

DMNS-ECF/ae
Pre-Proposal Meeting 10.13.09
Question and Answers

Question: In your RFP, you make mention of article IV and issues of hourly rates. Does the city or you, as a client, have caps on rates?

Answer: We do not have caps on rates for professional services.

Question: In reference to the contract that your attorneys have worked on, does our response to the contract have to be included in 30 pages?

Answer: No, if you have questions or issues with the contract, please feel free to redline it or do a summary that will be outside of the 30 pages.

Question: You mentioned two other projects going on, the travelling exhibit and the infrastructure. Are those projects related to this one or are they independent?

Answer: We just finished an \$11 million dollar renovation of the Phipps Gallery, and that project is finished, so that won't be a problem. The remainder of deferred maintenance project is about \$9 million worth of projects that are internal to the museum, are contracted separately, and have separate design firms, and are either completed or in progress.

Question: Is there documentation that further classifies any of the programming work that has been done for the Engagement Spaces/Learning Centers?

Answer: No. We have done some feasibility work, and have provided as much of that as we felt comfortable providing, in the RFP. Those teams are still working hard on programming right now and a lot of that is going to happen when we meet with the design team. We're really looking for some ideas and innovations from the design team so we don't want to define too much of what we want built until we meet with them.

Polly Andrews, YTI Captain: We have looked at many examples in Museums, Science Centers, etc. around the country and have yet to find something that we want to replicate.

Question: Your \$40 million budget that you identified, does that include the FF&E package for this project?

Answer: No, that is simply hard construction costs.

Question: You will be assigning a lighting designer to the selected design team. Has that entity been selected at this time?

Answer: *(Revised from answer given at meeting)* The Museum will either release an RFP or request a Sole Source agreement with the City and County of Denver for the Lighting Designer. ***The Lighting Designer will be contracted by the Museum—not the architect, as initially discussed.*** Therefore, any MWBE goals that may need to be achieved for this contract will be the responsibility of the Museum.

Question: But, inevitably, their fees will be assigned to us?

Answer: ***The fees and any MWBE goals for the Lighting Designer will be the responsibility of the Museum.***

Question: Some clarifications regarding the architect's responsibilities for cost estimating during Phase One. In between the lines, it seems like our SD package will be used to solicit the CM/GC, so our responsibility is strictly to build a cost model during programming which at the end of SD, when you bring your CM/GC on board, will get tested against the physical proposition?

Answer: That's correct, the CM/GC will do the cost estimating from the SD's and the architect's only responsibility for cost estimating is that programming function. However, at the end of Phase One we are going to ask you all to reconcile the scope with the SD budget we have at that time.

Question: Regarding the MWBE 15% goal. If there are entities out there that we know qualify to participate in this program, does the November 6th deadline allow enough time for those entities to register with the City and County of Denver?

Answer: There currently is a 3 to 4 month back up of applicants with the City and County of Denver for MWBE certification, so there wouldn't be enough time for someone to get certified before the November 6th deadline. Architects would have to use firms that are currently certified MWBE firms with the City and County of Denver.

Question: Since you're going to be adding about 100,000 square feet (20% larger), are you going to look for your engineers and consultants to also evaluate your plant needs and expansion?

Answer: Potentially they will. With the sustainability goals of 0 carbon energy consumptions, a gas boiler (current system in the building) doesn't really work into the plans. We're anticipating that we're going to run the addition with something like a ground source heat pump. We've got some projects in the works right now with ground source heat pumps, or possibly other innovative systems.

Question: Will you be looking to advance the current building and perhaps pursue a LEED-EB, so that the whole building can be certified?

Answer: No, we are hoping to have this particular project certified LEED platinum, separate from the existing building. We just finished the Phipps Renovation construction project and we're in the process of the Deferred Maintenance project that takes place throughout the building, and now we have this big addition. Once we're finished with all of this, we can then be in a position where we can apply for LEED-EB. But as all of you know, we can't apply for LEED-EB for the whole building until we're finished with the new construction. I realize that LEED Platinum new construction certification for a new wing is not the norm, but we're going to do the best we can and apply and see how they respond.

