different from permit issuance. **This will not be known until we have selected contractors schedule and phasing of the project. Assume early mobilization on site permit 1 moth ahead of 100 % CD's Permit Submission**
9. Expected duration of construction activity 22 month, estimated.
10. Please indicate if bi-weekly reports are to be issued for the entire duration of the Owner's Representative's involvement, or if they are only required during the construction phase: **Construction Phase only**
11. To whom should an introduction letter be addressed? **Ouray County Administration**
12. During the prebid, it was mentioned that the City would be the primary handler of community engagement. HHow much time should we budget for community engagement activiti

es in our scope? **Ouray County, (not the city). Please assume 4 public outreach meetings, as an itemized in addition to the base contract fee.**

13. Can packages be Fed-Ex'd: **Use 541 4th Street for Fed X; Use PO Box for USPS**
14. During prebid it was mentioned that some of the pre-design meetings occur via phone/web. Can you confirm weather teleconference is acceptable for much of the per-design phase: **There is no Pre-Design Phase. We are currently in Design Phase. Tele-conference is acceptable beyond 1 in-person meeting per month from DD thru-CD.**
15. Will you provide a number of on-site Design and VE meetings that will be required? Design meeting per # 14. VE meetings will be determined upon development with the selected contractor. VE meetings will coincide with the noted meetings in #14 and # 3 above. **No meetings are planned to be held at CCA in Aspen.**
16. RFP 7.3.5 What kind of evidence will you accept to satisfy financial wherewithal? **This would be up to each proposer.**
17. Will you provide assumed construction duration to base our Fee Proposal on or will you compare proposals for value versus cost? **Both**
18. Can you provide scoring format that your selection committee will be using? **No, not at this time.**
19. Has a soils report been completed? **Currently underway.**
20. Can you provide a sample contract that you will be using with the selected Owner's Rep? **Not at this time. The County Attorney is drafting an Agreement.**
21. Does pricing include lead management/remediation and mold remediation? **No, based on prior testing.**
22. Interior Architectural Refurbishment cost seems low. \$1,500,000+ less than Architect's estimate in March, 2017 Feasibility Study. Are Architect and County comfortable with this budget for entire scope? **Budget is \$1,725,819; yes.**
23. Back-up generator cost estimate seems low for this size building. Does County expect entire building to be on back-up generator or just critical items? **See below**
24. The backup generator will serve to provide critical elements. **Backup generator will provide emergency backup for essential facilities (Sheriff's office/ Emergency Manager/ EMS) and provide limited support to the remaining program elements.**
25. Comparing August, 2017 cost projection with March, 2017 Feasibility Study Cost Projection, it seems that the demolition of the CMU storage vault has been eliminated. Is this an oversight or is the cost included in another line item? **The later.**
26. Do you know which AIA Agreement the County will be entering into with the GC/CM? **The County will not use AIA for General Contractor.**

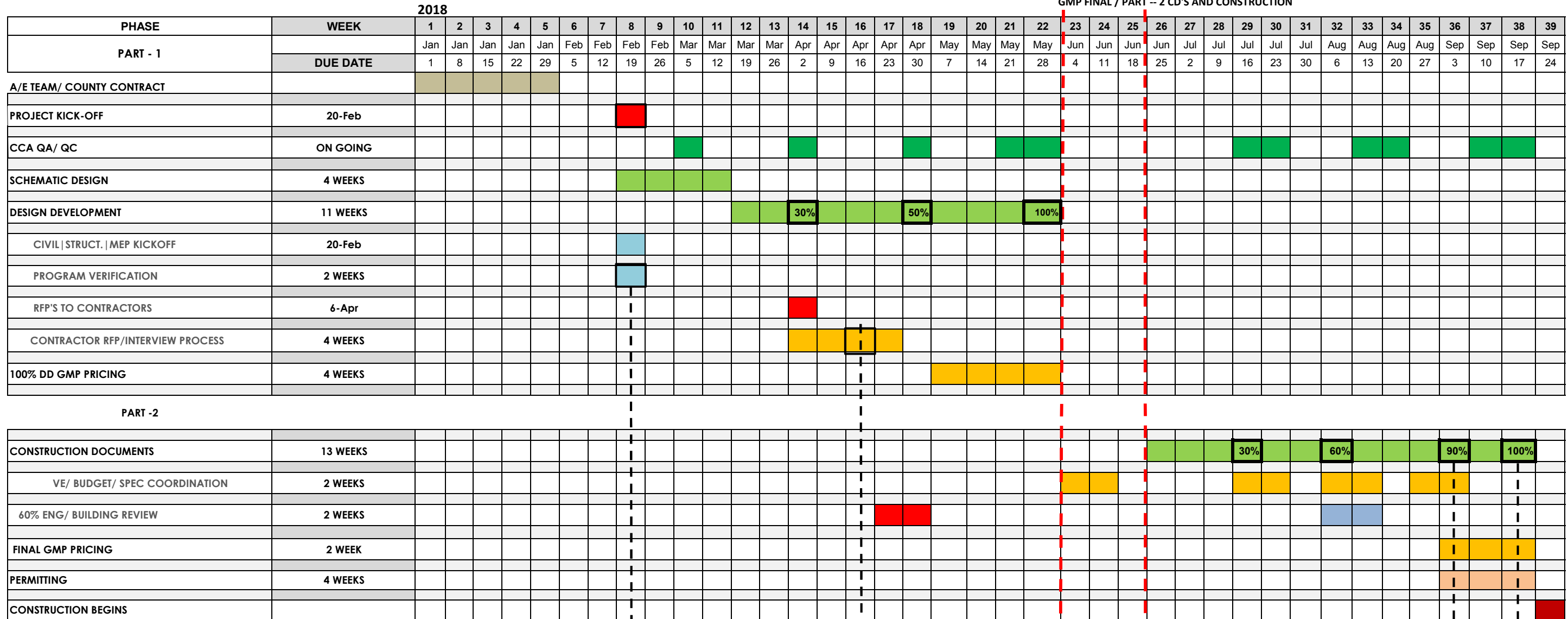
27. Do you have a County/Owners Rep sample agreement for review? **Not yet. The County Attorney is preparing.**
28. Does the Owners Rep have any responsibilities for interfacing with the financial institutions funding the project? **No**
29. Do the other design professions (civil, structural, mechanical, geotechnical engineers) contract with CCA or the County directly? **MEP is under architect. Civil and Geotech engineering are under County.**
30. Can you give a brief description of the County's decision making process during the construction phase? For example:
- a. What items need to be approved by the County Commissioners, (eg: changes in the scope, design, schedule, small or large change orders)? **YES all of these.**
 - b. What is the turnaround time for getting decisions back from the commissioners, (how often do they meet, what is the lead time for getting construction issues in their meeting packet)? **BOCC meets 3 times per month**
 - c. Is there a method for expediting decisions that must be made by the Commissioners for items that have an impact on schedule? **These types of decisions will be best handled by and through the County Administrator.**
What types of decisions can be made at staff level? **Non budget impact decisions (dependent of issue), design and VE issues related to means and methods, schedule and procurements not related to cost or schedule increases.**

