



MEMORANDUM

TO: RFP 21-004

FROM: Aaron Flure, Purchasing

DATE: April 13, 2021

RE: Question & Answer -RFP 21-004-2

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- **Question:**
Do you want to have report included for abatement?
 - **Answer:**
Typically, we keep a report of everything that gets abated at a building. Once asbestos or mold/mildew is discovered on site, we require work cease immediately at the specific site. We hire Havona Environmental to verify the contents of the suspected material. If the results come back as positive for asbestos or mold/mildew, we then bring in SW Abatement to abate these items from the site. We then bring Havona Environmental back to test the site and clear it before work can resume.
 - **Question:**
Is HVAC divisible or it is all or nothing?
 - **Answer:**
HVAC is critical and can be assessed further to determine if any large components are new enough they can remain. If not and partial becomes non-conductive, we will require that a new HVAC system be installed and the old one demolished.



- **Question:**
Will Tiles and HVAC be an option for reduction in scope?
Answer:
HVAC will most likely not be included in reduction of scope, it is a major part of project. We will consider looking at whether larger components are new enough that they can remain. However, it is our preference to replace the HVAC system. If needed, "tile" can be included in a reduction of scope.
- **Question:**
Will LEED rating for windows be an option for reduction in scope?
- **Answer:**
No, unless there is an ability to get approval from State. In addition, we would like at least one window in every room to be operable.
- **Question:**
Is electrical independent
- **Answer:**
No, metering is connected to other buildings and a transformer that connects and feeds other buildings. Pending what a replacement HVAC will require, the electrical panel and transformer may have to be upgraded. We also hope to add solar panels to this project.
- **Question:**
Do you have tunnels or basement that needs worked on?
- **Answer:**
This building does not have a basement or tunnels associated with it.
- **Question:**
What is the scope and condition of surface drainage and site conditions around the building. Will funds be allocated toward any civil work around the buildings? Will firm need to have a civil engineer on the team?
- **Answer:**
We do not anticipate a significant amount of civil work needed for this project. However, drainage from rainfall and snow has not been a problem at this time. However, we did have to install a lift station three years ago to help transport sewage away from the building, because the sloping of the sewer lines was inadequate. A sewage containing tank was also installed. Civil should look at the site to ensure there aren't any unforeseen problems.



- **Question:**
Are there current construction drawings?
- **Answer**
We do have paper construction drawings from 2000. These drawings can be mailed only to architects who will be applying to this RFP. We ask that the plans be copied and mailed back to the university within 3 days of receiving these plans.