

Cates West Development – Designer Pre-Submittal Meeting Q&A (January 9, 2025)

- Corina Patterson, Vision Builders Design: I noticed that the dining scope is a significant part of the project. Are you relying on the lead designer to choose the consultants to roll up under them? Or do you want to interview separately for additional consultants?
 - (Bill Davis) The food service planning for the dining venue is a small scope in the master plan that will focus on massing and gross square footage. Depending on the capabilities of the design team selected, when we get to Phase 2, a consultant may be retained to design the dining venues.
 - (Rich Berlin) For the dining scope, it would be important for the lead designer to have experience in similar projects, and to demonstrate that in your submission, to show us that you have a good understanding of the dining experience; a working relationship with food service consultants; and understand the language of food.
-

- Cliff Gayley, William Rawn Associates. What guidance do you have with the 10 projects in our submission in terms of how do we strike the appropriate balance between projects representing the local firm and the subject matter?
 - (Bill Davis) It will be a different solution for each RFQ response - it's important to show how any partnership works. You may have a project that isn't specifically similar in subject matter, but it shows the relationship between the two firms. We also want to see the ability to manage these large-scale projects. There isn't a specific number for each type, that's up to you to represent for yourself.
-

- One other question... Is CM at Risk part of the process?
 - (Bill Davis) We are going to advertise for CM at Risk within the next week or two and it will follow this process.
-

- Vince Pedroza, CMTA. Will you be issuing a separate RFQ publicly or will it be by invitation only based on the recommendations of the team and designers?
 - (Bill Davis) This RFQ is the RFQ for everyone. We are expecting each discipline to submit an RFQ response by January 29th.
-

- Wes Lowder, S&ME. How will you select your Geotechnical consultant?
 - (Bill Davis) Once we get into the project, we will put out an RFQ for geotech consulting. There will be interviews as part of the selection process on a project this large.
-

- Doug Sales, Heapy Engineering. With the staggered selection of the team, will the lead designers play a role in the selection of the consultants?
 - (Bill Davis) The selected lead designer(s) will not be part of the consultant shortlist process but will be involved in the interview process.
-

- Scott O'Brien, Lord Aeck Sargent/Mithun. Lisa mentioned that there's no design work desired or expected for submissions, which is what we usually expect. And we usually expect that to be true for the interviews as well. Is that going to be the case here?
 - (Bill Davis) That's correct.
-

- Michelle Lewis, NOVA. We didn't talk about commissioning or building envelope commissioning.
- (Bill Davis) We will contract for both building commissioning and building envelope commissioning for each buildings. There will be separate RFQs for each phase, one for building envelope commissioning and one for building systems. Cx and BE-Cx teams will be eligible to submit qualifications for each phase, even if they were selected for a prior phase.

If you have additional questions there is a link on the website. **Please submit all questions by January 22nd.**