



University of Colorado
Colorado Springs

Planning, Design & Construction

1420 Austin Bluffs Parkway
Colorado Springs, Colorado 80918

January 11, 2024

REQUEST FOR PROPOSALS

State of Colorado
University of Colorado Colorado Springs
Engineering and Applied Sciences Renovation (General Contractors)

Addendum #2: Questions and Answers

1. To fully develop and explain our project approach, is it possible to increase the page limit to 30 pages in lieu of 20 pages? [Per Addendum #1 "The entire submittal is to be no more than 30 single-sided 8 1/2" x 11" sized pages, not counting the required cover letter and Acknowledgement and Attestation form. All text must be at least 10-point font."](#)
2. In efforts to generate a functional project approach, can you elaborate on the hours of usage for the building as a whole and more specifically for the cleanroom itself? [The hours of the overall building during class periods are 7:00am-10:00pm. Current clean room usage varies based on ongoing research and development.](#)
3. Are critical systems and equipment on emergency generator and/or UPS? [The critical building systems are on backup generator.](#)
4. Can resumes be excluded from page count? [Resumes are included in the total page count.](#)
5. Job Trailer required? Or will there be space on campus for the project team? If trailer needed, desired location? [A job trailer will be required. There will be no permeant space provided inside the facility. Ideally the job trailer will be placed behind the facility. The exact location will be coordinated prior to construction.](#)
6. Could UCCS please consider providing a 2-week extension for Prequalification Submittals? The current schedule is challenging due to prior industry commitments and the holidays. [Submittals are due January 22, 2024](#)
7. Could UCCS please confirm the due date and time for Prequalification Submittals, as two dates are listed in the RFP? [Submittals are due January 22, 2024](#)



8. Could a second email questions period be provided between Interview Short List Announced and Cost Proposal/Oral Interview dates? [Due to internal time constraints this cannot be accommodated.](#)
9. Could UCCS please consider providing 2 weeks between Interview Short List Announced and Cost Proposal/Oral Interview dates? [Due to internal time constraints this cannot be accommodated.](#)
10. Could the page limit be increased to 30 pages for Prequalification Submittals? [Per Addendum #1 "The entire submittal is to be no more than 30 single-sided 8 1/2" x 11" sized pages, not counting the required cover letter and Acknowledgement and Attestation form. All text must be at least 10-point font."](#)
11. Could UCCS please confirm that the following items are not counted toward the page limit: Acknowledgment & Attestation, Surety Letter, Front Cover, Back Cover, Table of Contents, & Section Divider Tabs? [Acknowledgment & Attestation, Surety Letter, Front Cover, and Back Cover will be excluded from the 30-page count](#)
12. The Project Management Approach section asks for specific examples of actual products (1–2-page excerpts). Could UCCS allow these to be provided in an appendix to the Prequalification Submittal that does not count toward the page limit? [The specific examples do count toward the 30-page limit.](#)
13. Could UCCS allow full-page resumes to be submitted in an appendix to the Prequalification Submittal that does not count toward the page limit? [Resumes are included in the 30-page count.](#)
14. What is the planned date for Schematic Design drawings completion? [Estimated March 15, 2024](#)
15. What is the planned date for Design Development drawings completion? [Estimated July 1, 2024](#)
16. What is the planned date for Guaranteed Maximum Price Proposal completion? [Estimated July 1, 2024](#)
17. What is the planned date for 100% Construction Documents drawings completion? [Estimated September 30, 2024](#)
18. Will the CM/GC receive full Notice-To-Proceed on the anticipated construction start date of July 1, 2024? [We now anticipate construction to begin October 1, 2024. We do anticipate issuing full NTP on construction start date.](#)
19. What is the anticipated ISO level of the renovated clean rooms? [ISO 100](#)



University of Colorado
Colorado Springs

20. Does UCCS have a list of deferred maintenance that will be addressed on this project? If yes, can you please share? [All deferred maintenance items that will be addressed were included in the scope of work.](#)

21. Will off-campus parking be required for this project? [Off-campus parking will not be required, but on-site construction parking and parking in adjacent parking lots will be limited. GCs are encouraged to develop a preliminary plan as part of the prequalification submittal.](#)

22. Could UCCS please provide more information about the structural repairs scope of the project? [The full scope of structural repairs are limited currently. We anticipate the GC to work with the A/E to refine. The information we currently know is that there is heaving in the first-floor restrooms and settling in the southern corridor that needs to be addressed.](#)