

**CITY AND COUNTY OF DENVER  
DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE**

**LORETTO HEIGHTS THEATER CAMPUS CM/GC RFP**

**ADDENDUM NO. 2  
OCTOBER 26, 2023**

Firms are hereby instructed that the RFQ documents are modified, corrected, supplemented and/or superseded for the above-mentioned project as hereinafter described:

**ADDITIONAL DOCUMENTS**

- Red-lined Section 3, Phase 2 Evaluation Criteria Narrative with corrected point value for the Cost worksheet. Replace page 28 of the RFP document with the attached.

**QUESTIONS/ANSWERS**

- Q1. Will you allow drone flights over to survey the current site conditions?  
A1. **Shortlisted firms will be allowed to fly drones with 24 hours' notice and must provide a 3-hour window of time the drone will be in the air.**
- Q2. In Section 1 of the RFP it references that multiple packages may be necessary to complete the project. Can you please advise if the city/stakeholders have priority preferences for phasing of multiple packages?  
A2. **Phase 1 of the project is anticipated to be the theater scope. As programming and budget are refined, the existing library and new parking garage will be included as additional phases, to be determined.**
- Q3. Please advise on the budget breakdown of the \$35M construction figure. What is the desired scope for each building for \$35M?  
A3. **The \$35M construction budget is bond funding for the theater only. As programming is completed and budget refined, the parking garage and existing library will be incorporated into the scope.**
- Q4. On page 5 of the RFP the General Statement of Work references an addition to the existing theater. Can you please advise what this addition would be?  
A4. **There is a potential addition for an elevator / shaft and for a public lobby, entrance, front of house area.**
- Q5. Please advise if any of the structures within the scope of work are or will be registered with the State Historic Properties?  
A5. **It is anticipated that both the theater and library buildings could be registered as historic properties after construction is complete. Currently neither are.**

Q6. Will any of the existing facilities be occupied, or will they need to maintain utility service, during construction?

**A6. None of the facilities will be occupied and utility use would be for construction only.**

Q7. Is there an option being contemplated that includes complete demolition of the three existing buildings and starting fresh with new construction?

**A7. There are two existing buildings, the existing theater and existing library. No option is being contemplated that involves demolition of the existing buildings and starting fresh.**

Q8. Is there a desired parking stall count for the parking garage?

**A8. Approximately 400 stalls.**

Q9. Can you expand upon the desired scope for the library, theater, and CUP?

**A9. The scope of work includes theater renovation and addition to modernize and meet code and the existing library remodeled into theater support space. There will likely be scope in the first phase in the library building as it relates to Central Utilities Plant in the basement of the library to feed theater. See scope description in RFP.**

## SECTION 2 – PHASE 2 - INTERVIEW REQUIREMENTS

Each firm will receive a specific meeting time for the interview.

Interviews will be forty-five (45) minutes long. Each candidate will be given up to thirty (30) minutes to present and the remaining time will be used by the Selection Committee for questions and candidate responses. The Candidates shall address the following information in their presentation:

### **A. Project-Specific Approach**

1. Provide a summary of your team’s approach in providing successful preconstruction and construction services, and how they specifically differ from other firms of which you typically compete. Please describe what preconstruction services will look like for this project specifically and the durations for these activities.
2. Describe your firm’s approach to determining and implementing alternates and allowances including your firm’s approach to helping the City accept or reject the alternates and managing when in the schedule the decisions will need to be made.
3. Schedule is important to the City and a critical part of this project. Please explain your team’s approach to schedule development and management. What are the major schedule risks your team has identified? What controls will be put in place to best manage these schedule risks?
4. Quality is important to the City and a critical part of this project. Please explain your team’s Quality Management approach to:
  - a. Your firm’s self-performed work and document control; and
  - b. Subcontractors’ work
5. Provide a list of the scopes of work that you propose to perform with your own forces on this project understanding that your firm’s proposal will be due to the Project Manger prior to the receipt of proposals from the subcontractors bidding the same scope of work.

### **B. Project-Specific Creative Solutions**

1. **Community Engagement:** The Loretto Heights Theater Campus Project has been developed with participation and input from the community. The Project location is central to the neighborhood, extremely visible to the public, and in close proximity to residence and businesses. Present your teams approach to the following questions:
  - a. What measures might be taken to involve the community in the Project (other than the efforts described in the Workforce Development requirements)?
  - b. What measures will be taken to mitigate the Projects impact on the community during construction?
  - c. What measures will be taken to protect the Project from potential vandalism, trespassing/unauthorized occupancy, and other civil challenges?

### **C. Unique Features of This Team**

1. Identify the unique reasons your team is the best fit for this project.
2. Provide examples of how those features have benefited other owners and provide concrete examples of the value received.

## SECTION 3 – PHASE 2 - EVALUATION CRITERIA NARRATIVE

Each proposal will be evaluated and scored according to the criteria set forth below:

1. There are ~~sixty (60)~~ **fifteen (15)** total points available for the Cost worksheet. They will be apportioned to each candidate as shown in the following example.

Assuming the lowest total Fee and Cost Proposal is \$100,000, proposed by Firm A, the ~~60~~ **15** total points would be awarded as follows: