Answers to questions for solicitation B1900100 – ARCHITECTURAL AND DESIGN SERVICES + ONCALL

June 7, 2019

1) Question: Does Weld County have a designated construction budget for each of the four major projects listed in the RFP?

   Answer: See Attachment 1

2) Question: Does Weld County intend to have a separate on-call agreement with each of the firms and is the intent to do a one-year contract or a multi-year contract?

   Answer: The intent is to have a one-year contract which can be renewed annually at the County’s discretion for on-call design services.

3) Question: Can you please include in the addendum the PDF plans for each of the facilities we visited today that have plans available?

   Answer: See Attachment 1

4) Question: Has any sitework been done to the anticipated wash bay and welder building site located at 1111 H Street? I.E. geotechnical, survey, civil engineering?
   a) If so can we obtain that information?
   b) If not, do you anticipate that scope being part of the design services?

   Answer: Weld County will provide a soils report but that hasn’t been completed yet. Any other surveying or engineering will need to be included in the design services.

5) Question: The request for bid on page 1 mentions bids being delivered to the purchasing department, page 15 requests 4 paper proposals and one pdf on a flash drive; however, page 2 states email bids are preferred. Can you confirm the County is looking for four paper proposals and 1 PDF?

   Answer: The County will require four paper proposals and one PDF. Please disregard the emailed bids request.

6) Question: Do you have a written program for each building that lists the types of space, area of each space?

   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.
7) Question: What is the number of individuals occupying each space?
   
   Answer: That is unknown at this time.

8) Question: What is the method of project delivery? CMGC, hard bid, etc.
   
   Answer: We will be requiring hard bids from the general contractor after design has been completed.

9) Question: Do you have scaled plans for each existing building?
   
   Answer: Please see attachment #1. It includes the plans that we have for the Centennial Center and for the new coroner’s office. We do not have scaled plans for 1250 H street.

10) Question: Do you have a survey with utility locations for the vehicle wash building site?
    
    Answer: We can provide an as-built drawing of the motor pool building site work. All main City of Greeley utilities can be found on the City of Greeley website.

11) Question: Under Proposal Submittal item D 5; do you want two completed similar projects for each of the 4 projects?
    
    Answer: Yes.

12) Question: The assessors records indicate the existing building to be 6,024 square feet. Aerial photo was handed out at the pre-bid conference that show a floor plan of an addition onto the existing building. Will this floor plan design be provided to the bidders? What is the square footage of the proposed addition?
    
    Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

13) Question: Will the proposed addition be a single story or multiple story addition?
    
    Answer: It will be a single-story structure, but it will need to be tall enough to accommodate 12’ tall garage doors.
14) Question: Will there be any construction modifications proposed to the exterior of the existing building?

   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

15) Question: Will As-built construction drawings be provided for the existing building and site (architectural, Civil, Landscape, structural, mechanical, plumbing and electrical) be provided prior to the bid due date? And are these drawings available.

   Answer: Addenda #2 shows the as-built floor plan. We can provide the complete set of as-builts for review after the bid has been awarded.

16) Question: Will a site survey with utilities and grading be provided by the county for the existing site? or will the design team need to include fees in the proposal for a survey?

   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

17) Question: Is there a description of the scope of work for the interior space design? If not are we to provide programming fees for the design?

   Answer: Addendum #2 provides a basic program for each building. There will be changes made during the design process and fees for the time making the changes will need to be included in the proposal.

18) Question: For Coroner, what are the limits of landscaping improvements? Or is this determined by the PUD process? Does the landscape scope of improvements replace disturbed areas or improve the entire project site?

   Answer: Because of the addition, there will landscaping changes involved. It is not our intention to improve the entire site, however the PUD process will dictate what will be required additionally apart from the changes required by the addition.

19) Question: It appears that addition on-site parking will be required. Will this be determined by the PUD process?

   Answer: Additional parking will be required because the addition will occupy some of the existing spaces. The PUD process will dictate how many spaces will be required.

20) Question: Is there an estimated budget (construction cost) for the entire project?

   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.
21) Question: Will the new building addition be large enough to require new water or sewer connections?
   
   Answer: This will be determined by the mechanical engineer.