Question: Can you talk a little bit about the scope of work for the exterior and what the connections will be to the park and your expectations?

Answer: I don't know what the exterior is going to look like, but as part of the Phipps Exhibit Hall renovation construction, we built an exterior stairway on the south side of the building that was required by the Denver Fire Department. It is a double stairway to facilitate egress out of the exhibition hall and we anticipate that the new building will butt up against it. We skinned that part of the building with stucco, but it has the structural capabilities to put masonry (or whatever) to match the skin of the exterior of the new building. Polly (YTI team captain) and her team continue to work on the portal to the park. How do we interface the existing museum with the park for outdoor/environmental education? This will come out during programming. Those of you who are familiar with the museum recognize that the south side of the building is where all the school groups enter and exit every day so we will need that access for buses to turn around. The Parks Department has plans to re-route some roads so that will be integrated into the project's programming. Keep in mind that when you step outside of the museum, the land belongs to the Parks Department. So we will work closely with the Parks Department on this part of the project.

Question: Do you have a defined site plan where you understand where something ends and something begins?

Answer: No, it's going to be up to the design team to come up with thoughts about exactly where to best put the addition. When we go to the south side of the building later, you'll see the approximate site, but I feel that we've defined some things like we're going to have 40,000 square feet above ground, we're going to have 60,000 square feet below ground, but we are trying hard not to restrict the design team from coming up with some things.

Question: Are the 40 and 60 thousand square feet net or gross square feet?

Answer: 40,000 and 60,000 are approximate gross.

Question: So the 60,000 below grade and the 40,000 above grade—you're pretty certain that that's what you want, but you're not sure how they would be configured?

Answer: We're pretty sure that is what we need and this will be finalized in the programming phase. Although the collections department would love to have 75,000 square feet underground if we could afford it, but not at the risk of putting only 25,000 for our education facility. These are the numbers that we put together using rule of thumb costs, but they're not definite. If we could build something a little different within our budget, we're all for it, but those are the parameters that we set.

Question: How does the south atrium within the existing building fit into the square footage and the budget?

Answer: It does not fit into the square footage. It obviously has to be integrated. The ground floor has to be integrated into the school entrance, and what we refer to as the portal to the park. We do have delivery functions, garbage and recycle functions, and other kinds of other processing functions in the back (south side) that have to be dealt with. And on the third floor there are no longer bridges, it has been in-filled to service the newly renovated Phipps Gallery and we're anticipating that it will also service the second temporary exhibit to be built on the third floor of the new addition.

Question: You spoke about the importance of having exhibition design expertise as part of the team. Could you talk a little further about what scope you envision for the exhibition design component of this?

Answer: There are two basic functions that we feel we need to have exhibit design expertise. One is this area that we refer to as early childhood experience. Similar to the early childhood Discovery Zone that we have in the museum today—an early childhood science experience area that is not unlike an interactive museum exhibit. As we toured various museums and other spaces that have built specific early childhood experience areas, there have been some that we like and some that we didn't. Most of those were developed in conjunction with an architect and an exhibit design firm. The second function is education space. When we started this project we wanted classrooms and state of the art labs. And the more we thought about it, we decided that we didn't want to dedicate a huge space like this to school groups that are here from 10-3 Monday through Friday. We really want this space to be used by a number of visitors that came to our museum and not just school groups. We really don't want to build a classroom where a teacher stands up and lectures to them. The Museum is about informal science, we are looking for a place where children can interact with our educators, researchers, and with science. So we're looking for something that is between a typical education space and a typical museum interactive exhibit space. We don't know exactly what that is, but want to develop something that isn't currently out there. Similar to our new Expedition Health exhibit—we spent three years working on this exhibit and you won't find another one like it in the country. We're prepared to be innovative. We are expecting to see exhibit design experience on the design team.

Question: I understand that you're going to be consolidating a lot of the administrative and current labs and conservation areas to the new wing. Will the remodel of those vacated spaces in the existing building fall into this contract or this scope of work.

Answer: No it won't. That will be another initiative. We're vacating 49 different collections spaces and conservation labs. Our master plan has a lot of dominoes stacked up and that's just another domino that has to fall, so once we have the addition built we can move to those other spaces.

