



The University of Vermont
DEPARTMENT of FACILITIES DESIGN
and CONSTRUCTION

ADDENDUM NUMBER TWO
On Campus Multi-Purpose Center
March 21, 2017

ADDENDUM DISTRIBUTION: Distribution via email to the following attendees of the site visit held on March 8, 2017. Architects shall verify that consultants have included any and all addenda information in their bid process. Bidders are to acknowledge receipt of this Addendum by listing the number and date of the addendum in their proposal.

Distribute To:

Krebs & Lansing Consulting Engineers	Weston & Sampson Engineering
Engineering Services of Vermont	Freeman French Freeman
ARC/Architectural Resources	SE Group
Perkins + Will	Wagner Hodgson
RSG	GeoDesign
HDR	Truex Cullins
Sasaki	Cannon Design
Black River Design	Scott + Partners
MJMA	Rist-Frost-Shumway Engineering
The S/L/A/M Collaborative	Dore & Whittier
Pearson & Associates	Sink Combs Dethlefs
Hallam-ICS	Friedson Studio
Slade Engineering	Engineering Ventures
VHB	Landworks
Wiemann Lamphere	ENGVT

This Addendum forms a part of the Contract Documents and modifies them as follows:

1) **ATTACHMENTS:**

- A. Conceptual Individual Floor Plans (Four pages total).

2) **QUESTIONS:**

Q1. Is the project team responsible for providing a topographic and utility existing conditions plan or will that be provided by the Owner? The Schematic Design Plan checklist suggest it is the responsibility of the design team.

A1. The University will share all of our topographic and utility plans with the awarded firm, but it will be the firm's responsibility to confirm all of the information.

March 21, 2017

Q2. During Linda Seavey's presentation it was indicated Krebs and Lansing will be completing the stormwater permitting for the project. Can you please confirm the scope will be the way it was completed for the First Year Housing Project? Here is the language from the Housing Project RFP: "*The project team's civil engineer will be responsible for calculating post development curve numbers (CN), time of concentration (Tc), and any other required elements to obtain a State of Vermont Stormwater Discharge Permit. Krebs & Lansing Consulting Engineers will perform runoff calculations and prepare and submit the application of the Operational Stormwater Discharge permit. The project team's engineer will be required to design the Project to meet the Groundwater Recharge criteria of the State of Vermont regulations. All remaining stormwater design work not listed above will be the responsibility of the design team's engineer.*"

A2. This language is the correct scope definition.

Q3. Based on our experience with past projects in the Centennial Brook Watershed, we believe the aggregate campus disturbance in the watershed will require this project to obtain an Individual Construction Stormwater Discharge permit and be responsible for bi-weekly erosion control inspections during construction. Please confirm that is an appropriate assumption.

A3. This is the appropriate assumption.

Q4. Will UVM be providing subsurface geotechnical information (soil borings, ledge probes, etc.) for the project?

A4. The University will be hiring the geotechnical consultant to perform soil borings.

Q5. Could you please describe the scope and process for the Program Confirmation phase?

A5. The Program Confirmation phase will be the first two weeks of the design phase with the University Architect and Athletic Department representatives meeting with the awarded firm and confirming the conceptual program location and capacity decisions.

Q6. When will firms be notified if they are shortlisted for interviews?

A6. It is the intention of the University to notify the shortlisted firms no later than the close of business on Friday, April 14th. The specific interview dates will be established with that notification.

Q7. The design team that did the Conceptual Design has the Program and the Conceptual Cost information. Would you consider providing a summary of this information so that all teams have the same scope on which to base proposals?

A7. The information contained within the RFP documents, the addition of attached floor plans, and the responses to these questions are the only basis for developing the proposals.

Q8. Can you provide the program basis used to establish the construction budget?

A8. As was stated at the mandatory Site Visit, a conceptual framework was developed that addressed the vision of the Athletic Director. That vision is defined on slides 5 and 6 (*Context/Project Goals*) of the slideshow from the Site Visit, found on the Facilities Design and Construction website (<http://www.uvm.edu/~arch/>).

Q9. As further clarification, are there assumptions regarding the size and values of renovation and new construction?

