

Limon School District CxA Q&A. February 25, 2014.

1. The evaluation criteria matrix, section H, appears to be more applicable to the selection of the Design-Build team versus the Cx Authority selection. Can you please confirm the evaluation criteria matrix is for the Cx selection? [My apologies, please refer to the following table:](#)

Criteria	Point Value
Billing Rates/Not to Exceed Cost for Fundamental, Enhanced, and M&V	40 points
Approach to Project/Quantity of Hours And Site Visits	15 points
Work Experience/Key Personnel Qualifications	30 points
References (minimum 5)	15 points
Total	100 points

3. Who are the team members on the Design-Build team? [Haselden Construction / Klipp Architects/ MEP – ME Group / LEED Consultant – Ambient Energy.](#)
2. What is the gross floor area of the new school? [New School Addition - 75,404SF](#)
3. What is the gross floor area of the renovated gym? [Renovated Existing School – 42,610SF](#)
4. Will the design-build criteria be made available for development of the OPR? [Yes.](#)
5. The Basis of Design for the systems to be commissioned must be reviewed by the CxA for LEED Fundamental Cx. Will the BOD be provided by the DB? [Yes.](#)
6. May we suggest that pre-functional checklists be developed by the CxA and completed by the contractors? Completion of these checklists by the CxA (as described) would require our presence through all of the contractor check-out and startup activities, which would be prohibitively expensive for the owner. [It is acceptable for the CxA to develop pre-functional checklist and for the contractors to complete them.](#)
7. Development of a Systems Manual is a requirement for LEED Enhanced Cx. Should this be added to the Add Alternate #1 scope? [Yes it should be included in Add Alternate Scope #1.](#)
8. It is usually most cost-effective for the original modeler to perform the additional runs required to calibrate the energy model for M&V. Please provide the contact information for the modeler so we can solicit a proposal for this effort. [ME Group/Limon School District Project/ Ben Nash 303-382-1920 x4116.](#)
9. Is a fee for IEQc7.2 Thermal Comfort, Verification desired? [Yes this should be included in the base fee.](#)
10. Please clarify the M&V option that is preferred. Item 17 on page 6 doesn't specify a specific IPMVP option; however, in the Exhibit B, Alternate #2 indicates Option D is preferred. [M&V Option D is preferred.](#)
11. Is the OPR meeting to take place on site or at the Architect's office? [On site.](#)

12. Is there a minimum number of design meetings that the CxA should attend? [Attached to this Q&A document are the preliminary design and project schedule. At a minimum CxA should attend a kick off meeting and a DD review meeting in person.](#)
13. To perform diagnostic monitoring, will access to the BAS system via an internet connection be provided? [Yes.](#)
14. Under construction observations (D.4) it is indicated the CxA shall attend bi weekly construction observations. The included schedule indicates a ground breaking time and final completion time, but the CxA will not be involved in site visits throughout this period. Is there a construction schedule available or an estimated number of construction site visits? [A construction schedule is not available, but note the expectation for attendance at bi-weekly meetings during the construction and installation of mechanical systems. Attached to this Q&A document are the preliminary design and project schedule.](#)
15. Under measurement and verification (D.17) it is indicated the DB will be using IES-VE for energy modeling. It is typically not cost effective to the Owner for the CxA to purchase, learn and modify an independent energy modeling program. Is the Owner open to the CxA reviewing the energy model information and working with the DB team to modify the energy modeling program using the DB staff? [Yes, also the information about the IES-VE modeling was provided with the expectation that prospective CxA have at a minimum a working familiarity with that modeling program.](#)
16. A consultant agreement was provided in the RFQ package. Is a completed and signed consultant agreement required in the RFQ response or will the agreement be completed after the CxA is selected? [The Districts consultant agreement is included for your review, when a CxA is selected there will be significant changes to the intent of the agreement.](#)

DRAFT – PENDING FINAL BUILDING LAYOUT

Phases:		<u>Drawing Packages</u>
Phase	1A: Football Field Site Package	Package 1
	1B: Gym Renovation, Existing Building temp classroom Put-Back	Package 1
	1C: Modular temp classroom	Package 2
	1D: Demo/Abatement south building	Package 3
Phase	2A: South building classroom addition (Foundation)	Package 3
	2B: South building classroom addition (full permit)	Package 4
Phase	3A: Demo / abatement north buildings	Package 5
	3B: Gym Lobby 2 story addition	Package 5
	3C: North Building Construction (shared/VoAg)	Package 5
	3D: North site work: play field, play equipment, etc.	Package 5

