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Division of Public Works

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Design and Construction
Facilities Services
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July 19, 2013

DPW PROJECT NO. 14251
Exterior & Interior Renovation
College of Education (COE)
University of Idaho (UI)
Moscow, Idaho

RFQ ADDENDUM NUMBER ONE

The following addendum applies to the above referenced project and is included as part of the Request for Qualifications (RFQ). Acknowledge this addendum within your cover letter of your submittal which is due **August 7, 2013 at 10:00am MDST to DPW / Boise.** Include a specific contact name and email address for future correspondence within the cover letter.

ACCESS TO EXISTING COLLEGE OF EDUCATION DOCUMENTATION

Existing College of Education as-built drawings, asbestos and seismic reports are available for review. Contact the University of Idaho for a temporary access login and instructions:

Ben Camp
Architectural and Engineering Services
University of Idaho
benjaminc@uidaho.edu

ATTACHMENTS

- Meeting Minutes from July 16, 2013 RFQ Education Building site walk
- Sign In sheet from July 16, 2013 RFQ Education Building site walk
- College of Education Building site walk handout
- Artist rendering of possible College of Education Academic Mall Entrance
- Artist rendering of possible College of Education Administration Courtyard Entrance

END OF RFQ ADDENDUM NUMBER ONE

DPW Project No 14251 July 16, 2013

Exterior & Interior Renovation
College of Education (COE)
University of Idaho (UI)
Moscow, ID

RFQ Walk Through / Meeting Notes:

- Elaine Hill, DPW PM, and Ray Pankopf, Director A&E Services; introduced the project, scope and history.
    - This project will be design-bid-build.
    - No programming has been performed at this time; no preconceived plans at this time.
        - The schedule is very tight; month for programming; month for SD's, then onto DD / CD's.
    - It was noted that there may be a split package for the abatement / demo.
        - Anticipated a demo contractor will part of the abatement team; often larger demo contractor perform abatement work as well.
        - Abatement plan is not part of architectural services.
    - Anticipated project budget is $14,500,000.
        - The College of Education is hoping to fundraise $7mil - $7.5mil.
        - Relocation of occupants is not part of project funding.
        - Design funding is in place.
        - Approval of construction documents / approval for construction must be approved by the Board of Regents – targeting either the Feb / April meetings or the April / June meetings (Meet bi-monthly).
    - An addendum to the RFQ will be issued July 24.
        - Please send any questions prior to this date so can be included as part of the Addendum.
        - RFQ Proposals are due August 7th, 10:00AM MDST – DPW / Boise.

- Answers to questions from the meeting attendees:
    - There are existing drawings / reports / studies available.
        - The UI AES can provide links from the online document archive. Contact Ben Camp at benjaminc@uidaho.edu
        - A seismic study of various campus buildings has recently been completed. Information on the ED Building seismic needs can be found there.
        - A complete Haz-Mat report was completed by Industrial Hygiene Resources (IHR) and is available as well
    - The selection committee will consist of two DPW reps / 2 UI reps / 1 independent.
    - Anticipated programming
        - Larger classrooms; technology.

        - Currently most faculty / curriculum / instruction / deans office / distant learning, etc…is in this building.
            - Body Movement at the Physical Ed Bldg / Vo-Tech Education housed ITED.
        - Elevators – currently one; new one not anticipated unless driven by code.
        - Mechanical / Electrical system upgrades anticipated.
        - Restroom upgrades – currently men and women restrooms on opposite floors.
        - Civil work – minimal unless significant additions are made.
        - Improved faculty offices – current ones are too small.
    - Expansion Needs:
        - Possible more impressive entrance at east entrance.
        - Possible new west entrance; open to floors above.
        - Kiva – may or may not remain.
        - Need for large auditorium on campus - 300 – 350 seat range
    - Construction access: possibly west around PEB; more likely Admin Bldg. west parking lot.
        - Not final at this time.
    - LEED Certification – Yes, minimum Silver; Gold desired.
    - Flexibility of classrooms:
        - Technology / smart classrooms / furnishings – yes.
        - Movable walls - no.
    - Video conferencing / sound proof rooms for teacher deliberations / distant learning.
        - Some online instruction.