22) Question: Will there be water quality or detention requirements?
   
   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

23) Question: Will a geotechnical report be provided by the county?
   
   Answer: The County will provide a geotechnical report.

24) Question: Will all project meetings be in Weld County? Or can meetings be available through video conferencing?
   
   Answer: All project meetings will be held in Weld County.

25) Question: Will site lighting be required for the parking lot?
   
   Answer: The parking lot currently has lighting. Any changes made to the parking lot will potentially require site lighting changes.

26) Question: What is the extent of scope of work for the MEP systems for the existing building? Will the existing MEP building systems remain in tack and be re-used or re-configured? Or are new MEP systems intended to be provided?
   
   Answer: It is anticipated that all new MEP systems will be new. Please see addendum #2.

Project #2: Centennial Courtroom Remodel @ 915 10th Street

27) Question: It was discussed on the site tour that the extent of the remodel would be restricted to the 3rd floor only is this correct?
   
   Answer: All work is to be done on the third floor. Please see addendum #2 for locations.

28) Question: The areas discussed for the remodel was the existing courtrooms remodeled or relocated, the coroners offices and administrative offices. Is this correct or are there other areas.
   
   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.
29) Question: The assessors records indicate the 3rd floor of the existing building to be 38,017 square feet. Will the entire 3rd floor be remodeled or just a portion of the 3rd floor? If it’s just a portion, what is the square footage or the area to be remodeled?

Answer: Please see addendum #2 for locations and square footages.

30) Question: Will As-built construction drawings be provided for the existing 3rd floor of the building (architectural, mechanical, plumbing and electrical) be provided prior to the bid due date? And are these drawings available?

Answer: As-built floor plans have been included in addendum #2. Additional as-built drawings will be available after the bid is awarded.

31) Question: Is there a description of the scope of work for the interior space design? If not are we to provide programming fees for the design?

Answer: Addendum #2 provides a basic program for each building. There will be changes made during the design process and fees for the time making the changes will need to be included in the proposal.

32) Question: Is the an estimated budget (construction cost) for the entire project?

Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

33) Question: Will all project meetings be in weld county? Or can meetings be available through video conferencing?

Answer: All project meetings will be held in Weld County.

34) Question: What is the extent of scope of work for the MEP systems for the existing building? Will the existing MEP building systems remain in tack and be re-used or re-configured? Or are new MEP systems intended to be provided?

Answer: There will be changes made to the MEP systems. The major equipment services multiple floors and will be utilized for this remodel. VAV’s, controls, plumbing fixtures, lighting fixtures etc. will all be new.

Project #3: Administrative Building at 1250 H Street

35) Question: The assessors records indicate the existing building is 34,944 square feet. Please confirm that this is correct?

Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.
36) Question: Will As-built construction drawings be provided for the existing building (architectural, structural, mechanical, plumbing and electrical) be provided prior to the bid due date? And are these drawings available?

Answer: As-built floor plans have been included in addendum #2. Additional as-built drawings will be available after the bid is awarded.

37) Question: Will there be any construction modifications proposed to the exterior of the existing building?

Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

38) Question: Is there a description of the scope of work for the interior space design? If not are we to provide programming fees for the design?

Answer: Addendum #2 provides a basic program for each building. There will be changes made during the design process and fees for the time making the changes will need to be included in the proposal.

39) Question: Is the an estimated budget (construction cost) for the entire project?

Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

40) Question: Will all project meetings be in weld county? Or can meetings be available through video conferencing?

Answer: All project meetings will be held in Weld County.

41) Question: What is the extent of scope of work for the MEP systems for the existing building? Will the existing MEP building systems remain in tack and be re-used or re-configured? Or are new MEP systems intended to be provided? Is new rooftop (HVAC systems) intended to be provided?

Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

42) Question: Are there any site improvements being proposed by the county? Lighting? Landscaping? Parking?

Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.
Project #4: Wash Bay and Welder Building @ 1111 H Street

43) Question: It was discussed on site that the proposed scope if to provide (2) large vehicle wash bays, (2) small vehicle wash bays and (1) welding bay. Is this a correct assumption of the scope of work? Are there any other spaces that need to be programmed into this building?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

44) Question: Will a site survey with utilities and grading be provided by the county for the existing site? or will the design team need to include fees in the proposal for a survey?