A9. To provide a sense of scale to the various areas shown on the overall plan (and supplemented with the individual level plans attached) included in the RFP document, the following assumptions were established for our conceptual estimate:

- a) **Health, Wellness, & Recreation** – 25,000 GSF of new construction and 61,000 GSF of renovation
- b) **Events Center** – 55,000 GSF of new construction, with 3,100 seating capacity
- c) **Shared Spaces** – 22,500 GSF new construction and 16,000 GSF of renovation
- d) **Support Space** – 21,000 GSF of renovation
- e) **Gutterson Fieldhouse** – 3,000 GSF of new construction and 27,000 of renovation

Q10. Can we assume that any required abatement survey work will be conducted by the University? If necessary, will abatement scope and costs be carried outside the established construction budget?

A10. All abatement survey and removal scope is the Owner's expense and is not included in the construction costs.

Q11. What assumptions regarding new construction and renovation quantities and values were used in developing the construction budget?

A11. The quantities are defined in the response to Question #9 above. Values between new construction and renovation varied through a choice of high, medium, and low and will not be shared. The key to the cost equation is that any and all costs developed for this conceptual design will not surpass the limitation of \$62 million, regardless of whatever values were developed during this exercise.

Q12. Can a project estimate be shared with the teams?

A12. The total construction cost of \$62 million with the categories of space defined in the response to Question #9 is all that will be shared with the teams.

Q13. Is there a site survey and/or soil borings information available for the proposed event center location?

A13. No site survey or soil boring information is available to share with the teams.

Q14. Are there recent existing condition assessment studies available?

A14. There have been no recent condition assessments of the facilities. Slides 25 – 28 of the Site Visit presentation titled “*Issues and Opportunities*” of the slideshow from the Site Visit, found on the Facilities Design and Construction website (<http://www.uvm.edu/~arch/>), identify many of the current deficiencies within the PFG Facility.

Q15. Is there a list of projects for the deferred maintenance?

A15. Again, the slides identified in the response to Question #14 list the current known deficiencies in the PFG Facility.

Q16. Are there priorities for the deferred maintenance items?

A16. The immediate priorities include the fire alarm system upgrade and the Gutterson roof repair/replacement identified in the response to Question #14.

Q17. Are there asbestos study reports available?

A17. There is no complete asbestos study for the entire PFG Facility. Partial surveys have been completed over the years.

Q18. Is air conditioning to be provided for the new events center and/or existing facilities?

A18. The new events center will include air conditioning and the objective will be to air condition as much of the renovated areas as possible, with the limiting factor of maintaining the identified construction budget.

Q19. What, if any, roofs are planned to be replaced in the project?

A19. The standing seam metal roof over the Gutterson Fieldhouse needs to be repaired/replaced in the project.

Q20. Is a food service consultant needed?

A20. No.

Q21. Is there a breakdown of the 86,000 SF wellness component?

A21. There is not a tabular program breakdown of the 86,000 SF wellness component, but the zone displayed in the overall plan view in the RFP attachment, together with the three levels of PFG plans provided as an additional attachment herein, clearly

displays the assumed functions that have been graphically depicted in the plan. The current Patrick Gym will be renovated into three recreation courts with a suspended running track and new women's/men's locker rooms; the current strength and conditioning space will be renovated into a MAC Court, and the new northern addition will become a combination of multipurpose spaces and fitness equipment areas.

Q22. Other than hockey, what events would be held in Gutterson?

A22. There is no current plan for any other specific event for the Gutterson space, although a new Arena Football league is being tested this Spring semester.

Q23. For uses other than basketball, what is the planned events center capacity?

A23. The Events Center is also being planned to be utilized for Commencement and Convocation events with floor seating adding an additional 1,000 seats to the 3,100 bowl seating.

Q24. What improvements are scheduled for the pool and associated locker rooms?

A24. While the pool space is deficient, it is not included in the scope of this project and is identified as a future improvement need. The associated locker rooms are included for renovations in this project.

Q25. What constitutes a Vermont firm (consultant)? Does a regional or national firm with a Vermont office meet the requirement?

A25. As long as a firm can demonstrate an existing occupied/maintained address in the State of Vermont, it will qualify as a Vermont firm. A temporary leased office space as the result of supporting a specific project does not qualify.