Question: Could you expand on the potential outdoor education component? For example, could the Discovery Zone have an outdoor component to it?

Answer: Yes, it could. We're looking for a great design team with creative ideas—and a design team to work with our initiative teams. We have some brilliant people on these two initiative teams that are going to work with you and help define some of these things. The initiative teams have advisory groups who are full of experts. We are looking for a lot of expertise from the design team, but you won't be alone, these initiative teams will be with you and they will have some great ideas about how to integrate the park functions, etc.

Question: Is it correct that the exhibit design services should be provided only through schematic design as part of the proposal?

Answer: Correct. We may elect to continue these services into future design phases as additional services.

Question: You've asked us to comment on the schedule, prepare a schedule for our services as part of the RFP, what kind of pauses between these three Phases should we anticipate? How long does the team go dormant between the end of schematic, or the beginning of DD, between the end of construction documents and the beginning of construction?

Answer: We have our board and our senior leadership team queued up into this schedule and we told them that once we get this team rolling, we are not going to expect delays as we move forward. There may be some economic situations where there would have to be a delay, but you should not expect major delays over a week or so for things such as approvals. We plan to have the approvers queued up and prepared to make decisions so we can move on. It could be a week or two, but not months.

Question: Going back to your collections and the initiative team, how do you see the design team interfacing with establishing conservation criteria, de-accessioning/accessioning, things of this nature, would that be done by the museum staff?

Answer: De-Accessioning/Accessioning etc. will be done by the museum staff. The design team will not be associated with that. The design team will be required to work on the requirements that the initiative team presents for their collections.

Question: On the collections storage, you stated that the furnishings and the equipment would not be in the budget. Does that include the collections furnishings and equipment?

Answer: That's correct. For example, storage compactors—the construction project budget will include the rails, but the initiative budget will include the compactors and cabinets, etc.

Question: So, you have figured square footage for mobile storage or compact storage in the initial programming?

Answer: We did initial work on the project and said that 60,000 should do it for the next 25 years. And then our collections team did a more detailed plan and came up with a 75,000 square foot need. But our senior leadership team said that we need to stay within the 60,000 square feet.

Question: Is there any collections assessment work necessary in the programming phase to determine the kinds of square footage that the collections might take up, and how they might be stored?

Answer: No, that has been done and is being done separately by the initiative teams. So they have a pretty good understanding of what they own and what it is going to take to store it and how they want it stored.

Question: Regarding the laboratories—are we looking at a lot of exhaust hoods or are these labs the type of laboratory research that requires something less than laboratory hoods systems? And, what about the extensive use of cold storage?

Answer: The need won't be extensive, but there will be some requirements for hoods and the storage will require wet storage, cold storage, and dry storage. How much of each will be a function of the programming and the Collections Initiative has a very good understanding of those needs. And to clarify, the collection storage is intended to be collection storage for artifacts and lab space that is a conservation type labs and not research labs. Our research labs are located in a different space.

Question: Do you have all your permits for your extension with the park, or are the boundaries set in terms of zoning, are you in agreement with the park on the footprint, and how the addition will affect roadways, etc.?

Answer: No, our museum is owned by the City and County of Denver and we reside in City Park. So once you step outside the museum door, you're in City Park. Even though the Museum has been here for 100 years, the park is not currently zoned for a Natural History museum, it is zoned R-1. So we have to go get zoning permissions because if we are exceeding maximum R-1 height restrictions, etc. The complication here is that the city is going through a re-zoning process as we speak and they hope to have a lot of it defined by the end of the year and in place by February of 2010. We're not really sure how that will impact the museum and zoning and permit. It's possible that the park will be zoned an open space and we'll have to request everything we want from the Parks Department. We have a close relationship with the Parks Department and they have a very good understanding of what we want to do and we're working with them on rerouting and moving some roads. So, no, we have no permits, we have no zoning approval, we don't even know what our zoning requirements are and we hope it won't be a problem. Also, this project was approved by the Denver voters. And it is not our intentions to take away more green space from the park.

Question: Do you have any sense of the scale of the early education center versus the rest of the project.

Answer: Possibly around 7,000 square feet.