Answer: Weld County will provide a soils report but that hasn't been completed yet. Any other surveying or engineering will need to be included in the design services.

45) Question: What are the limits of landscaping improvements? Or is this determined by the PUD process? Does the landscape scope of improvements replace disturbed areas or improve the entire project site?

Answer: This will be determined by the PUD process.

46) Question: What is the extent of parking and asphalt areas? Will this be determined by the PUD process?

Answer: This will be determined by the PUD process.

47) Question: Is there a description of the scope of work for the building design and materials?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

48) Question: What is the proposed square footage of the new building?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

49) Question: Is there an estimated budget (construction cost) for the entire project?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

50) Question: Will there be an water quality or detention requirements?

Answer: This will be determined by the PUD process and the planning department.
51) Question: Will all project meetings be in weld county? Or can meetings be available through video conferencing?

   Answer: All project meetings will be held in Weld County.

52) Question: Will site lighting be required for the parking lot?

   Answer: Yes.

53) Question: Are there any special requirements for the Welding Bay?

   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

54) Question: Will the County consider issuing an addendum for its pricing sheet based on a percentage of the construction bid awarded as the scopes are not well defined?

   Answer: Addenda #2 attempts to better define the scopes of work. We don’t want the architectural design bids based on a percentage. The bids need to be a lump sum price.

55) Question: Will the County consider issuing an addendum showing the County’s Construction Budgets?

   Answer: Please see attachment #1 which has been posted on the Weld County website and on bidnet.

56) Question: Item 5 page 16 says copies of two completed similar projects. Are you requesting 2 similar projects for each type of the four design projects or copies of two projects that show the range of our capabilities?

   Answer: Please provide 2 similar projects for each of the four types of design projects.

57) Question: Should the plans include all disciplines?

   Answer: Yes.

58) Question: If we were successful in being selected for one of the four projects, would the MEP & C consultants have to remain on the team for any future projects during the 5-year period?

   Answer: Consultants would be able to be replaced if necessary as long as the replacement was acceptable to Weld County and they would honor the hourly rates that were originally bid.
59) Question: Can different consultants be used for each of the projects we price?

   Answer: Yes.

60) Question: Do you want a schedule A for each of the four projects from each of the various consultants?

   Answer: Yes

61) Question: Is there to be an organizational chart for each of the four projects should different engineering consultants be selected based on their experience with the specific type of project?

   Answer: If the charts would be different by using different consultants then yes.

62) Question: Is Weld County requiring that reclaim be provided for the wash system.

   Answer: Yes.

63) Question: Will you please verify that teams are only to submit 1 proposal via e-mail as indicated on page 1. Will you please verify that teams are only to submit 1 proposal via e-mail as indicated on page 2, or we are to submit 4 hard copies and 1 pdf copy on a USB as indicated on page 15?

   Answer: Please refer to question #5

64) Question: Page 15 D - are we to complete D 1-7 just for our architectural team? Or are we to do it for our firm, and then for each sub consultant’s firm thereafter?

   Answer: We are requesting all of the information listed in this section to be provided for all consultants that will be involved with the project.

65) Question: Is the only section where we are to provide sub-consultant’s information in section I?

   Answer: Refer to bid specifications.

66) Question: Are we to provide sub consultant’s resumes under section E, or only in section I?

   Answer: Refer to bid specifications

67) Question: Page 15 D 6 - Does each consultant in addition to the main architectural team need to submit 5 references? Therefore, a total of 20 references?

   Answer: Yes
68) Question: Page 15 D 2 - Copies of certificates/Awards - are you requesting awards of work we received in the past, or design awards for similar scope of work?

Answer: These would be design awards if you have received any.

69) Question: Do the four anticipated projects have sustainability/LEED goals?

Answer: No

70) Question: What are the County budgets for each of the four projects?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

71) Question: What is the planned square footage for the Coroner’s addition?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

72) Question: What is the planned square footage for the Wash Bay and Welder Building?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

73) Question: It was noted during the walk around that four wash bays were planned with at least one of the wash bays being outfitted with automatic specialized wash equipment for large trucks. Please confirm and if so, what size vehicles? Will the non automated bays be equipped with doors at each end or open to the outside?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.