End Meeting Notes

DPW K4251
UI EDUCATION BLDG
RFQ WALK THRU
JULY 16, 2013

NAME	COMPANY	EMAIL
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Traci Honegan	Coffman Engineers	honegan@coffman.com

College of Education Building

Original Building Completed: **1968**
Major Additions / Renovations: **None**

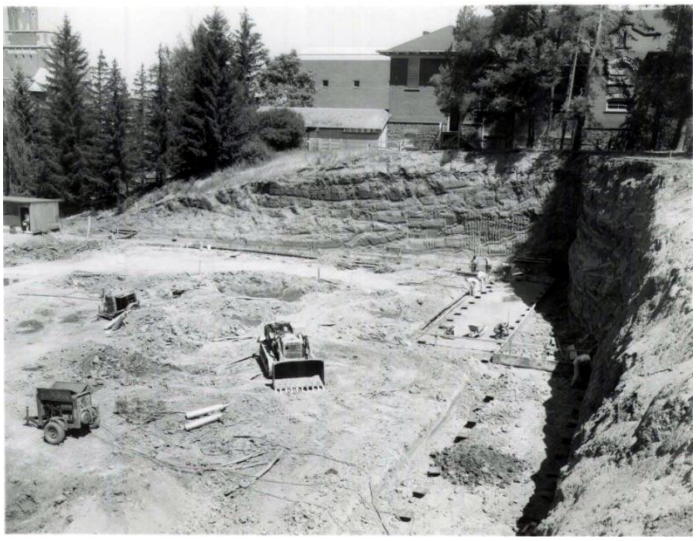
Building Construction:

- Foundations: Concrete Footings / Capped Steel Piles
  Buttressed Concrete Foundation Walls
- Structure: Steel Post & Beam
- Walls: CMU Masonry Walls w/ Brick Veneer
  Glass / Aggregate Panel Curtain-Wall
- Floors: Composite Concrete & Metal Deck
- Roof: Insulation over Metal Deck

Building Size:

- First Floor: 11,948 gsf
- Second Floor: 11,885 gsf
- Third Floor: 11,885 gsf
- Fourth Floor: 11,885 gsf
- Fifth Floor: 7,085 gsf
- KIVA: 4,510 gsf
- Penthouse: 2,285 gsf

Total GSF: **61,483 gsf**



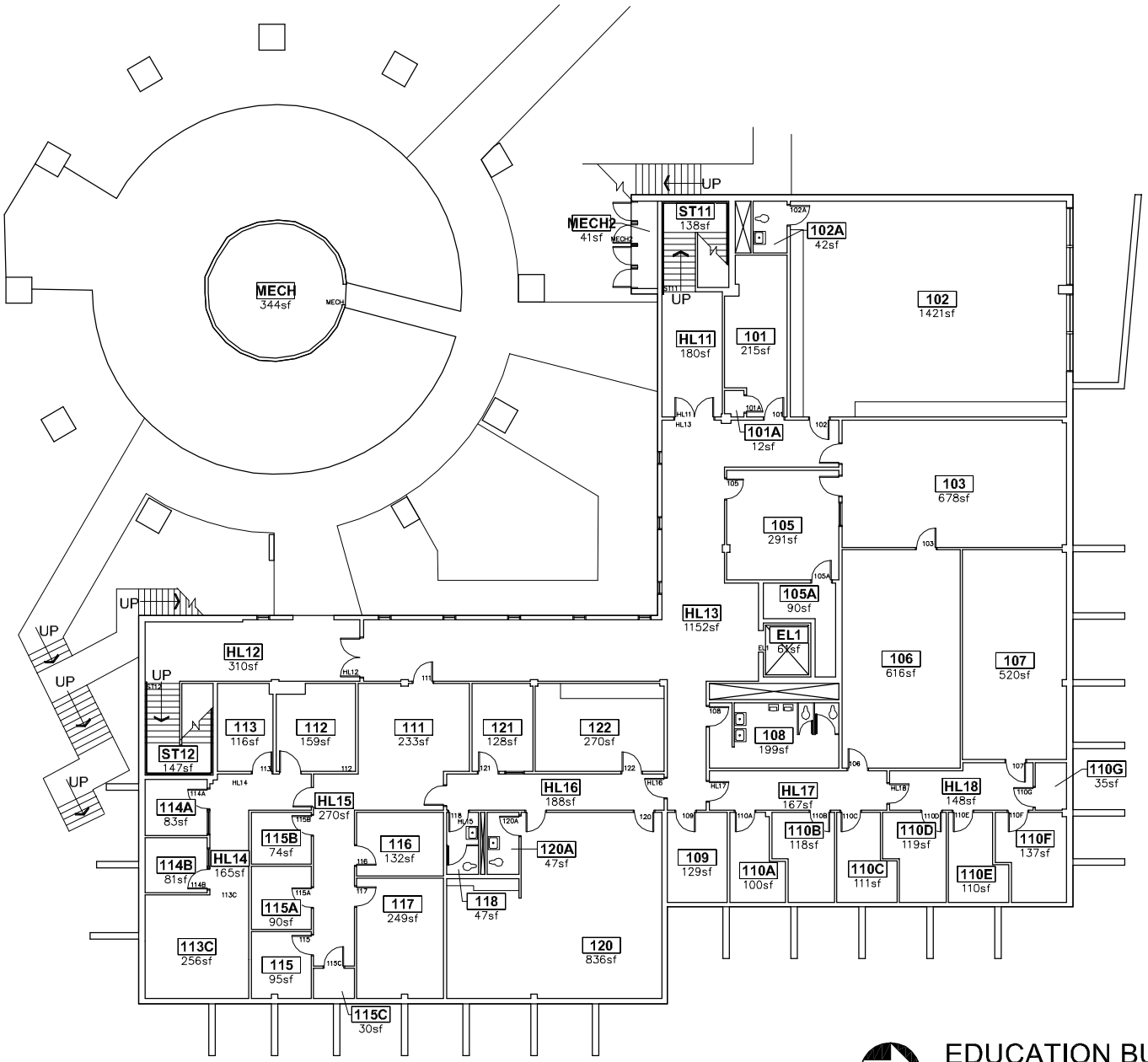
Education Building Construction: July, 1967

