

OWNER'S REP QUESTIONS

1. Please provide the project schedule. (i.e. design phase, construction phase, post construction phase)
 - 619 Granite: Design is complete. Construction is anticipated to be 20-24 months, to commence summer 2022. Post-construction is only related to closeout of GC contract.
 - Slopeside: Design is at 80% and expected to be complete in mid-May 2022. Depending on final scope the construction is anticipated to begin in Fall 2022 and extend 18-24 months, post-construction is same as above.
2. How long is the post-occupancy OR engagement for the OR? 12-months? 24-months? And what is the expected OR scope of services during the post occupancy period?
 - Intent is for OR to see both projects through up until final completion and final acceptance from the Town of Frisco. Beyond that, all items would be handled Town staff or property managers hired thereafter.
3. Is there a preferred contract type for the Owner's Rep agreement or will the Owner's Rep provide the contract structure?
 - The Town of Frisco will provide a contract for Goods and Services. A sample has been placed in the project folder for reference.
4. Under General Requirements of the Selected Proposing Firm, the RFP states that a Performance and Payment Bond will be required. Is this for the Owner's Rep or for the General Contractor?
 - Errors and Omissions and General Liability Insurance is what will be required by the OR team. Performance and Payment Bonds will be required for GC(s).
5. Is there an anticipated construction start date for both projects at this time or will the Owner's Rep be expected to help establish start dates?
 - Ideally, the Owner's Rep would be brought onto both project teams and assist in the writing of the RFPs for General Contracting services for both projects. Fall of 2022 would be the anticipated start date for both.
6. Is there an anticipated duration for the design and construction for both projects?
 - See Question 1. 619 Granite- design complete, construction start summer 2022, duration 20-24 months
 - Slopeside Hall – See question 1
7. Has an Architect of Record been awarded for either or both projects?
 - Slopeside Hall: OLC Designs
 - 619 Granite St.: Studio Architecture
8. It appears both A/E teams will remain under contract to the Town for the duration of construction administration services. Can you confirm?
 - Yes
9. Would you be willing to provide the A/E scope of services for the VE and CA phases?
 - For both projects value engineering was conducted as part of the final design development. It is anticipated that once a general contractor is onboard and firm pricing has been established that some additional efforts will be required.
10. Are there established or targeted budgets for each of the projects?
 - Both projects are being funded with money from the Capital Improvements Fund and both projects have been projected as follows:
 - i. Slopeside Hall: \$7,500,000
 - ii. 619 Granite St.: \$7-8,000,000

11. Are the projects funded already?
 - Please see response to question 10, and note that grant opportunities for housing may be sought by Town of Frisco staff for affordable housing.
12. Our expectation would be to procure one prime general contractor for each project and they would contract to the subs. Is the town anticipating multiple prime contracts for each project or just one GC for each project (two total)?
 - At this time each project would be bid separately with a prime selected for each. If a contractor wanted to pursue bidding on both projects that may provide the Town of Frisco with an economy of scale to work off of. Regardless, there will be a prime contractor handling all sub-contractor hiring and coordination.
13. It appears the desired contract method for the GC will be hard bid, please confirm.
 - This is correct, this will be a hard bid scenario for both projects.
14. Granted snow melt and permitting will take time – winter will be looming that time of year is there a specific reason why the desired start is fall of 2022?
 - This is the most reasonable time given the Town’s constraints for following procurement policies, presenting items to Town Council, gathering information to provide as much information needed to prospective bidders, finish design with A/E teams for thorough CD drawings, and to begin the project in the 2022 fiscal year.
15. Are there additional milestones or desired completion dates we should be aware of? The Town may establish timelines for project milestones or completion in conjunction with general contractor selection.
 - Not at this time.
16. Will there be any funding provided from CDOT for 619 Granite Street, and if so, will any of their inspection and reporting requirements apply?
 - See answer to question 11, at this time all construction will follow the standard Construction Agreement guidelines. CDOT is providing some funding, however construction will be permitted following Town of Frisco building and development Code requirements.
17. The RFP notes Performance and Payment Bonds will be required (p.5). Please confirm that is not the case for this consultant contract.
 - See response to question 4.
18. What is the current status of design for both projects?
 - Both projects have 80% DD sets at this time. 100% CD for 619 Granite are in progress. 100% CDs are anticipated to be complete in mid-May 2022.
19. What is the anticipated schedule? Will the projects be constructed concurrently?
 - See response to question 1.
20. Are the projects considered separate projects for the purposes of budgeting and contracts?
 - At this time both projects are considered separate.
21. What is the total project budget for each project?
 - See response for question 10.
22. Is there an anticipated construction cost for each project?
 - Estimates have been posted in the project folder.
23. Do you have a proposed Agreement form for Professional Services that would be utilized for OR?
 - See response to question 11.

24. Construction Warranty – Has the Town determined a duration for warranty? Would the intent be for the OR to manage the warranty process to ensure satisfaction with the involvement of Town staff or would the OR be responsible for signing-off on every warranty item?
- The standard warranty period for the Town of Frisco’s Construction Agreement is 2 years from the date of final acceptance, provided in writing from Town staff. The intent would be to have the OR on board up until final acceptance and project closeout.
25. Are there Geotechnical Engineering Reports available for each project?
- Yes
 - i. Slopeside Hall Project Specifications has that information.
 - ii. 619 Granite St. added to the project folder.
26. Does the Town have a 3rd Party Materials Testing and Observation firm in place or will the OR be managing the solicitation process for these services?
- There are only two local material testing firms in Summit County, so it would not be unfair to assume that the contractor will use one, which leaves the Town of Frisco with only one option. Ideally the Town of Frisco would like the OR to onboard a materials tester for QA, while the contractor provides their own QC.