74) Question: Will wash bays be accessed from the maintenance lot or from the road at the rear of the lot?

Answer: That will be part of the design process. We anticipate having a paved surface from the road to the building and back.

75) Question: Please confirm what type of welding is planned in the new building. If electric, is a transformer located near where the new building is proposed?

Answer: It will all be electric welding. We do not know if any nearby transformer has enough capacity for the new building. We need to assume a new one will need to be placed nearby.
76) Question: Are the other three wash bays to have any special wash equipment or will they have mobile equipment provided by the County?

   Answer: All bays will have their own wash equipment. There will not be any mobile equipment used.

77) Question: Would the County like the Consultant to submit a specific scope of work for each of the four projects?

   Answer: The scopes of work have been better defined in attachment #1 posted on bid net. Please use those to provide your pricing.

78) Question: Are survey’s required to be provided by the proposers or will the County provide survey’s?

   Answer: The County will provide geotechnical reports. All engineering and surveying will be by the proposers.

79) Question: The PUD requires a legal description. Should the surveyor provide this or will the County?

   Answer: The surveyor will need to provide this.

80) Question: Are landscape design services required for any of the properties or is the County going to provide?

   Answer: Any landscaping that will be required due to the renovations and construction will need to be included in the construction portion of this process. Designs for all landscaping will need to be included in your proposal.

81) Question: Is the County going to provide soils testing and a final report for the PUD submittal and for the design consultant to use?

   Answer: Yes.

82) Question: May prospective respondants re-create the Project Rate Sheet to include separate line items for Survey, utility locate/SUEI, Civil, Landscape and fire protection design service costs since those are not typically basic services?

   Answer: Yes.

83) Question: Should costs for each phase line item to be broken out by discipline (i.e. architect, MEP Engineer, Civil, etc.)?

   Answer: No. Please state pricing as called out on the project rate sheet.

84) Question: Are Consultants required to enter Dollar Values on the Project Rate Sheet (Attachment A) for each of the four projects and phases? If so, are ranges allowed?
Answer: The hourly rates are intended to be primarily used for the additional on-call work that is specified. We would like to have a specific price for this work, if you are selected.

85) Question: The Greeley PUD process indicates the need for a Drainage study and Traffic study. Please confirm both of these are required.

Answer: We are not sure what the PUD process will entail since both of the lots in question already have buildings on them. Drainage and traffic studies may or may not be required. However, you will need to be prepared either way with your bid response.

86) Question: A Greeley PUD process is noted to be priced for two of the four projects. Sometimes these processes can become more involved due to unforeseen factors. Based on the City’s requirements, should consultants price their services for this process based on an assumption this process will be orderly with single meetings per the PUD Process Chart?

Answer: We do not know how orderly these processes will be. There could be additional meetings required to fully complete this process. You will need to be prepared either way with your bid response.

87) Question: Specific to the Wash Bay & Welder Building, is the consultant required to obtain and enter a dollar amount for a commercial truck wash consultant/product providers design fee?

Answer: If you intend to use a specific consultant for this, then their fee should be included in your price.

88) Question: For the Drainage Study that is required for the City of Greeley PUD, is the study limited to only the property where the new addition/building is to be located or is a larger study area required (i.e. a regional, subdivision, multiple property)?

Answer: Since there are already buildings on the properties with the PUD’s we don’t know for sure what the City will require. We believe that the studies, if required will be for the properties we are working on only. This assumption should be for your base bid.

89) Question: For the Coroner addition and Wash Bay & Welder new buildings, are all required utilities located either on the property or at the property line?

Answer: The coroners building has utilities to the building now. Depending on the engineering, these utilities may or may not need to be upsized. The wash bay building does not have utilities to the build site. The farthest away these would be would be in the street.

90) Question: Are automatic fire suppression systems required to be included for Coroner building and Wash Bay and Welder buildings? Fire Alarm systems required? Are any new hydrants and/or adjustments to existing fire lines required?

