

Minnesota State Colleges and Universities



Normandale Community College

Request for Proposals for Architect/Engineering Services for Parking Lots 1 & 2 Repair

Addenda No. 2

Date 10/24/2017

Answer to Questions Received

- 1. Survey and Site Plan** – Although not described fully in the RFP, we assume that the surveyed existing conditions and proposed site plan that have been completed by others, will be provided to the winning firm in an AutoCAD(DWG) electronic format. We also assume that surveyed existing conditions are accurate and up-to-date and that the proposed site plan is drawn accurately and to city standards. Can you confirm or provide direction otherwise.

Response: Sunde Land Surveying has a complete survey of Normandale Community College Campus, the Campus will make this survey available to the team that is awarded the design.
- 2. City Approvals** – Although Addendum #1, item #3 provides a little direction, we do recognize that the project involves a significant increase/modification of on-site parking and change in access to the public streets. There was no mention in the study/RFP of any required City application and approvals for the project, and related time frame, which usually is an important component of the project. Is there any official statement from the City as to their requirements or stance on the project? Such as development/site plan application, and/or related Staff vs Council meetings and approvals? This can significantly impact the time frame and design of the project.

Response: The design in the pre design is a concept, the team that is selected will need to perform schematic design, design development, construction drawings, bidding and construction administration. Meetings with the City of Bloomington, the Metro Bus Transit and the Nine Mile water shed district will be required to ensure delivery of this project on time and within budget.
- 3. Schematic Design and Meetings** – It seems that the Schematic Design Phase of the project is duplicating a bit of the Larson Study, that was recently completed. Is the intension to keep the Schematic Design Phase in the scope and that it is just an enhancement to what was done, or is the Larson study the Schematic Design Phase and this phase should be removed from the scope? If keeping this phase into the scope, it appears that there would be some interview/meetings of facility personnel, is there an estimate number of meetings that the scope should accommodate with Normandale CC?

Response: Meetings with Normandale staff will be necessary, the amount or the number of meetings will vary.
- 4. Architect Services** – Page 15, Section V., Proposal Content 3.II Project Team Composition, the Addendum #1 did not correct the architect role. We assume that this should match the required design team language/changes on page 7, to be Architect/Engineer services to include project management, cost estimating, and project scheduling. We assume that an architect is not required for this CE, EE, LA type site project.

Response: This needs to match the required design team language/changes on page 7.

5. **Tunnel Repair Project** – It is our understanding that there is a Tunnel Repair project that is also in the near vicinity of the Parking Lot Repairs project. Could you provide any insight if this project effects this RFP, involving design, construction, scheduling?

Response: Tunnel repair project may include some of the same storm water management solutions and tie into a complete storm water management program.

6. **Stormwater Design** – From the study and the addendum, it appears that storm water requirements (such as BMPs) were not very well defined, and looking for direction from the RFP Consultant. However, there is concern that the study's estimated cost for Drainage/Utility Improvements and Contingencies may not be adequate to cover all the BMPs (underground infiltration, rain gardens, etc.), as well. Can there be some clarity on the project budget, if there is significant greater differences between the project's budget and the actual cost. Also, the study references a 2010 Stormwater Master Plan, but was not provided and is unclear what this entails. Where can this be found and how does it affect the project?

Response: There are currently storm water studies for other areas of the campus, but none of them involve parking lots one and two.

7. **Staging / Temp Parking** – Is the project improvements implemented under one stage/project area, or is this to be constructed under 2+ stages? If more than one stage, do the plans have to indicated diagrams and/or direction on stage areas/time frames? Also, the implementation is being scheduled during the summer, lessening the class/student disruption, so is there any requirements for the plans to indicate temporary college parking direction, or just assume they will use the other parking areas. The addendum states this may be part of the Independent Consultant role, just need clarification.

Response: The goal is perform this work as one project, the campus is using parking revenue funds to support this project. The goal is to use other parking lots on campus to park students, faculty and staff during this project. The construction project cannot start until Spring semester has been completed (mid May 2018) and must be completed by the time fall semester begins (mid August 2018).

Sign in Sheet

Parking Lot Informational Meeting

October 23rd, 2017

Name	Company	Email	Phone #
Todd Petersen	EEA	tpetersen@ceconstruction.com	651-632-2320
Naeem Qureshi	PCE	naeemqureshi@pce.com	612-360-7448
Matt Woodruff	Larson Eng	mwoodruff@larsonengr.com	651-481-9120
Bryan Miller	Larson Eng.	bmiller@larsonengr.com	612-231-4536
Jim Tiggelaar	LHB, Inc.	jim.tiggelaar@lhcorp.com	763-464-8249
Mike Remington	Inspec, Inc.	mremington@inspec.com	763-546-3434

Sign in Sheet
Parking Lot Informational Meeting
October 23, 2017

Name	Company	Email	Phone #

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October 23rd, 2017

Name	Company	Email	Phone #
PAUL SCHROEDER	SRF CONSULTING	pschroeder@srfconsulting.com	763.249.6796
LANCE SCHERK	Damon Fowler	lscherk@damonfowler.com	612-743-0440
Rhonda Pierce	Pierce Pini + Associates	rhonda@piercepini.com	763.537.1311
MATT SWENSON	WSB & ASSOCIATES	mswenson@wsbeng.com	763-512-5253
Janelle Taveggia	WSB & ASSOCIATES	jtaveggia@wsbeng.com	763-287-7144
Gregg Johnson	Rani Engineering	gregg.johnson@ranieng.com	612-455-3322
BARRY WAGNER	HAKANSON ANDERSON	barryw@haa-inc.com	763-427-5860
Craig Klund	TKPA	Craig.Klund@TKPA.com	651-292-4455

Sign in Sheet
Parking Lot Informational Meeting
October 23, 2017

Name	Company	Email	Phone #



NORMANDEALE
COMMUNITY COLLEGE