Education Building Construction: October, 1967

Education Building Construction: September, 1967

Education Building Construction: April, 1968

University of Idaho



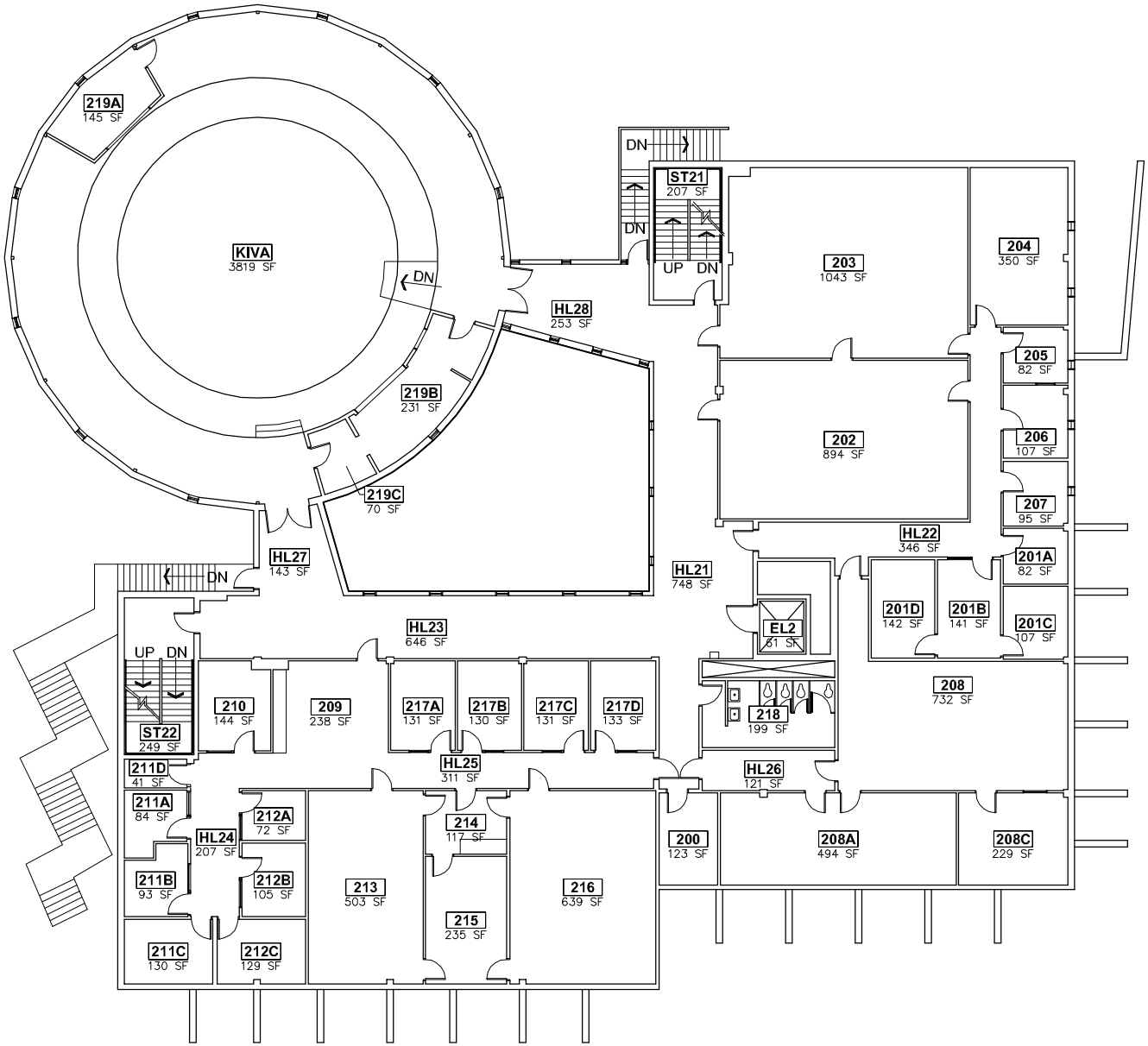