Answer: Fire alarm systems will be required in both buildings. Per attachment #1, a methane detection system will also be required in the welding shop. Fire suppression systems will be a
code issue. If they are required by code they will need to be installed. Fire hydrants will be part of the PUD process. We don’t know if anything will be required.

91) Question: Regarding the two new courtrooms to be created within the existing Centennial building, are consultants required to follow any State design requirements or is it the County’s desire to have a similar layout to existing courtrooms?

Answer: The existing courtrooms can be mirrored/similar in layout and will meet operational requirements.

92) Question: Has the County concluded the current third floor egress system has enough exits and egress capacity for the addition of two new courtrooms (Assembly Occupancy) and their additional occupants to the third floor of the Centennial facility?

Answer: We believe there is sufficient egress capacity. However, design process will verify and develop solutions if not.

93) Question: Will a private toilet room for the judge and/or jury be required for the two new courtrooms? If so, how should consultants address access and potential renovation to the spaces below the anticipated courtroom floor area to accommodate the new plumbing?

Answer: Please see attachment #1 regarding the programming for the courtroom remodel. There is no first or second floor immediately below the new courtroom renovation.

94) Question: Regarding the new courtrooms, it was noted during the walk-through that the planned location would not allow connection to the existing secure corridor system. Please confirm if this is correct.

Answer: There will not be a connection to the secure corridor at this time.

95) Question: Recent changes to subsurface investigation requirements (SUE) by the State of Colorado could impact previously established budgets. Should consultants break out these costs separately?

Answer: The lump sum price shall include all design elements/components required to design a complete structure that someone can build.

96) Question: Are HVAC and electrical upgrades planned for the three renovation projects or are existing systems remaining? If upgrades are required, to what extent?

Answer: Please see attachment #1 which has been posted on the Weld County website and on Bidnet.
97) Question: With regards to the Coroner’s additional space, will the consultants be required to design the function specific systems for spaces such as autopsy, refrigerated holding, laboratory or other spaces with process related features or will design be limited to the building space and utilities with design for the above completed by specialty sub consultants?

Answer: It is Weld County’s intent that the architectural firm will use an equipment supplier to help design the spaces. Any consultant fees for this should be included in the lump sum bid. The cost of the specific equipment will either be paid for by Weld County or included in the general contracting bid.

98) Question: Has the existing transformer for the Coroner’s building been assessed for capacity? If so is replacement/ upgrade anticipated for the extension.

Answer: It has not. Also, as noted in attachment #1, it may need to be moved so that the exit drive can be routed along the west side of the building.

99) Question: Is a clear floor plan of the proposed coroner’s extension available? the provided floor plan is illegible.

Answer: Please see attachment #1 that has been posted on the Weld County website and on bid net. This floor plan is just a possibility. It may change.

100) Question: Are details available for the way projects will be awarded under the on call?

Answer: The intent is for projects to be awarded evenly between the on-call firm(s) that are selected for one of the four big projects. The County will decide which firm is best suited for each project and will benefit the Counties interests in the best fashion.

101) Question: Will the 4 base design projects all be awarded as a single contract or will they be separated contracts?

Answer: The four base design projects will be awarded to four separate design firms (one project per firm) under four separate contracts.

102) Question: Will Architectural, structural, mechanical, plumbing and electrical engineering as-built construction drawings be provided? or are they available for the 3 existing buildings?

Answer: Attachment #1 includes as-built floor plans. We can provide additional as-built drawings after the bid has been awarded.

**Coroner Remodel and Addition:**

103) Question: Please confirm that civil, landscape and survey are to be included in the design fee proposal.

Answer: Civil, landscape and survey are to be included in the design fee.
104) Question: Please confirm that the existing building will be remodeled to primarily office space.

   Answer: Please see attachment #1 for building programming.

105) Question: Is it anticipated that the drainage pond and drainage path to the west of the building will be disrupted due to the proposed drive lane?
   
   a. Does the County of knowledge if the existing drainage pond has been designated as wetlands or if there are any environmental impacts/permitting that would be needed if disturbed by the new roadway?

   Answer: The drainage pond will need to be disrupted to accommodate the new drive. We are not aware of any wetlands designation or any other environmental impacts. The PUD will determine what changes we are allowed to make to the pond.

