

**CITY AND COUNTY OF DENVER  
DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE  
BOETTCHER CONCERT HALL RENOVATION ARCHITECTURAL  
AND ENGINEERING SERVICES RFQ**

**ADDENDUM NO. 1  
AUGUST 31, 2023**

**QUESTIONS/ANSWERS**

- Q1. Is a graphic design/signage consultant necessary for the anticipated project scope?  
A1. **No.**
- Q2. The RFQ references Environmental Consulting – is that necessary to include on the design team?  
A2. **No, the City will handle environmental testing and design, but the design team will need to coordinate with the City on those efforts.**
- Q3. Can you confirm if it is acceptable for the prime consultant to be an engineering firm rather than an architectural firm? The engineering firm would hold the contract for the architect and other consultants.  
A3. **That is acceptable.**
- Q4. Is accessibility review / ADA part of the scope for this project?  
A4. **There are no Level 1 ADA accommodations required as part of this project, but all new work will need to be ADA compliant.**
- Q5. Will the City require cost estimating as part of this contract, in addition to the CM/GC portion of this project?  
A5. **Yes, an independent cost estimator is required and should be a part of the design team. Cost estimates should include a preliminary estimate, 30% and a cost reduction exercise and 90% construction documents.**
- Q6. Will environmental testing and survey be part of this project?  
A6. **See question 2.**
- Q7. Is an acoustic consultant needed for this part of the project?  
A7. **Yes, there is a minimal component for acoustical consulting, primarily related to HVAC, but the project is not intensively focused on the theater spaces.**
- Q8. Will the selected firm have access to existing initial analysis documents?  
A8. **Yes, previous studies and FCAP's as well as original drawings will be provided.**

- Q9. What version of LEED goals will be required? Will a commissioning consultant be needed?
- A9. All new City building projects (new construction and major renovation) over 5,000 square feet that are funded after March 11, 2013, must achieve LEED 4.1 Gold Certification. A commissioning consultant will need to be part of the design team.**
- Q10. With the City moving toward electrification, has this been considered for this project?
- A10. The building is not required to be electrified as it is on the city steam loop system for heating and cooling. Future proofing the selected design should include exploring geothermal opportunities, determining if there are ways to use a lower inlet temperature in the chosen system in case steam goes away, and other possibilities to meet the goals of the electrification pursuits.**
- Q11. When will the CM/GC be brought on board? Will the Architectural and Engineering firm be part of the selection process?
- A11. We anticipate bringing CM/GC on board after schematic design and the design team will be a part of that selection.**
- Q12. Will the facility conditions assessment report be shared with firms?
- A12. See question 8.**
- Q13. Does the budget include any work on the fire suppression system?
- A13. Yes, approximately \$1 million is in the preliminary budget for fire protection wet pipe sprinkler systems.**
- Q14. At the pre-submittal meeting, it was mentioned that a Facility Assessment Report was prepared for Boettcher Concert Hall in 2021. Are you able to share that report?
- A14. The report will be shared with the selected design team.**
- Q15. What is the expected amount of technology (voice/data, paging/public address, access control/security) scope or is there additional specific information about what may be required of these scopes?
- A15. There is approximately \$25K in the preliminary budget for distributed communications and monitoring.**
- Q16. Typically, on similar projects in performing arts centers, we anticipate that mechanical equipment selections and other related improvements will require input from an acoustical engineer to prevent duct borne noise and other mechanical noise and vibration from affecting sensitive spaces. Will this project require such services?
- A16. Yes, that would be the primary focus of the acoustical consultant.**
- Q17. In the Pre-submittal call, it was instructed that submitters must be registered to [SAM.gov](https://www.sam.gov) with proof in Tab 1; however, this requirement is not listed in the RFQ. Is this registration a requirement? If it is a requirement, is proof of registration as a new entity sufficient to satisfy this requirement? If it is a requirement does the certificate count against the page number?

**A17. System for Award Management (SAM) registration is a requirement for contract award. While it is not required to submit a proposal, the registration process can be time consuming, so we suggest you register or renew your registration as soon as possible, if necessary.**