



## REAL ESTATE AND CONSTRUCTION SERVICES

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### ADDENDUM #1

Date: March 18, 2015

Request for Proposal: 15-04 Centennial Office Building Predesign  
RECS Project Number: 02CO0021

Subject: COB Predesign Questions and Answers and Project Information

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### Questions and Answers

1. Does the Project Manager have to be a licensed Architect?

See the Predesign Manual, which indicates that the report needs certification signature of a registered architect. See <http://mn.gov/admin/government/construction-projects/manuals-guidelines-forms/index.jsp> for links to Predesign Manual and other design related guidelines. The RFP states that, "...the lead profession of the consultant shall be an architect, with demonstrated skills on similar projects."

2. Does the state accept licensure in the UK to vouch as a credentials for team members other than the Principal Architect?

Licensure in the UK is a credential that suggests a certain level of skill. It does not substitute for Minnesota licensure, where that is required.

3. Will there be a list of people and firms who attended the pre-proposal meeting released? If so, where can we find it.

The sign-in list has been posted to the State Designer Selection Board web site; see [http://mn.gov/admin/government/construction-projects/sdsb/current\\_projects/15-04.jsp](http://mn.gov/admin/government/construction-projects/sdsb/current_projects/15-04.jsp)

4. Please provide a breakdown of Tenant's in the building by Floor and headcount? Are there significant lease changes / expiration dates?

Admin/Demography	5
Admin/Gov Council on Developmental Disabilities	3
Admin/Human Resources	10
Admin/Risk Management	39
Admin/STAR	3
Campaign Finance	9
Council on Asian Pacific Minnesotans	3
Human Rights	12
Legislative Auditor	62
MN.IT/Central	440
MN.IT/MnGeo	5
Mn Mgmt & Budget (MMB)	256
<b>TOTAL</b>	<b>847</b>

Information is as of September 2014

The floor plans posted with the RFP show the location of the tenant units within the building.

Information about lease dates will not be provided. Additionally, it will be very different at the time actual design takes place.

5. Please confirm the height of the raised floor? It was indicated as 18", but site measurement taken reflect approx.. 7"

The raised floors are approximately 6 to 7" high, with the exception of the south portion of the Fifth Floor, which is approximately 12" high.

6. Are there required 'workplace' settings standards? If yes, please share the standards.

Yes. Refer to Space Standards: <http://mn.gov/admin/images/SpaceGuidelines2012.pdf>  
Other factors, besides space, important for a quality workplace are mentioned in the document.

7. Should the building meet specific LEED level certification requirements?

LEED certification is not a requirement. The Minnesota Sustainable Building Guidelines (B3) are required on renovations 10,000 square feet or more with replacement of heating/cooling systems. Refer to Section 1. C. Special Considerations for sustainability requirements.

8. Does the State of Minnesota have available swing space nearby?

No

9. It appears that the single existing accessible entrance is on the East Side of the building. Is there a need or desire to upgrade the West Side Entrance?

An accessible entrance on the west side of the building is highly desirable.

10. How will the General Contractor for the project be selected?

The contracting will be done utilizing a Construction Manager at Risk. Normally, the Construction Manager at Risk selection follows shortly after the architect is selected. The selection is two-step process. There is a Request for Qualifications and then a Request for Proposals.

11. Who will be the Client Team involved in PD Phase decisions? How many participants / constituents do you expect to be engaged?

The Client Team will primarily consist of representatives from Real Estate and Construction Services and Plant Management Division. The consultant will need to interface with a number of other stakeholders during the predesign process - - usually related to specific areas of regulation or functional need.

12. Could you please expand on what the project requirements will be related to site planning/landscape architecture, water proofing of building envelope and constructability?

- The building is within the Capitol Complex and the Capitol Area Architectural Planning Board (CAAPB). <http://mn.gov/caapb/> is the authority having jurisdiction on zoning. Designs affecting the exterior of the building and site will require approvals from the Board.
- The site will need to be restored at the conclusion of construction. Major trees should be protected. Functional needs for building service vehicles are likely to remain unchanged; however, those needs are to be verified in the predesign. Construction staging will be challenging and needs to be factored into the predesign. Beyond that, no assumptions have been made.
- The consultant needs to thoroughly analyze the building envelope and anticipate what replacement/repairs are necessary.
- Constructability is a very important as it affects the tenants, phasing options, schedule, and project cost.
- Firms will be held to a high standard of accuracy in cost estimating.

**The Questions above are all that were received by RECS.**

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## **Project Information**

**The following reports are posted on the State Designer Selection Board website at [http://mn.gov/admin/government/construction-projects/sdsb/current\\_projects/15-04.jsp](http://mn.gov/admin/government/construction-projects/sdsb/current_projects/15-04.jsp)**

**COB Electrical Distribution Upgrades Schematic Design Report, dated March 13, 2015 (LKPB Engineers); at this time, the project is on HOLD.**

**COB Investigation of Exterior Building Envelope DRAFT REPORT, dated March 17, 2015 (Wiss, Janney, Elstner Associates)**

**The predesign consultant is to conduct their own investigation and necessary verification of any prior studies. The predesign consultant is to form its own conclusions as to the condition of the systems covered in these reports and formulate their own conclusions and recommendations.**

**End of Addendum 1**