106) Question: Is there a landscape irrigation system currently on the site? Would the scope of this project just be to extend/add to the existing?

   Answer: There is currently a landscape irrigation system on the site. This scope will modify it according to the changes in the site by the addition and new road.

107) Question: Is there an existing emergency generator? If not, is there a need to install a new generator?

   Answer: There currently as not an emergency generator. We will need to install a new generator to power the freezers and coolers (at a minimum) at the coroner building.

108) Question: Will the existing electrical service need to be upsized to accommodate the addition or how should this be assumed in preparing the proposal?

   Answer: The current system will need to be modified to allow for the new addition and equipment that will be installed. That may entail a new service to the building. This will be part of the design process to determine what is necessary.

109) Question: Will the existing water service need to be upsized to accommodate the addition, or how should this be assumed in preparing the proposal?

   Answer: The water service may need to be upsized. The mechanical engineer will need to determine whether this will be required or if the building has adequate capacity.

110) Question: Is there a current ALTA survey with contours or will the consultant need to provide one?

   Answer: We do not have an ALTA survey. All surveying will need to be provided by the design team.
111) Question: Is the county providing a title commitment or will the consultant coordinate with the title company?

Answer: If a title commitment is needed, the County will provide.

112) Question: Will the drive be Curb & Gutter with asphalt?

Answer: It will need to have concrete curb and gutter, but the drive can either be asphalt or concrete at the design teams discretion.

113) Question: Will as-builts or ALTA be required for the finished project?

Answer: Yes.

114) Question: Will equipment specification for coroner related equipment be designed by the tenant occupant or by design team?

Answer: The design team will work with a manufacturer to design the equipment.

115) Question: Will the County consider/approve the third access point onto M Street?

Answer: We will eliminate the current access for the existing overhead doors and relocate it or utilize a portion of it.

116) Question: What assumptions/inclusions should be made regarding the consultant coordinating entitlements and permitting vs. the county handling aspects of these?

Answer: The design team will be involved with the PUD and the city planning department. The permitting will be through the County building department.

Centennial Courtroom Remodel:

117) Question: Can it be assumed that the existing mechanical systems can be revised to suit the new space needs, or are new HVAC systems anticipated for the remodeled area?

Answer: The main AHU’s and boiler systems are intended to be utilized in the renovation. Depending on design, new VAV’s, exhaust fans controls and other equipment may be necessary.

118) Question: Is there an existing emergency generator? If not, is there a need to install a new generator?

Answer: None of the new areas will need to be on generator power.
119) Question: Will courtroom technology design be by tenant or by design team?

Answer: All audio and video will be by Weld County and the State of Colorado through a separate project. However, design team will need to add power and data locations as advised during design development.

Administration Building:

120) Question: Can you please share the existing building drawings?

Answer: Please see attachment 1

121) Question: Beyond the new entry portico, will any exterior improvements be required? Repaving parking area? Restriping?

Answer: Paving and restriping could be required at a later time. But it is not anticipated to be part of the design team’s design parameters.

Wash Bay and Welder Building:

122) Question: Should the design teams carry a wash bay equipment consultant/vendor under their scope of work?

Answer: Weld County will not require that you have a special consultant for this, but the design team should have very specific experience in wash bays if you are designing it without one. All consultants shall be included in the lump sum.

123) Question: What are the anticipated limits of the site and scope of the site work? Or, is the intention just to build the new structure in the existing gravel lot? How much of the lot will be paved? If lot is to be paved, then will detention requirements kick in that would need to be accommodated for in the proposal?

Answer: We anticipate constructing the new structure (with concrete aprons approximately 10 feet) in the gravel lot. Should paving be required, it would be a future/separate project.

124) Question: Is there a need to install a new generator?

Answer: No.

125) Question: Will this building be provided with its own new electrical service?

Answer: Yes.
126) Question: Is there a current ALTA survey with contours or will the consultant need to provide one?

Answer: Consultant will need to provide any necessary surveying and included in your lump sum fee.

127) Question: Is the county providing a title commitment or will the consultant coordinate with the title company?

Answer: If a title commitment is required, it will be provided by the County

128) Question: Will as-builts or ALTA be required for the finished project?

