

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

RFP – CASTRO BUILDING REVITALIZATION CM/GC

**ADDENDUM NO.1
AUGUST 7, 2024**

Firms are hereby instructed that the RFQ documents are modified, corrected, supplemented and/or superseded for the above-mentioned project as hereinafter described:

ATTACHMENTS

- Revised City Selection Committee section to remove DEDO Workforce Program Director as a representative of the Initiative Evaluation Committee. (RFP page #14).

QUESTIONS/ANSWERS

- Q1. On Page 4 of the RFP Section 8 indicates the Construction NTP is anticipated on Q3 2025. The Substantial Completion Q4 2027. Please confirm that Substantial Completion is in 2027.
- A1. The schedule is yet to be determined, but due to phasing possibilities, 2027 is probable.**
- Q2. Is the Construction during normal business hours? Will there be any afterhours work?
- A2. This will be the GC's decision. It is expected that work will be done during normal business hours.**
- Q3. Where will the Construction Parking be Located?
- A3. This will be determined during preconstruction, there will be some on-site parking available.**
- Q4. Will the GC be able to set up an office inside the building? If not, where can we set an Office Trailer?
- A4. Yes, the GC will be able to set up an office inside the building.**
- Q5. Will GC be given a lay down area in the Parking Lot?
- A5. This will be determined during preconstruction. There will be an interior lay down area and possibly some in the parking lot or at the loading dock.**
- Q6. Can we do a Walkthrough of the building before bids are due?
- A6. Unfortunately, a building walkthrough/tour will not be available for the Castro Building. Due to the sensitive and private nature of the services provided by Denver Human Services, the Castro Building is not open for viewing.**
- Q7. Please advise if there is any federal funding for this project?
- A7. There is no federal funding for this project.**
- Q8. Please advise on the liquidated damages amount for this project per day if substantial completion is not achieved.
- A8. Liquidated damages will be required at \$500/ day.**

- Q9. Please advise if a bid bond is required.
A9. No Bid Bond is required for this RFP.
- Q10. Are there any preliminary phasing plans for the project?
A10. No
- Q11. Will the Project Demolition be by GC?
A11. That would be up to the GC, it could be a subcontractor but will be part of the project.
- Q12. Will there be any Abatement on the project and will the GC be responsible for testing and demolition mitigation.
A12. None is anticipated due to the age of the building.
- Q13. Can you provide AS-Builts or Floor Plans of the Existing Building?
A13. These will be provided to the awarded firm.
- Q14. Will there be a Freight Elevator that can be used for Construction?
A14. Yes
- Q15. Will there be specific times Construction team can use the Freight Elevator?
A15. The freight elevator will be available during usual construction hours.
- Q16. What are the interior dimensions of the freight elevator?
A16. 5'9" x 8' inside door opening is 4'.
- Q17. Will we be able to remove a window on each floor to stock materials?
A17. No, we have a freight elevator and a loading dock.
- Q18. Will the entire construction team need to be badged?
A18. The "construction" team will need to wear Contractor badges.
- Q19. Will the construction team need to be escorted through the building at all times during construction?
A19. Only as needed, potentially in highly secure areas, but generally badging will be sufficient.
- Q20. How much of the existing building space will need to remain operational while construction activities are ongoing?
A20. This will need to be determined during the preconstruction portion of the project.
- Q21. Are there any city propriety manufacturers when it comes to security, data or life safety systems?
A21. S2/Stone, Lenel/Video Security, Convergent
- Q22. Will the awarded contractor be responsible for third party inspections when maintaining/adhering to vertical floor fire rated penetrations?

A22. Yes

Q23. Can other project scheduling software's be used besides Microsoft Project? i.e. Primavera P6

A23. Yes, the contractor may use whatever they want but will also be required to use the City's project management software, Masterworks.

Q24. Will full time life safety monitoring personnel be required when performing zoned demolition or fire sprinkler full replacement?

A24. Yes

Q25. Who will be responsible for moving and storage of all tenant office furnishings?

A25. Contractor and DHS Staff. Until we see the Phase Schedule, we cannot make that determination.

Q26. Will the project consist of phased turnovers? Floors, specified areas, etc.

A26. This is to be determined during the preconstruction portion of the project.

Addendum 1 - Revised City Selection Committee

The RFP selection process for the Project will proceed, under the oversight and direction of DOTI Project Management in accordance with the following stages:

1. As provided for in the RFP documents, Proposals shall be screened by the Selection Committee designated below. The Selection Committee will select the shortlisted teams based upon Phase 1 proposal requirements (Reference Section 9 for Phase 1 Proposal Requirements).
2. Shortlisted teams will be invited to participate in Phase 2 which includes the Phase 2 proposal and an interview. Times and method of the interview will be arranged by the City, and all shortlisted teams will be notified in advance.
3. CM/GC Fee and Cost Proposals and MWBE EDI Plan will not be submitted with the initial proposal (Phase 1) but are required to be submitted by shortlisted teams prior to interviews (Phase 2). Instructions will be provided to shortlisted firms.

A. City Selection Committee

The Selection Committee is charged with the responsibility of reviewing and evaluating all responsive Proposals and other information received in accordance with the requirements of this RFP, later directives from the City and the official advertisement. In assessing the strengths and weaknesses of each Proposer/Contractor, the Selection Committee may, at its discretion, request clarification of any response to this RFP or other issue that may arise during the selection process. The City reserves the right to include or allow the Selection Committee to consult with any additional, non-voting “Technical Advisors and/ or Subject Matter Experts” during selection.

Any Proposer/Contractor that contacts any member of the Selection Committee regarding this solicitation, as designated below, from the date of issuance and prior to the completion of the selection process may be disqualified from further participation in the selection process, at the City’s sole discretion.

The Selection Committee will consist of the following representatives:

Melanie Short	DOTI	Project Manager
Kelly Turner	DOTI	Supervisor
Jennifer Olson	DOTI	Supervisor
Claudia Chavez	DHS	Operations Director
Kaye Templeton	DHS	Deputy Director Operations

Initiative Evaluation Committee will consist of the following representatives:

MWBE Compliance Project Manager	DSBO
Workforce Program Director	DEDO

B. Selection Criteria and Scoring Ranges

Evaluation Criteria that will be used to score the RFP and establish a shortlist includes the following:

1. Contractor’s Experience Modifier Rate (EMR) less than 1.5 (aka: Safety Rating) **(Pass/Fail)**
2. MWBE Requirements: DSBO Commitment to MWBE Participation **(Responsive/Non-Responsive)**
3. Workforce Requirements: Workforce Commitment Form **(Responsive/Non-Responsive)**
4. Qualifications/experience of firm in the professional areas listed in the RFP **(25 points)**
5. Qualifications/experience of key personnel in the professional areas listed in RFP and in similar projects **(25 points)**
6. Ability to meet time and budget requirements of the project **(25 points)**
7. Experience with and approach to CM/GC delivery method or similar project delivery methods **(25 points)**