Lynx Crossing Residence Hall Renovation
Request for Qualifications Architect/Engineer
Project Number: 20-125493

Friday, February 7, 2020
ADDENDUM 1

QUESTIONS/RESPONSES:

1. Do you plan to have the Construction Materials Testing and Third-Party Inspections part of the overall bid package from the architects/engineers?

   **Response:** The University of Colorado Denver will solicit proposals for materials testing and/or third-party testing directly as necessary.

There were no further questions.

CLARIFICATIONS:

The Estimated Construction Cost has been revised to **$2,967,000**. Design fees are not included in the construction cost budget. There will continue to be multiple bid packages with door & door hardware, interior work, lobby work, and exterior work at a minimum.

The project scope has been solidified to the following items:

**INTERIOR**

- Provide design boards for public display during the duration of the project.
- Replace/upgraded fire alarm panel and add detection to electrical/trash/storage/etc rooms.
- Replace student door hardware with Salto door hardware, including software and components necessary for a fully functional Salto access control system.
- Upgrade residential door hardware to use student ID as keys, upgrade building electronic access control hardware including perimeter gates, parking lot gate readers/bollard/loops, and add access control hardware to new doors.
- Replace damaged suite doors.
- Public restroom refresh.
- Student suite refreshes to include cabinets, countertops, flooring, plumbing fixtures, paint, and light fixtures at a minimum and review of ADA compliance of accessible units.
New indoor interior design plan for the building including paint colors, floor finishes, etc.

Refurbish two elevator cabs and associated elevator lobbies (each floor).

Lobby remodel/refresh (aprx $100,000 of the budget) that could include any and all scopes including furniture to provide an impactful entrance to the building. Removal of wallpaper and includes new finishes.

Add ADA operators at a variety of existing doors, update door hardware and provide electrical as required for door.

Minimal updates to the public corridors, laundry, public study, social rooms, classroom, etc.

Minimal interior signage and branding

Other miscellaneous items that will make a big impact.

EXTERIOR:

Install ADA parking signage at the South parking lot.

Updating exterior building signage from Campus Village to Lynx Crossing

Exterior walk ramps review for ADA compliance and rebuilt if necessary.

Cement board replacement with alternate materials

Review existing site stormwater compliance and provide recommendations to increase pond storage (rather than parking lot storage). Design services other than review and recommendations should not be included in the proposed fee.

Exterior hardscape sealants at building perimeter

Resurface 5th-floor roof

Dirt lot (long-term parking) redesign asphalt-to-dirt transition to prevent pooling water. Grade lot with new crushed asphalt. Eliminate parking lot drainage pooling in the dirt area

Add exterior University of Colorado Denver signage to the building which may require coordination/permitting with CDOT and/or City of Denver

Exterior access controls including parking lot gate modification, card reader poles, detection loops, and building perimeter gates.

Infill wood deck with decorative concrete.

The following items have been removed from this RFQ:

Upgrade building arc fault protection

Review building access flow and verification solutions for student resident access at the front entrance.

Minimal updates to the cafeteria, storage and maintenance areas.

Office area refresh

Add loading dock

Exterior parking lot lighting coverage, head replacement, and installation of advanced lighting/dimming controls

ADDITIONAL INFORMATION:

The information enclosed in this addendum should not impact firm submittals. If your submittal package already includes some info on the areas of scope removed from this RFQ, you do not need to remove or update your submittal package. The information in this addendum would be necessary to include in oral interviews and the creation of fee proposals. END OF ADDENDUM 1