FEBRUARY

SCHEMATIC DESIGN PHASE

WEEK 1	GOAL: UNDERSTANDING PROGRAM/SITE REQUIREMENTS
2/5/14	Faculty User group meeting
WEEK 2	GOAL: ESTABLISH BLDG. DIAGRAM & GENERAL MASSING & GYM RENOVATION
2/10/14	LEED/HVAC systems internal meeting
2/12/14	DAG no. 2 meeting – Present plan, massing options; LEED, HVAC initial systems selection criteria
2/13/14	On-site field verification, City meetings
2/14/14	OAC internal meeting (design team, consultants, Haselden, RLH)
WEEK 3	GOAL: ESTABLISH BUILDING SYSTEMS, STRUCTURAL, TECHNOLOGY
	Floor plan concept, massing, exterior materials
2/20/14	DAG no. 3 meeting – Update building and site diagrams, phasing plan
2/21/14	OAC – Consultant Coordination
WEEK 4	GOAL: ISSUE PRELIMINARY SD PACKAGE
2/26/14	Preliminary meeting with Town of Limon Fire Dept. – Haselden to set up
2/27/14	DAG no. 4 meeting – Update Bldg. and Site diagrams & “putback” work
2/27/14	Preliminary SD package DUE to klipp. Drawings, narratives
2/28/14	OAC – Consultant Coordination review of preliminary SD package with Haselden

MARCH

WEEK 5 GOAL: SUBMIT SD PACKAGE TO DISTRICT
3/6/14 SD drawings/narratives due to klipp (pdf drawings, MS word - narratives)
3/7/14 Submit SD package to Limon School District

WEEK 6 GOAL: OWNER REVIEW AND COMMUNITY MEETING

3/10 - 3/13/14 Owner review period
3/13/14 DAG no. 5 meeting - System updates and SD owner comments review
3/14/14 Community Meeting - review SD drawings, schedule, budget
3/11/14 Technology Meeting - AV, Security, IT (Follow-up)
3/14/14 OAC - Consultant Coordination
Kick-Off DD, CDS for Site, put-back and Gym Reno
TBD Initial meeting with State DFS

- Review site plan
- Floor plan, code analysis
- Phasing plan, progress put back plan
- schedule

DESIGN DEVELOPMENT PHASE

WEEK 7 GOAL: FOCUS GROUP MEETING
3/10/14 Team 2 - Start Construction Documents for Site, Put-back and Gym Reno
3/20 - 3/21/14 Focus Group meetings no. 1

WEEK 8 GOAL: MEETING WITH STATE DFS, PREP FOR INTERIORS MEETING

3/23/14 Meeting with State DFS

- Review site plan
- Phasing plan, progress put back plan
- schedule

3/28/14 OAC - Consultant Coordination

APRIL

WEEK 9 GOAL: INTERIORS PRESENTATION

4/3/14 DAG No. 6 - Interiors meeting
Initial color pallets
Colored Interior perspectives
Colored interior elevations
4/4/14 OAC - Consultant Coordination

WEEK 10

4/10/14 50% DD due from consultants (drawings only)
4/11/14 Issue 50% Design Development

WEEK 11

4/17 - 4/18/14 GOAL: INTERIOR ELEVATIONS FINALIZE
Focus Group meetings no. 2
4/25/14 OAC - Consultant Coordination
Final coordination packages 1, 2

MAY

WEEK 14

5/8/14 100% DD drawings and specs due from consultants
5/9/14 Issue 100% Design Development (whole building)

CONSTRUCTION DOCUMENT PHASE

5/9/14 Issue Construction Documents (team 2):
1A: Football Field Site Package Package 1
1B: Gym Renovation, Existing Building temp classroom Package 1
Put-Back
1C: Modular temp classroom Package 2

WEEK 15

5/12-5/15/14 GOAL: OWNER REVIEW AND COMMUNITY MEETING
Owner review period
5/15/14 Community Meeting: review DD drawings, budget

WEEK 16

5/22/14 Ground Breaking Ceremony

JUNE

WEEK 18

6/4/14 Package 3 CDs drawings/specs due from consultants
6/6/14 Issue Construction Documents:
1D: Demo/Abatement south building Package 3
2A: South building classroom addition Foundations Package 3

6/13/14 Receive permit Package 1, 2

JULY

WEEK 22

7/2/14	95% CDs due from consultants (drawings only)	
7/3/14	Issue 95% Construction Documents	Package 4, 5
7/7/14	Receive permit package 3	

WEEK 23

7/7-7/11/14	Final coordination	
7/11/14	OAC review redlines	

WEEK 25

7/23/14	100% CDs drawings/specs due from consultants	
7/25/14	Issue 100% Construction Documents	Package 4
	2B: South building classroom addition (full permit)	Package 4
	3A: Demo / abatement north buildings	Package 5
	3B: Gym Lobby 2 story addition	Package 5
	3C: North Building Construction (shared/VoAg)	Package 5
	3D: North site work: play field, play equipment, etc.	Package 5

AUGUST

8/25/14	Receive permit Package 4, 5	
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