

**Red Rocks Community College**  
**RRCC 26-15-RFQ01 Nursing and Health Imaging Building**  
**Vendor Questions and Answers (in blue)**

1. Will there be a project requirement for sustainability certification (LEED, WELL, Green Globes, etc.)?  
**Designed/Engineered to LEED Gold, certification will be decided during design.**
2. Are there any energy efficiency goals beyond code-minimum requirements (EUI benchmark, % below ASHRAE, etc.)  
**We will be open for discussions with the contracted A&E team**
3. We understand the design team will need to coordinate building systems to support FF+E. Will the design team need to specify, select, or take inventory of any equipment or furniture?  
**Yes. For new FF+E Only.**
4. If the design team utilizes a general contractor for cost estimation services, will they be able to bid the construction work?  
**Yes**
5. Will there be a prequalification of general contractors prior to bidding?  
**Unlikely due to schedule.**
6. Can you provide existing project information, if it exists?  
**\*Documentation will be shared with winning A&E**
  - a. Geotechnical Report  
**No**
  - b. Environmental Report  
**No**
  - c. Traffic Study  
**No, but one has taken place.**
  - d. FRH Mixed Use Concept plan and Site Development Plan.  
**Unfortunately, not at this time**
  - e. Program Plan  
**Provided**
7. Is there a State requirement for art in public spaces?  
**Yes**
8. Is there any site remediation work that will be required?  
**To the best of my knowledge, no**
9. Will water quality infrastructure be onsite or regionally handled?  
**Handled locally as if it were a stand-alone project.**

10. Do the requirements of Section III.4.a apply only to the prime consultant or to subconsultants as well?

Only Prime Consultant

11. Would teaming with GC for estimating preclude them from bidding the project in the future?

No

12. It is understood the site will remain within Wheat Ridge and not be annexed into the City of Arvada, please confirm.

It will be State property located in Wheat Ridge.

13. Will FRH as the master developer provide a site pad ready? Specifically, will the design team need to provide demolition, overlot grading, utility main installations and/or on-site water quality or detention?

This project will stand alone - utilities, storm water etc.

14. The RFQ mentions FRH will be the master developer and is in charge of entitlements and land transfer. Does this include all entitlements for the project, and therefore the design team does not need to provide scope to champion entitlements?

This project will stand alone, owned by the State of Colorado.

15. The RFQ, under the Project Overview section, notes the "selected provider" to assist RRCC with Fit Study activities, . . . subdivision coordination . . . and shall oversee architect/engineer procurement process. Can you define "selected provider" and clarify the roles and responsibilities?

Correction to this paragraph - This should have been worded to utilize the RRCC existing fit study (to be provided to awarded entity), assist in subdivision coordination, utility planning, and environmental/habitat considerations. With the following line deleted "oversee the architect/engineer procurement process"

16. Is subdivision coordination the responsibility of FRH or the design team? It's unclear how the selected provider oversees the architect/engineer procurement. Subdivision will stand alone, FRH will manage their site.

FRH is responsible for subdivision coordination.

17. Are you planning on reusing any of your current FFE and equipment? If yes, is an inventory necessary for this?

Unknown at this time, most likely not.

18. Is the level of signage scope required only code-required signage?

To be determined during design process.

19. Can you identify the boundaries or area of the project site?

Yes, they are defined. They will be provided to the winning contractor.

20. What level of engagement is expected from the project team with Foothills Regional Housing?

Minimal to none.

21. Can you share the names of the selection committee?

Not available at this time.

22. As noted during the preproposal meeting Q&A, can the concept plan be provided?

It will be shared with the winning firm.

23. Will the design team be provided a final program or will the team be expected to work with RRCC to confirm programming?

We will provide and have discussions with the contracted A&E team.

24. Will RRCC be responsible for contracting Geotechnical and Surveying Services, or should the design team carry these services.

A&E will be responsible.

25. The program described in the *Arvada Facility Program Plan* includes 3,555 ASF for Radiologic Technology Education. Assuming Rad Tech is no longer to be included, will the overall building size decrease, or will that space be reallocated to other programs?

Size will remain the same, this space will be reallocated.

26. Please confirm if this project will include any design efforts for the spaces to be vacated in the existing building.

No