Q26. Please confirm insurance requirements for the project. (The Limits of liability for the Lead Architect shall not be less than \$5,000,000 each claim, \$10,000,000 annual aggregate). It is considerably higher than our standard for a similar project and budget.

A26. The limits of liability for the Lead Architect are correct, as you have identified.

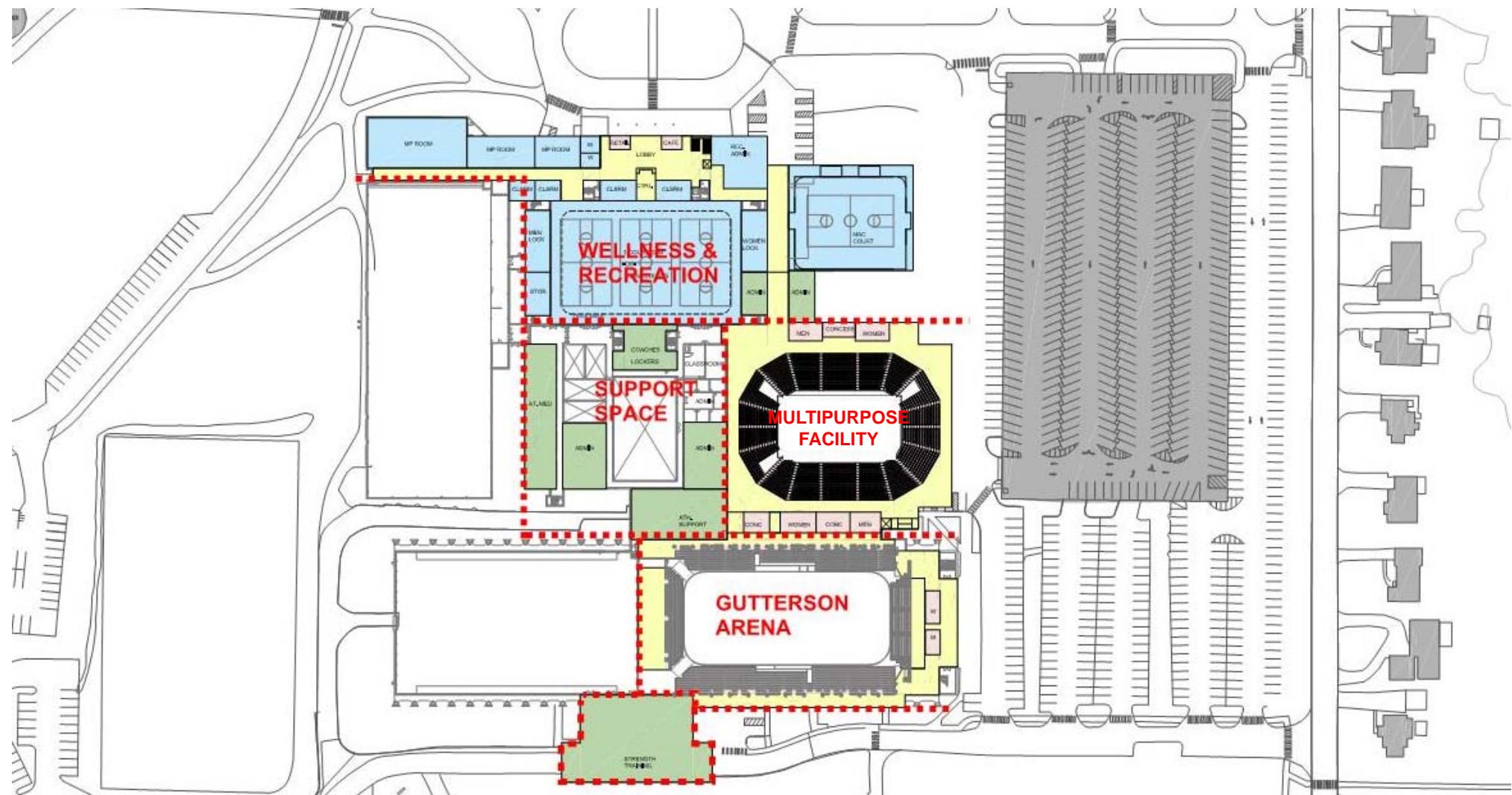
Q27. To provide all of the responding firms with a comparable understanding of this project, would the University distribute a copy of the study completed by Cannon?