EDUCATION BUILDING - #043

FIRST FLOOR 12-31-2009

0 12.5' 25' 50'

SCALE: 1"=25'-0"

University of Idaho



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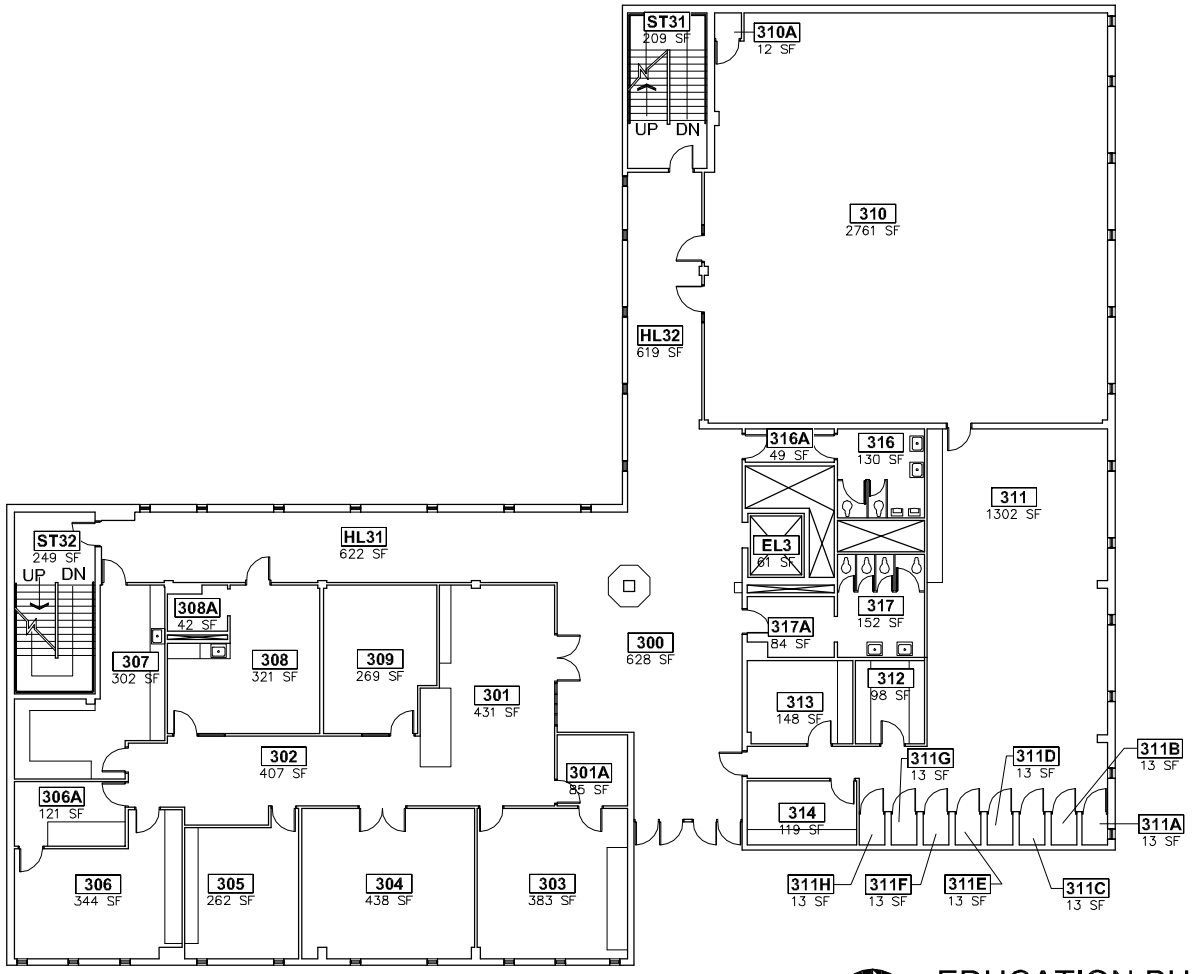
EDUCATION BUILDING - #043