Answer: Yes.

129) Question: How many and what type of vehicles need to be cleaned daily or weekly?

Answer: The wash bays are for all county vehicles. There will be small cars up to heavy equipment using it.

130) Question: Can you share approximate vehicle dimensions for the largest and smallest vehicle that will be washed in the fleet? (length, width, height)

Answer: It could be small SUV’s all the way up to heavy equipment (tractor with loaded low-boy trailer)

131) Question: Will the vehicle drivers do the washing, or will the vehicle maintenance staff do the cleaning?

Answer: It could be either.

132) Question: For the automatic bay, would the vehicles drive through the wash bay, or would the wash system “Roll-Over” the vehicles?

Answer: That will be a decision developed as part of the design.

133) Question: What time frame is allowed for washing vehicles?

Answer: A specified time frame has not been identified yet but will as the design progresses.

134) Question: Do any of the bays require a “cat-walk” to reach tall vehicles?

Answer: The manual wash truck bays will.

135) Question: What type of wash equipment is required for the manual bays, i.e., a high-pressure sprayer?
A standard high pressure car / truck wash system that includes manual sprayers (high, soap) and manual soap brushes connected to the system.

136) Question: What type of wash equipment is required for the automatic bays, i.e., touchless wash system, or brush “friction” wash system?
   
   Answer: Touchless.

137) Question: Will you require a finish wax for any of the vehicles?
   
   Answer: No.

138) Question: Do the vehicles need to be dried as they exit the wash?
   
   Answer: Only on the automatic bays.

139) Question: Is the County interested in water recovery and reuse with the wash system?
   
   Answer: Yes, water recovery and reuse is a mandatory requirement.

140) Question: Does the County wish to use solar on the roof of the new wash bay structure?
   
   Answer: Yes, the desire is to implement solar panels into the building’s system and to use energy efficient components. However, LEED certification is not required. Rather, just using components that best conserve water and power.

141) Question: Will the facility use city water? Should a new water tap be assumed vs. tying off the existing one from the maintenance building?
   
   Answer: Yes, we will need a new water tap.

142) Question: Will you require a Spot-Free Rinse?
   
   Answer: No.

143) Question: What electrical service will be provided?
   
   Answer: There currently is no service to the building location. What it is and where it comes from is part of the design.

144) Question: What will be the plumbing provided to the wash bays, i.e., 2” pipes, with 6” drain?
   
   Answer: There currently is no service to the building location. What it is and where it comes from is part of the design.
145) Question: Is the main objective to remove heavy mud or are they looking to reduce corrosion from salt/mag chloride? Or both?

   Answer: Both.

146) Question: What ancillary equipment will be required: wash bay entry and exit doors, bay heaters, LED lights, air compressor, weep system, hot water heater, water tanks, etc.

   Answer: We will require all of the equipment necessary to provide wash bays as called out in attachment #1.

147) Question: What assumptions/inclusions should be made regarding the consultant coordinating entitlements and permitting vs. the county handling aspects of these?

   Answer: Consultant will be involved with all aspects of getting the project approved with the City of Greeley. Weld County will issue the building permit.

General Proposal Question:

148) What are you looking for in terms of two project examples? It looks like you are looking for something more than just the standard project write-up, as you request web links or including the projects at the end of the proposal. Are you wanting to see actual drawings?

   Answer: We would like to see anything that would show your experience with these types of projects or similar type construction and that shows your firm is capable of performing a complete and competent design

149) Question: The project descriptions received with Addendum 2 have estimated construction costs for each of the four projects. Do these estimates include FF&E (furniture, fixtures, and specialized equipment)?

   Answer: No.

150) Question: It is difficult at this stage of the project to define Landscape Architecture and Interior Design services. Do you want these entities included in the Project Rate Sheets? If so, please define what level of landscaping design and interior services you are seeking.

   Answer: Landscaping design should include returning areas affected by construction back to original condition. This may not necessarily require a landscape architect. Interior design would include colors. Interior design will be minimal and will primarily assist in color and material selections that provide a simple yet professional appearance.
151) Question: Should we include a Cost Estimator or do you have internal methods of Cost Estimating?

Answer: The County will do the cost estimating for these projects.

