

QUESTIONS RECEIVED

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I am interested in attending the pre-proposal conference next week on Feb 17th. I have a question for you as well. Do you know where I could find the Design Load requirements for Pikes Peak? I was primarily looking for required design wind speed and design snow load.

Design loads will follow the Pikes Peak Regional Building guidelines. If not clearly defined for the summit of Pikes Peak, the design firm should look for other references to mountain summits or areas.

1. Wind loads: Gusts up to 140 mph, average winds around 30 mph
2. Snow loads: We have found references for various cities/areas that will provide a frame of reference although at different elevations and exposures including:

Leadville: 80 psf

Vail: 75 psf

Breckenridge: 60 psf

Final design loads will be determined collaboratively with USFS, PPAM and design team.

On behalf of D2C Architects, I would like to submit a number of questions on the Pikes Peak Summit Complex RFP. Our questions are:

- 1.) Page 11 of the RFP, section II, article 2.1 – Can you please confirm that submittals that exceed 40 pages will not be reviewed or considered in the award of this project? **Response: If the proposal is within two (2) pages of the limit it would be considered responsive with a slight deduction in points for the overall proposal.**
- 2.) Page 17 of the RFP, Exhibit 1 – Proposal Certification – Item #2 (the second number 2 as there are two sections labeled with the number 2 on this form) – The form requests current financial statements. Financial statements are more geared towards the construction industry and not to the AE Design industry. Can this requirement be removed from the RFP requirements? If not, can you please elaborate on what specifically the City is requiring to be submitted? **Response: There is not an X on the line therefore, financial statements are not required at this point. They may be required from the selected firm.**
- 3.) Page 20 of the RFP, Exhibit 2 – Sample Contract, section 3, article B – Within this article, the RFP requires, when architectural services are rendered, for the “Contractor” to provide an attest statement on each drawing sheet that certifies the design complies with all applicable provisions of the American with Disabilities Act. Can this requirement be removed from the RFP? Or can the language be revised to state “to the best of our knowledge” the drawings comply with ADA – the word “all” is a very loose term? **Response: List that request on the exceptions form.**
- 4.) Page 20 of the RFP, Exhibit 2 – Sample Contract, section 3, article F – Within this article, the RFP requires the “Contractor” to provide an attest statement on each record drawing sheet that certifies the design complies with the ADA Accessibility Guidelines (ADAAG) Manual or ADA Standards for Accessible Design published at 28 C.F.R. Part 36, Appendix A, whichever is applicable. Can this requirement be removed from the RFP? Or can the language be revised to state “to the best of our knowledge” – the word “all” is a very loose term? **Response: List that request on the exceptions form**

- 5.) Page 23 of the RFP, section 12 – Insurance – This provision in the sample contract notes that should the owner/city wish to change the required insurance levels during the project that the AE Team will be required to provide such additional insurance levels. Can this language be removed from the contract? If not, can the contract be amended to note that the contractor and their consultants that are required to obtain additional insurance levels beyond the limits set forth in this agreement will be compensated for the procurement and acquisition of such? ? **Response: List that request on the exceptions form**
- 6.) Page 25 of the RFP, section 14, article E – Indemnification - The contract requires the AE Prime (“Contractor”) to defend the City for and including all up front defense services... Up front defense services are an uninsurable claim under our professional liability insurance (PLI) policy. This is a major concern and hardship to put on any AE as PLI does not cover those up front defense services– can this provision and all language relating to such be removed from the contract? PLI will only cover costs should the AE be found negligent...? **Response: List that request on the exceptions form**
- 7.) Page 30 of the RFP, Exhibit 3 – Exceptions – In the form it asks for the submitting contractor to write “No Exceptions” in the form (if there are not exceptions to the contract) OR to identify the exceptions noted. Should exceptions be noted, how will this affect the scoring of our proposal? **Response: The exceptions will be evaluated and scored based on the number of exceptions taken, the time required to research, evaluate and consider potential risk and liability to the owners, time to negotiate exceptions, etc.**
- 8.) Page 40 of the RFP, Exhibit 6 – Scope of Work, Phase V – Can you confirm that within the pricing required to be submitted with the proposal, that you truly want on-site daily inspections? “Inspections” are typically provided by a 3rd party reviewers (independent of the design team) that is hired by the owner (not the design team) during construction. **Response: Requirement is changed to periodic inspections as needed to insure compliance with plans and specifications,**
- 9.) Can you please provide additional information and details on the requirements/efforts desired from the AE regarding the press releases that are desired? **Response: A/E form will provide information such as details, explanations, schedule updates, project progress, etc., to their selected Public Relations firms or representatives for press releases throughout project.**
- 10.) Within the RFP page 12, section 2.9 Fee Schedule/Cost Proposal. Within the RFP it requests an “A&E fee budget and billing rates...” There are quite a bit of unknowns at this time that could not be answered at the Pre-Proposal meeting (ie – should our fee account for a new generator, reuse of the existing or other? Another example – will the rail line need to be relocated or should we plan to leave it where it is with no modification). Without knowing the scope required it will be extremely difficult to provide a sound fee budget for this project. We request that the fee request be removed from the RFP response and that the selection be made based on qualifications. Is this possible? If not, can you please advise how to price the project for the items that are unknown at this time? **RESPONSE: See revised 2.9 below and the addition of 2.9.1**

2.9 FEE SCHEDULE/COST PROPOSAL

Provide a proposed A&E project budget and billing rates, including hourly rates of project personnel, and projected percentages of staff time and hours for each personnel on Phases I, II & III as you define in your The price is of critical importance to the City of Colorado Springs. Applicants shall provide a complete hourly rate and reimbursable costs schedule as applicable. A list and rate for all indirect or reimbursable costs, fees, etc. must be identified and included with your fee schedule. The City of Colorado Springs will not pay for any indirect or reimbursable fees not identified and included with your fee schedule. All other tasks or phases

will be negotiated as tasks or phases are added to the contract. Initial contract will be for these three phases.

Phase I

1. Development of Design Alternatives

Phase II

2. Concept Review and Selection

Phase III

1. Plan Development

Cost proposal shall be submitted in a separate sealed envelope clearly marked "COST PROPOSAL". Only one copy of the cost proposal is required. The cost proposal is of critical importance to the City of Colorado Springs.

Cost Proposals will be evaluated by committee after the determination of acceptable or unacceptable technical proposals.

2.9.1 PROJECT APPROACH

In this section, please address each of the detailed items listed in Section II, Scope of Work, Phases I, II and III.. The Project Approach should chronologically start at the Notice to Proceed and end at Completion of Phase III. .

MEETING TWO

PRE-PROPOSAL MEETING
PIKES PEAK HIGHWAY SUMMIT COMPLEX
 R15-024 LJ
THURSDAY, FEBRUARY 19, 2015 9:00 A.M.

CONTRACTOR	PHONE #	FAX #	E-MAIL ADDRESS
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**PRE-BID CONFERENCE
R15-024 LJ SUMMIT HOUSE DESIGN
WEDNESDAY, FEBRUARY 25, 2015 9:00 A.M.**

CONTRACTOR	PHONE #	FAX #	E-MAIL ADDRESS
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