SECOND FLOOR 10-06-2010

0 12.5' 25' 50'

SCALE: 1"=25'-0"

University of Idaho



EDUCATION BUILDING - #043

THIRD FLOOR

10-06-2010

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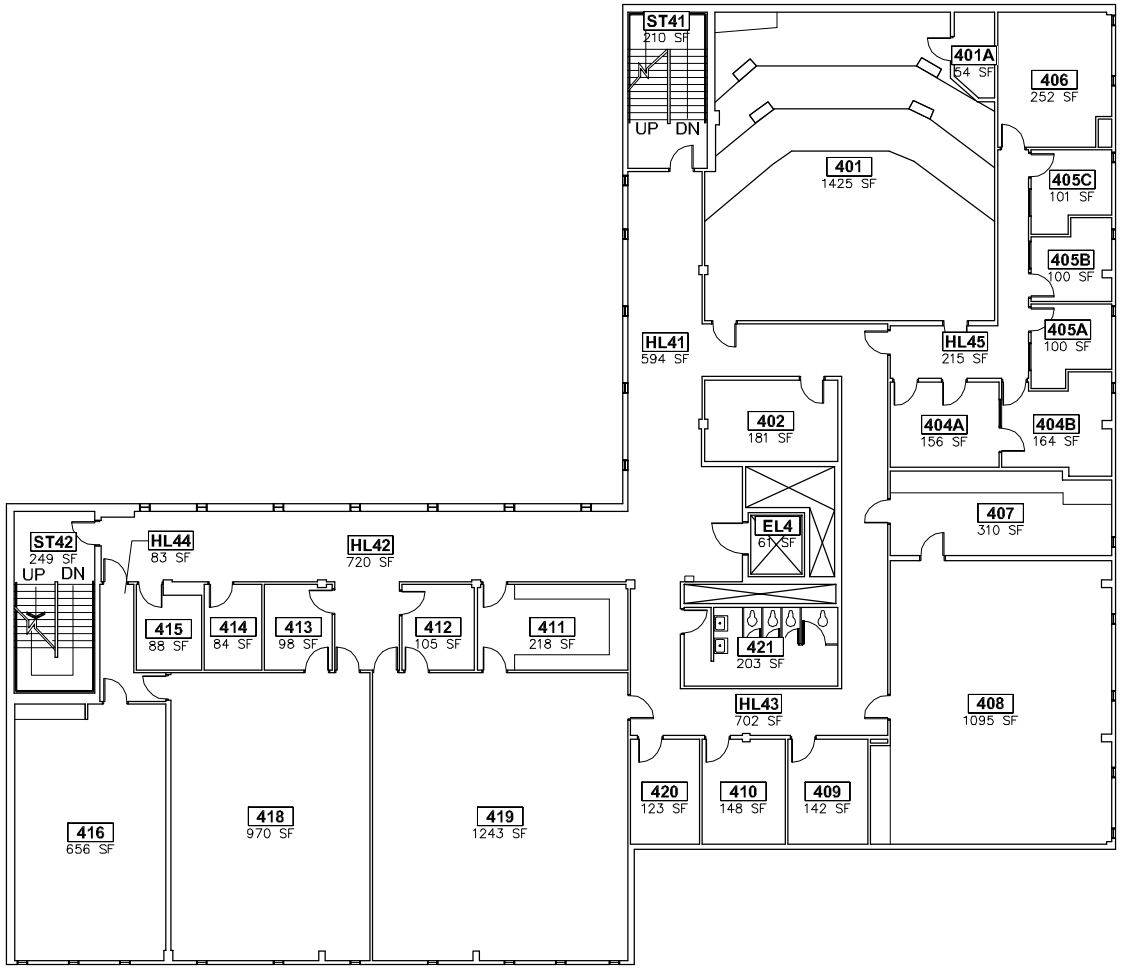
University of Idaho