A27. The University will not be distributing the Cannon work for this RFP process. The conceptual plan layout, supplemented with the attached plans, provided as an RFP attachment is the concluding concept from that exercise. This conceptual plan is the direction the University has chosen to utilize as our starting point for commencing the schematic design phase as it meets the University's goals and objectives.

* * END OF ADDENDUM NUMBER TWO * *

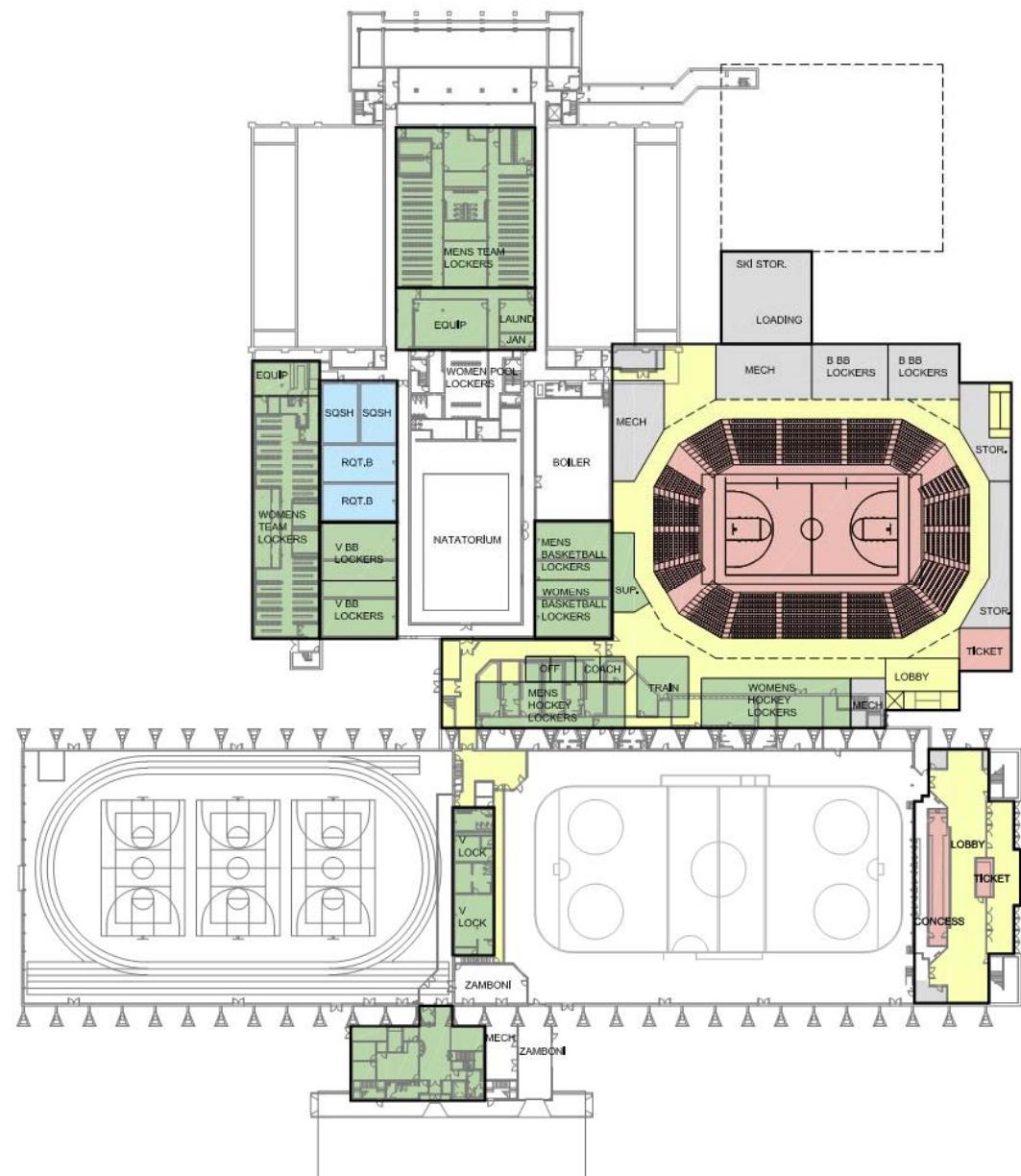
BUILDING LAYOUTS

OVERALL PLAN



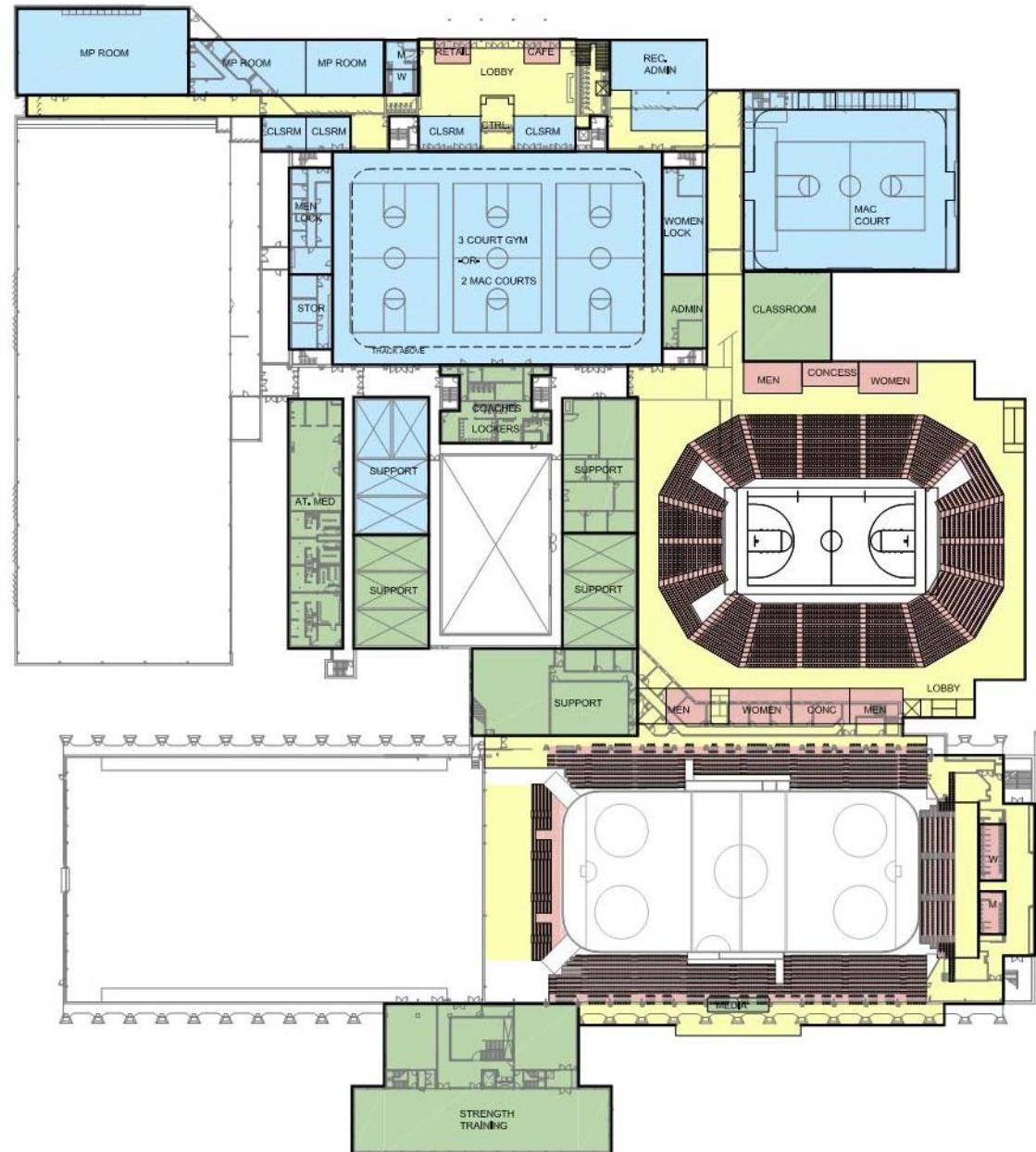
BUILDING LAYOUTS

LEVEL ONE



BUILDING LAYOUTS

LEVEL TWO



BUILDING LAYOUTS

LEVEL THREE

