**RACP Questions Post Visit**

**Email Date 2/12/2024**

* Will this project include security and or technology (IT/AV) components? Yes, on infrastructure, no on hardware.
* Has the College conducted (or does it have access to) any hazardous materials or environmental analysis of the building? No
* Will the project include a food services component? No
* Can you verify that the College has a site survey? If so, will we have access to that? No
* Will there be site and or civil components to the project? Not anticipated

**2/13/2024**

* Is the $5,000,000 budget total project cost or hard construction cost? No, Hard only
* If $5,000,000 is the total project cost, what are anticipated soft costs and hard construction cost? Approx. $2M/Total budget $7M
* What is included in the soft costs? Includes, but not limited to: Fees, furniture, equipment, Architect, Construction Manager, estimating contingency.
* Will medical equipment be purchased as part of this contract procured directly by ECCC?

Procured directly by ECCC

* Does ECCC have existing conditions drawings of the building and site? Only what was provided with the RFP
* Does ECCC have a hazardous material survey of the building? No
* Will site survey, haz mat, and geo-technical service be procured directly by ECCC? No
* Will any security systems be purchased as part of this contract or provided by an outside vendor? Any needs will be done inhouse
* Will any AV equipment be purchased as part of this contract or provided by an outside vendor? No
* Are we to submit a design fee as part of the proposal? Yes, see RFP
* Can you confirm construction delivery method (CMAR, GC, etc.?) Anticipate of hiring CM after the Architect selection
* What is the maximum number of cadavers that will be utilized at one time? No cadavers

**2/16/2024**

* Is LEED or WELL certification desired on this project? No
* Are there minimum goals for minority/women/veteran owned businesses on the design team? No, following County/State purchasing policies
* How flexible is the schedule for going to bid in the fall? Flexible depending on reason for change
* Can you clarify the minimum goals for the elevator portion of the project? Larger to meet ADA requirements? Larger cab if possible in design
* Water damage from (assumed) roof leaks was noted in the kitchen area. Has the roof been repaired and the leaks resolved or will this need to be included in the project? See addendum #2
* Are there CAD or Revit files of the existing building that can be shared with the selected design team? No
* Is there a site survey that can be shared with the selected design team? If not, should a site survey be included as part of the scope of work? No but can be included as additional add on
* Are there as-built drawings for the building and all systems available? . No
* Is there a hazardous materials survey/report of the existing building? No

**2/17/2024**

* Does the $5,000,000 construction budget include soft costs, FFE or owner contingency? No
* What is the owner’s planned contingency percentage for this project? Approx 10%
* Will you consider alternates for this project to help control the budget? Yes
* Will this project be an open public bid or select invite? Public bid
* Will this project be a multi-prime project? Yes
* Does the project require participation of Disadvantaged Businesses Enterprises (DBE) and if so, what is the percentage of participation? No
* The RFP identifies B141 Owner-Architect agreement (1997) as the contract form. Please advise if EC3 has made any revisions to this standard AIA contract? No revisions
* Are there any state or county regulations or approvals in regards to the Cadaver Lab (or other Labs) that the design team will be required to participate in? No cadavers
* Can you provide insight on EC3’s anticipated internal design engagement/approval process? We are trying to understand the engagement level with individuals from Facilities (including the PM, IT, Maintenance) Academic Faculty, Students, External Stakeholders, Leadership and Board of Trustees. Having this information will allow us to propose an appropriate scope of meetings to achieve the goals and define the preliminary schedule. There will be an internal selection/ongoing work group
* Are there any known or suspected hazardous materials (asbestos or lead) that will require remediation or testing? Unknown
* Are there any Building Information Modeling (BIM) requirements for the project? No
* Are there any existing building drawings that will be available to the design team and to what extent do those buildings provide structural and MEP information? . No
* Is it required of the design team to provide electronic CAD/BIM as built drawings or will collecting marked up as-built drawings from the contractor in PDF form be acceptable? No decision made yet
* Will there be any LEED or Sustainability scope? No
* Will there be any technology / low voltage systems scope or will the owner’s vendor be responsible for this? Just low voltage wiring
* What is the location, size and age of the existing electrical services? We did not see that on the site walk-through Electrical panels located throughout building. Age unknown

**2/21/2024**

* Is the $5m budget for construction only or does it include soft costs, FF&E etc. Construction only
* Is a lump sum fee required at this time or standard professional rates only? See RFP-Fixed fee and rates
* As a follow up to the above - Is the fee structure and staffing analysis to be included with the proposal or submitted as two separate PDFs? Included
* In addition to the roofing scope identified in the Addendum, is there any scope anticipated for upgrades to the building envelope or site improvements? No
* Have hazardous material testing and remediation been performed? Unknown
* What is the age of the existing mechanical systems?. No
* Please share B141 Owner-Architect Agreement (1997) mentioned on paragraph 7. Construction Administration with proposed edits, Word format preferred. Available during selection process
* Does ECCC have access to the building’s architectural, structural and MEP drawings beyond what was provided with the RFP and will they be made available to the A/E team when project is awarded? Anything available will be posted or provided
* Was a parking study performed for the updated use of the building from high school to a Post-secondary use per zoning requirements? If so, would it be available for review? No