EDUCATION BUILDING - #043

FOURTH FLOOR

10-06-2010

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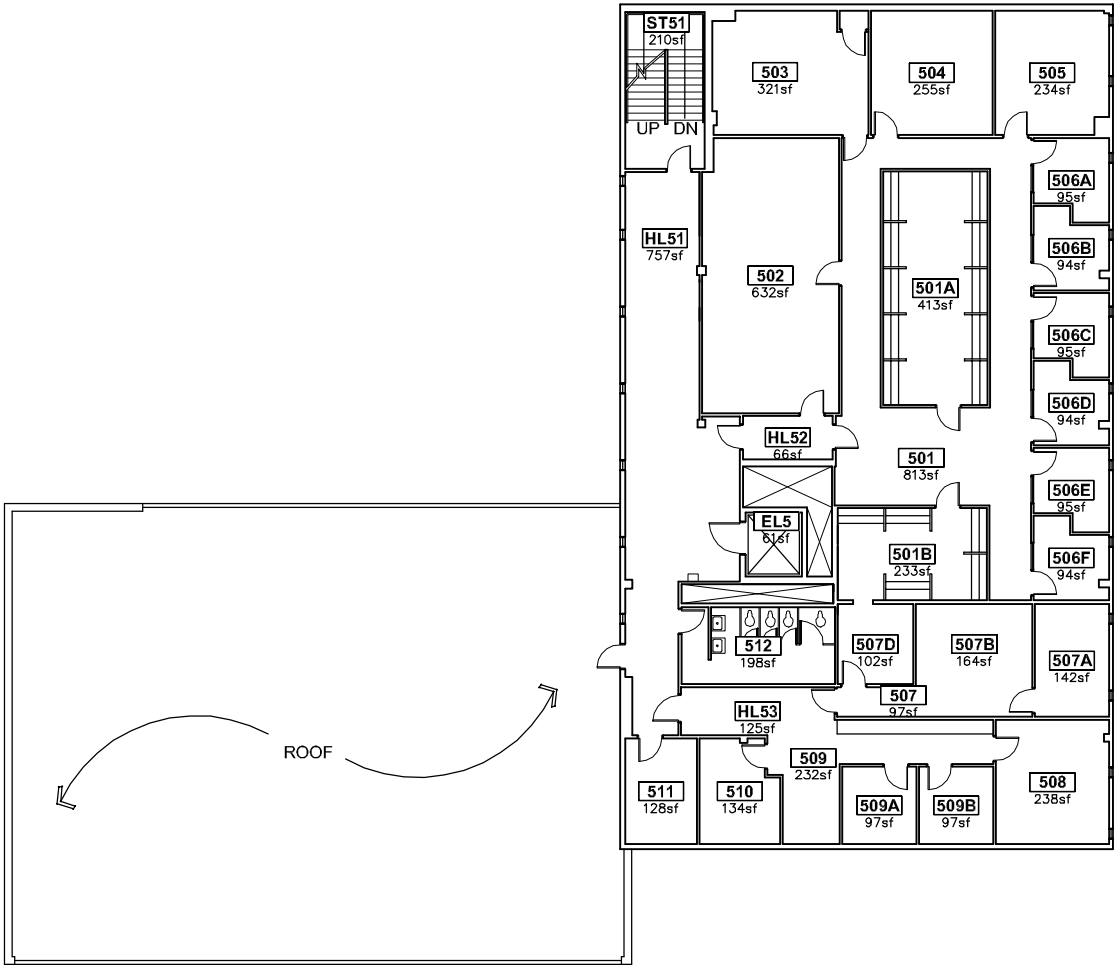
University of Idaho



