



Department of Finance and Administrative Services (FAS)
Capital Development & Construction Management (CDCM)
RFQ# CDCM 2014-01
Cedar Falls Administration Building A/E Services

ADDENDUM #1

Pre-Submittal Meeting Q&A April 4, 2014

1. What does the overall project schedule look like?

Our preliminary schedule calls for completing programming and predesign by March of 2015 and design, permitting, and bidding by March of 2017. We anticipate a 14 month construction period at this time. The start of construction date will need to be considered carefully due to the weather impacts on the site. We are interested in working with the prime consultant to find ways to accelerate the schedule.

2. Which version of LEED will the City use for the project?

The City intends to register the project under LEED for New Construction V3.

3. Will the city be providing baseline geotechnical information?

Yes.

4. Will the design team need to provide a geotechnical surveyor?

Not unless you feel it is necessary. The City intends to provide geotechnical investigation reports for the project.

5. Where is the drain field that was installed in 2001 for the septic system located?

The drain field is located just to the north of the main yard complex.

6. Are there many people who bike to work?

Some staff bike from the educational center but not from their homes. The program includes features for staff to work out, shower, bike etc.

7. What is the plan for the existing Watershed administration building?

SPU intends to occupy the current administration building until construction of the new administration building is completed, and then demolish the building after the staff move out. The City feels this will provide more options for phase 2. Staging is an important part of planning and scheduling for the project.

8. Are the open areas indicated on the project site plan from the power point presentation based on previous studies by SPU or were they chosen because it's a flat site?



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The open areas are not based on any particular study. The location of the new administration building is open for discussion. Proximity to Cedar Falls Road and the utilities that run along it should be considerations for siting the new administration building.

9. Are there plans for future growth or expansion down the road?

Future growth has already been considered and should be verified during the programming phase.

10. What are you going to do with the building that holds the current gym?

The current fitness room is housed in a shed behind the Harman house. Once the fitness room is relocated to the new administration building, the shed will be mothballed.

11. Is the existing parking adequate or is there a need for additional parking? ADA parking?

Currently there is adequate staff parking. ADA will be an important part of site planning.