

RFP Questions:

1. Would the the school consider to selecting one proposal for the work in this RFP and select someone else for the Design Development and Construction Documents?

The College would be open to a proposal of this nature. Our intention is to work with the firm selected for this RFP for as long as it makes sense for both the firm and the College. If at some point on either side, it makes more sense to work with another firm, we would cross that bridge at that time.

2. Has a budget or budget range been established for this work? If so, would you share it?

We have been expecting to be somewhere in the \$20M range, but this is a big guess. We are hoping that the selected firm will help guide us as we think through the budgeting and capital campaign goals.

3. Is it anticipated that the "Fee Proposal" will include expenses or are expenses in addition to the Fee?

I could see it either way. Please note on your RFP if the "Fee" includes expense or not. We just want to compare apples to apples, so as long as both are accounted for, we do not care how they are lumped or separated.

4. I understand the Baldwin Building is located in a registered historic district. Do you know if the building is historically registered?

It is not. The previous owner specifically did not register it so that there would not be any encumbrance to renovation.

5. For the proposals due on January 31st, do we just email a PDF copy or do we need to provide hard copies? If so, how many?

PDF is sufficient. If a firm would prefer to send hard copies, they should send 5 copies.

6. Is the intent to complete the master plan prior to the kick-off of the capital campaign?

Yes, we believe our donors would like to see the full plan before considering a donation.

7. What data is available from the college or the City of Lander to support the planning effort?

I am not sure exactly what is being asked for in this question. The Board of the College has expressed their intention to remain in Lander and has approved this RFP process. The City of Lander is welcoming towards the College and would like to see the student and faculty population continue to grow. The City realizes that will mean that we grow our downtown footprint.

8. Are there floorplans, construction drawings or other documentation of the individual buildings?

We do not have any construction drawings. The floorplans are posted on the RFP webpage.

9. Is there GIS Data or other mapping for the downtown area?

Not that I am aware of.

10. Does the college have a current structural assessment of the buildings that they own/occupy? If not, is a structural evaluation of each structure desired by the College?

The hope is that the structural engineer who works with the selected firm will do this assessment.

11. Do you anticipate going after any grants that would prohibit the involvement of a contractor and prevent them from bidding the project(s) when they move forward?

The College is not planning on going after any Federal Grants in this process. We may look at private grants from foundations, but there are not specific grants we are considering at this time.

12. Does WCC have any issues using a local contractor for bidding? If we use an instate contractor for estimating can WCC assure them they will not be excluded from bidding the project in the future?

They would not be excluded from bidding in the future.