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EDUCATION BUILDING - #043

FIFTH FLOOR 10-06-2010

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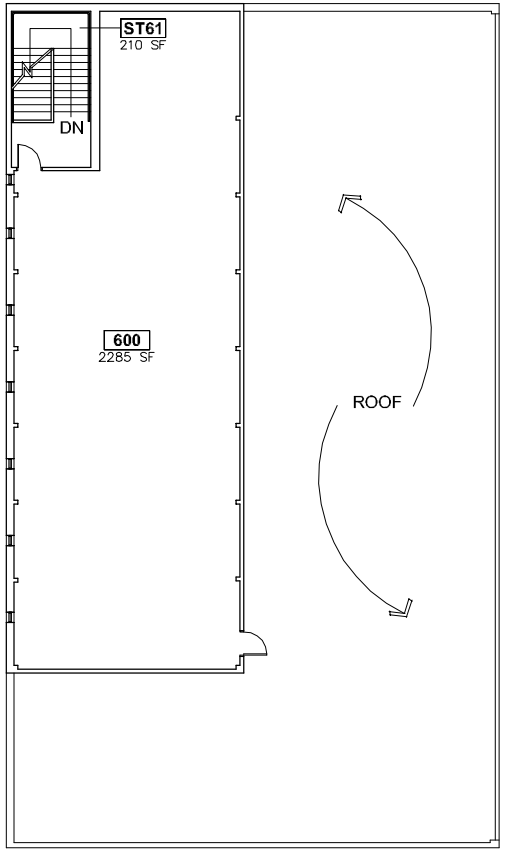
University of Idaho



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EDUCATION BUILDING - #043

PENTHOUSE 10-06-2010

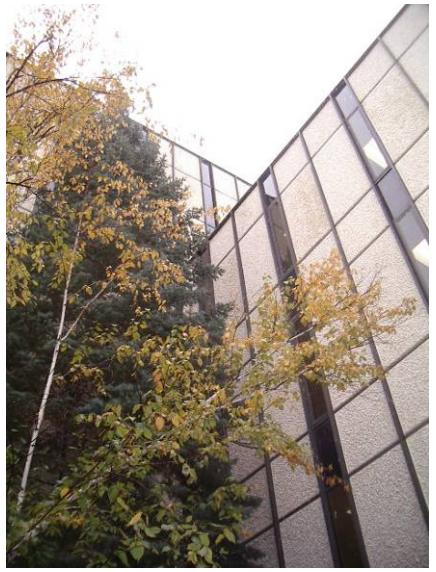
0 12.5' 25' 50'

SCALE: 1"=25'-0"

ACTION PLAN
HAZARDOUS MATERIAL RESOLUTION

COLLEGE OF EDUCATION BUILDING

University of Idaho



January 2013

IHR
Industrial
Hygiene
Resources

CKA
CASTELLAW ✦ KOM
ARCHITECTS

EXECUTIVE SUMMARY

After years of working to identify funding for a whole building programmatic renovation of the College of Education Building, the University decided to investigate the merits of a phased approach master plan based on incremental funding sources that might provide a path to hazardous material resolution in the building. Based on this approach, the premise of this study was to identify the hazardous building materials located in the building and develop an action plan to resolve those issues in the most cost effective manner with the least amount of adverse impact to building use. This required the formation of a comprehensive team of UI staff (College of Education & Facilities) and consultant team (CKA & IHR) to thoroughly process the materials and issues present in the building. The team identified hazardous materials, failing building systems, potential solutions, anticipated costs, possible phasing and potential swing space needs. This document has been developed by the study team to be used to guide the planning and construction process providing a hazardous material resolution for the building.

IDENTIFIED ISSUES

The failing hazardous building materials of the building identified by the study team include:

- Sprayed fibrous insulation
- Aggregate faced curtain wall panels
- Roofing

The sprayed fibrous insulation is mostly located above the ceiling panels and is friable asbestos containing material. The insulation is beginning to separate from the steel members that it is required to protect by code. This failing building material is located in the return air plenums of the building complicating the situation considerably.

Maintenance can no longer keep pace with the failing curtain wall system. The wall system currently allows air and rain infiltration which will continue to become worse over time. The opaque panels of the curtain walls are asbestos containing, but are a much more stable product than the sprayed fibrous insulation.

The majority of the building's roofs are in need of replacement and contain asbestos. The roofs will become an issue over time, but are currently fairly water tight due to the proactive steps that the University has taken to extend the life of these roofs.