152) Question: On the two projects that require a PUD, Wash Bay and Welder Building and Coroner Remodel and Addition, can we simple write hourly in that space on the Project Rate Sheet and provide our rates or are you requesting a fee maximum for these services? The quantity of these services can be difficult to estimate without knowing how involved the PUD will get.

Answer: We are requiring a lump sum price for these projects.

153) Question: The signature page 22 states that we do not need to return pages 1-10. Does this mean that you do want us to return pages 11-19 or just Attachment A which are pages 20-22?

Answer: Please return pages 11 – 22.

154) Question: Will these facilities need to meet LEED certifications or design to sustainable standards?

Answer: No LEED certifications are required.

155) Question: Is there a current survey of the property? Or if not, will county provide that or should the design team plan on including that service.

Answer: All surveying services necessary shall be provided by the consultants’ team.

156) Question: Does Weld County have standardized specification templates or should the design team plan on creating their own from Master Spec format?

Answer: The County does not have a standardized specification template.

Coroner Building

157) Will cut-sheets and performance specifications be available for existing equipment?

Answer: We currently do not have any existing equipment.

158) Will we have access to existing MEP plans?

Answer: We have MEP plans that can be shared with the consultant’s team that is awarded the project.
159) Will any of the new additional equipment require special power? X-rays, body lifts?

   Answer: We will only use a portable X-ray machine. We will have freezers, coolers and body lifts, ceiling mounted crane hoisting systems. The power requirements for those are not known at this time.

160) Question: #11 HVAC controls will be Delta Controls by SetPoint or Metasys by Johnson Controls. Is it preferred to have a 7-day programmable thermostat or a Building Automation System?

   Answer: It will be a building automation system using one of the two listed suppliers.

161) Question: Will utility services need to be upgraded? (i.e. gas, electrical, sewer, water)

   Answer: That is unknown at this time. The design will dictate that.

162) Question: Who will be the party specifying the Walk-In Cooler, Isolation Cooler, X-Ray equipment?

   Answer: That will be a collaborative decision between the owner, architect, engineers and the morgue equipment supplier.

163) Question: What are the hours of operation?

   Answer: There are no set hours of operation.

Centennial Courtroom Remodel

164) Question: Will access control be required? Who will be specifying?

   Answer: The County will determine which doors will need to have access control during the design process and provide cut sheet information that can be included in the design development.

165) Question: Is it preferred to have a 7-day programmable thermostat or a Building Automation System?

   Answer: A building automation system tied into the existing.

166) Question: Will we access to existing MEP plans?

   Answer: We have MEP plans that can be shared with the consultants’ team that is awarded the project.
167) Question: Will utility services need to be upgraded? (i.e. gas, electrical, sewer, water)

Answer: That shouldn’t be necessary

1250 Administration Building

168) Question: Is this building looking to comply with any sustainability goals or certifications?

Answer: No.

169) What are the plans for future expansion? What power and data capability requirements will this entail?

Answer: As of now there are no plans for expansion. Weld County will run fiber optic lines to the building for data, power should be sufficient.

170) Question: Will we access to existing MEP plans?

Answer: We do not have any plans or as-built plans for this building.

171) Question: Will utility services need to be upgraded? (i.e. gas, electrical, sewer, water)

Answer: The utilities serving this building are thought to be sufficient but the actual design you are bidding on will make final determination.

172) #11 100% of the HVAC will be updated to a VAV design with reheat capability along with appropriate/multiple zoning and will operate on one of County’s control systems Delta Controls by SetPoint or Metasys by Johnson Controls. Is it preferred to have a 7-day programmable thermostat or a Building Automation System?

Answer: One of the building automation system as specified.

Wash Bay and Welder Building

173) Question: What type, size and location of existing utilities are on site? (Natural gas, electrical, sewer, etc.) Will utility services need to be upgraded? (i.e. gas, electrical, sewer, water)

Answer: There are currently no utilities to this site for this building
Question: What are the expected water usage loads of the car and truck wash bays? What other operations will occur within this space besides car washes and welding?

Answer: We do not have any calculations on how big the water loads will be. This will be developed by the design team selected for this job. No other operations are envisioned to be involved.