

Durango School District 9-R – Facilities RFP Q & A

Question: In the first paragraph of “The Scope of Services” it indicates that an existing facilities and conditions assessment already exists. Can a copy of the existing facilities audit be made available?

Answer: The existing facilities plan is quite extensive and is dated. It’s not in an electronic format, so it’s difficult to share it with vendors. That said, we work with Colorado Department of Education on site analysis plans for each of our campuses. We will post that information on our Bidding web page.

Question: Can you please clarify what the expectation or need is to include additional facilities audits or updates to previous reports? The extent of the facility audit effort will impact the scope, schedule and fees related to M/E/P, Low Voltage systems, Roofing, Structural and Civil engineering.

Answer: We’re envisioning our plan will need to be updated on the M/E/P and roofing side. That said, the aforementioned plans should provide a good indication of where we are and may minimize additional work. In the end, we would like to have a one-stop shopping experience between the CDE plans and the RFP outcome that helps our district (and our community) understanding the current status and future needs of our physical plan.

Question: Is it acceptable to visit the existing facilities prior to the end of the month of May or early June? If so, what is the process for coordinating site visits with the district?

Answer: Yes, it is possible to schedule a site visit. We are looking at June 10 for a non-mandatory site visit for any interested vendors. We will send details out to the various firms and place the information on our Bidding Information section of the 9-R website.

Question: Does the district have AutoCAD files/Revit files, or electronic files of each of the school facilities that can be used for the master plan?

Answer: The existing facilities plan is quite extensive and is dated. It’s not in an electronic format, so it’s difficult to share it with vendors. That said, we work with Colorado Department of Education on site analysis plans for each of our campuses. We will post that information on our Bidding web page.

Question: Does the District have a current or prior Facility Master Plan Available for review?

Answer: Yes, we have a current plan in a couple different forms (just not all in one place). It can be shared with the finalist. In the meantime, the site assessments that have been added to the RFP page have the most comprehensive information.

Question: Based on the information contained in the RFP, two (2) Hard Copies and one (1) electronic document are to be submitted, is there a page limit to the proposal beyond the required supporting documents such as certificates of insurance, etc.?

Answer: No page limit

Question: How many Long Range Planning Committee Meetings will be required?

Answer: We will leave this to the determination of the selected vendor. We think the vendor would be able to get the appropriate feedback and update by attending just one meeting. We think it could be combined with the same trip as the community meetings.

Question: How many Community Outreach meetings will be required?

Answer: We think the vendors would be able to conduct 3 meetings over a two-day period of time. These could be scheduled in conjunction with the Long Range Planning meeting.

Question: With Board of Education approval of the Planning Contractor in August 2019 and a Project Submission Deadline of 2/1/2020 (approximately 4.5-5 months) leaves a very short time frame for completion for a school district of your size with nearly 1M in square footage between 12 schools, along with the necessary LRPC and Community Outreach Meetings. A project of this size typically takes between 6-8 months to complete, is there any flexibility in the time line? Is the intent to initially identify the needed capital project priorities with budgets in time to schedule a GO Bond Election? If so, the current schedule would allow for completion of the initial data gathering and meetings necessary to identify those priorities, and then the final document could be written and finalized later in the spring of 2020.

Answer: We think your logic makes sense. We'd like our Board of Education to vote on the bond concept in February or March so that we can begin formulating a community committee to support and advocate for the ballot question.

Question: Does the district have a design standard or guidelines for preferred mechanical and/or lighting system types or vendors, as it relates to energy efficiency measure evaluations and systems replacement recommendations?

Answer: We do not have any preferences in these areas.