**2/21/2024**

* In the event that our RFP response is too large, to send by email, are we allowed to provide a link in lieu of an attachment? Yes

**2/23/2024**

* Cadaver Lab – will cadavers be used, or will the lab be simulated? No cadavers
* Schedule – Has there been discussion on opportunities for expedited design and construction based on following delivery methods: Separate bidding processes

1. Integrated project delivery
2. Construction manager
3. Design build

* Are FF&E and Soft Costs included in the construction budget? No

**2/23/2024**

* Upon walking the building, numerous interior building finishes were observed that are likely to contain asbestos.  Additionally, the built-up roof over Room 111 may contain asbestos and there are likely lead-based paints and mercury-containing materials in the building.  Has the college conducted a Property Condition Assessment (PCA) or did the diocese provide one at or prior to closure of the transaction? No by College – Unknown by diocese
* Did the PCA, if completed, contain a hazardous material survey? Unknown
* If a hazardous material survey does not exist, is the college prepared to commission one?  Would the commissioning occur under this scope? If you feel necessary, include as an add on
* Aside from a PCA and/or hazardous material survey, please confirm which of the following records exist:
  1. Roof maintenance records No
* Maintenance records for mechanical units, boilers, chillers, etc. No
  1. Recorded construction drawings, as-builts, etc. No
  2. Elevator inspections Yes
  3. Certificates of Occupancy Yes

* From the walk-through meeting it appeared the college’s priorities are the toilet remodels (for code compliance), elevator upgrade (for code compliance), and remodel of Room 111.  Given the presumed presence of hazardous materials, has their abatement been considered in the overall budget and schedule? Included in budget
* Building code may also dictate the inclusion of fresh air as part of the remodeling efforts.  This work would include certain mechanical units and operable windows.  Has this been given any consideration in the overall budget? Yes, part of budget

**2/23/2024**

* Do we need to include all principals and their resumes? Even if they will not be working on this project? No
* What is the College’s intention for AV/IT?  Is this handled by the college’s in-house departments, with the design team providing pathways only?  Or does the design team need to include full design and coordination of AV/IT systems as part of our services? Inhouse system design/design team providing pathways only
* For the proposed Health Labs in space 111, can more information be provided on the suggested use as a cadaver lab?  Would this involve the use of simulated/ artificial cadavers, or true human remains? Simulation only
* Are any record drawings available, either from original construction or any recent renovations? No
* Approximately what year was the building originally built? Early 1950’s

**2/23/2024**

* In the Scope of Work portion of the RFP, #6 says to “Review status of boilers and estimated useful life”.  During the meeting portion of the walk-through, it was mentioned that the boiler is not part of this project.  So are we to only assess the boiler and make recommendations, but assume that any type of replacement would be part of another project? Correct - assessment only
* Do the 1st floor spaces proposed for renovation have any mechanical cooling currently?  Lab & hallways? - No
* Will the sign-in sheets from the site visits be made available? No

**2/23/2024**

* Will CAD drawings be made available or will the existing conditions need to be documented? Not available at this time
* Are existing building drawings available, both original drawings and records of any renovations? Not available at this time
* Is there a recent hazardous materials report? No
* Is the building listed on any local, state, or national historic registers? Unknown
* Are structural repairs part of the renovation scope? No
* What is the existing structural system of the building – e.g. Structural steel-framed? Load-bearing masonry? Reinforced concrete slab? Concrete fill on clay tile floor? Unknown
* Will there be any changes in live load / occupancy category of the building at any level? Unknown
* What is the proposed Occupancy (# people) in the renovated building? Unknown depending on design
* Is there any available information about the site soils No

**2/23/2024**

* Can you please define the proposed construction delivery method for this project? Anticipate of hiring CM after the Architect selection
* Will the asbestos mitigation be part of our services or will ECCC take care of any removals If needed through a vendor? Part of budget
* Will we need to provide audio visual / technology design services as part of our proposal or does ECCC have their own provider who will do this design work? Inhouse system design/design team providing pathways only

**2/23/2024**

* The RFP states that a loading dock or entryway for large equipment needs to be added. I was at a walk through, but we didn’t touch on this in detail. Is there a portion of the building that the college would prefer the loading dock? Is this area already set up or could be converted into a loading dock with ease? Is a box truck the largest vehicle that will be unloading, or can you imagine something larger? Further discussion needed. Loading dock will be included if budget allows-depends on design and cost
* All these questions boil down to whether we’d like to include a civil engineer on our team for regrading, new paving, drainage, etc. Located at the southwest wing, (behind the existing cafeteria) there looks to be an exterior entrance that is a few steps above grade that might work for a loading dock but would require some retrofitting and possibly additional pavement. Proposal calls for architect & Engineering services. Include Civil if you feel needed as an add on.