PLANNING GOALS

The planning goals of this action plan as identified by the study team include the following:

- Protect occupants
- Remove sprayed fibrous insulation
- Replace curtain wall system
- Replace failing roofs
- Fire protection w/o fibrous insulation
- Develop a phasing plan
- Limit separate phases to roughly $1million
- Identify the anticipated cost impact

ACTION PLAN

Due to the size and extent of the effort required to resolve the hazardous material located in the building an action plan consisting of numerous phases has been identified by the study team. This approach would allow for much of the building to be occupied during the various phases of construction, reduce swing space area required and provide scope of work sizing more easily funded. Additional safeguards are provided with the majority of the hazardous material abatement occurring during the summer months. Phases currently identified include: Phase 1- Fifth Floor, Phase 2- Fourth Floor, Phase 3- Third Floor, Phase 4- Second Floor, Phase 5- First Floor and Phase 6- Curtain Wall/Penthouse Ducts/Roofing Work. A top down sequence of work would allow for either roofing or east/north curtain wall replacement to occur earlier if those systems began to deteriorate more quickly than anticipated. Available swing space on campus will be an important consideration as project phasing is finalized. Additionally, opportunities will occur during the process to provide further modernize the building.

PHASING / COSTS

The hazardous material resolution plan developed for the College of Education Building has six separate phases identified. These phases and their associated costs include:

- Phase 1- Fifth Floor Work
  Fibrous ACM insulation above the ceiling and replacement materials are included in the work of the fifth floor in this phase.
  Anticipated Abatement & Const Cost: $ 517,285
  Possible Construction Period: Summer/Fall 2013

- Phase 2- Fourth Floor Work
  Fibrous ACM insulation above the ceiling and replacement materials are included in the work of the fourth floor in this phase.
  Anticipated Abatement & Const Cost: $ 888,417
  Possible Construction Period: Summer/Fall 2014

- Phase 3- Third Floor Work
  Fibrous ACM insulation above the ceiling and replacement materials are included in the work of the third floor in this phase.
  Anticipated Abatement & Const Cost: $ 897,260
  Possible Construction Period: Summer/Fall 2015

- Phase 4- Second Floor Work
  Fibrous ACM insulation above the ceiling and replacement materials are included in the work of the second floor in this phase.
  Anticipated Abatement & Const Cost: $ 906,103
  Possible Construction Period: Summer/Fall 2016

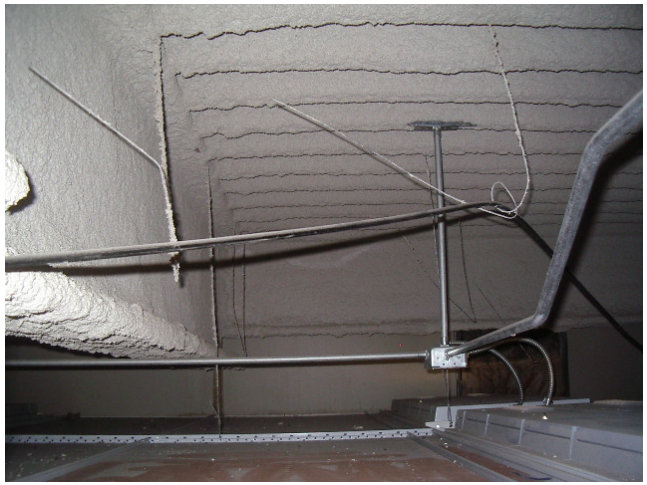
- Phase 5- First Floor Work
  Fibrous ACM insulation above the ceiling and replacement materials are included in the work of the first floor in this phase.
  Anticipated Abatement & Const Cost: $ 915,095
  Possible Construction Period: Summer/Fall 2017

- Phase 6- Curtain Wall/Penthouse Ducts/Roofing Work
  Replacement of all curtain walls, cleaning of penthouse ducting and replacement of failing roofs are included in this phase.
  Anticipated Abatement & Const Cost: $ 1,974,734
  Possible Construction Period: Summer/Fall 2018

- Total Anticipated Abatement & Const Cost:$ 6,098,894

Note: Project costs (including abatement oversight, A/E fees, admin costs, support costs, relocation costs, change orders & project contingencies) would be in addition to the costs identified in this action plan.

Possible construction periods identified above for each phase could take place one following the other if funding resources were available in an amount large enough to allow this to occur.

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