END OF ADDENDUM 2

OURAY COUNTY COURTHOUSE



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| Feb 14, 2018 REVISED |
| PROJECT SCHEDULE- DRAFT |



CONTRACTOR SELECTION AND GMP PROCESS NOTES:

1. PROVIDE PRELIMINARY DD LEVEL DRAWINGS IN RFP. CONTRACTORS BID GENERAL CONDITIONS/ OVERHEAD/ AND PROFIT.
2. SELECTION OF 3-5 MOST QUALIFIED CONTRACTOR FOR INTERVIEWS.
3. CONTRACT W/ SELECTED CONTRACTOR.
4. CONTRACTOR PROVIDES GMP SUB-PRICING WITH 100% DD DRAWINGS
5. BUDGET REVIEW AND VALUE ENGINEERING THROUGH 30%, 60%, AND 90% CD'S

REVIEW PROGRAM/ REFINE SPACE PLAN
INTERVIEW 3-5 SHORTLISTED QUALIFYING CONTRACTORS
PROVIDE CONTRACTOR WITH 100% DESIGN DEVELOPMENT DRAWING FOR GMP PRICING
FINAL CONSTRUCTION SET PERMIT SET OF DRAWINGS SUBMITTED

Ouray County Owner's Representative RFP Mandatory Meeting

February 15, 2018 at 11:00 a.m.

| | <u>Name</u> | <u>Phone Number</u> | <u>Email Address</u> |
|-----|-----------------------------------|--------------------------------------|-----------------------------------|
| 1. | Dan Quigley | (970) 497-8852 | dquigley@dowl.com |
| 2. | Nathan Torres, NV5 | (720) 936-8787 | NATE.TORRES@NV5.COM |
| 3. | Monty Guiles Monty Guiles @ Gmail | (361) 533-3900 | CIRCLE ZEBRA / PETRON SAVAGE |
| 4. | Tripp Adams True North Inst | (970) 619-6226 | TRIPP@COMCAST.NET |
| 5. | " " " " | " " | TRIP@TRUE NORTH MANAGEMENT.NET |
| 6. | Robert Cunningham Pie Consultng | 303-552-0177 | RCUNNINGHAM@Pie-Consultng.com |
| 7. | MARK Reminger | 970-765-6061 | 19mdr70@gmail.com |
| 8. | David Doherty | (505) 737-1497 | davedoherty01@gmail.com |
| 9. | Kendall Gee | 970-222-2107 907-301-8173 | Kgee@dowl.com |
| 10. | Bill Frowinfelter | 970-708-1058, 459-9016(DL) | billf@russellpe.com |
| 11. | ALAIN PALMAV | 719-339-0528 | DALMAV0528@GMAIL.COM |
| 12. | Mark Carlson | 970-729-0182 | mtnbuilders@telluridecolorado.net |
| 13. | Summit Hines | 970-626-2300 | sumclai@hines-designs.com |
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