

Prospector Dining Mid-Level Refresh

Construction Manager at Risk – questions

Q: Are there any preferred locations for exterior lay down/storage area?

A: The committee would like to see the contractors recommendation for lay down/storage areas. Together as a team, we will discuss and approve prior to construction.

Q: Are there any drawings other than the floor plan in the presentation?

A: Yes, I have the original building drawings as well as major and minor renovations.

Q: Are there any restrictions on access points into and out of the building?

A: We will likely restrict access to upper Prospector since that area was just renovated. A reminder that we will also have to share the loading dock with other building occupants.

Q: Are there any work hour restrictions being an occupied building?

A: This is dependent on the work being performed – electrical outages will want to be heavily coordinated ahead of time and likely after hours (early morning starts or weekends).

General or otherwise loud work will be permitted during normal business hours.

Q: Are we allowed to work off hours and what are the hours of non-operation for the food provider.

A: Yes, you will be allowed to work off hours. Summer hours currently operate Monday-Friday 10am-3pm. Mail and FedEx operate Monday-Friday 8am-5pm.

Q: Does the client have an equipment list schedule identifying who is providing and who is installing certain equipment.

A: Yes, we will have an equipment list. The designer will provide a responsibility matrix as part of the construction documents. This will be heavily coordinated during the design process.

Q: Is it acceptable to have multiple GMP packages for review / approval/ and bidding to head start long lead equipment?

A: It is definitely worth exploring with the State Construction Office, but on recent projects this has not been allowed.

Q: Does the university have any swing space for temporary operations or storage for the food provider?

A: Currently no, but it's worth discussing as we move into design.

Q: Is there a different timeline approach for permit submission versus final GMP? Meaning is there a scenario to submit permit documents before 90% CDs?

A: When the construction documents are reviewed and approved by regulatory agencies, the CMR provides a GMP (guaranteed maximum price) acting as a construction manager to deliver the project.

Q: Is offsite storage permissible for the project?

A: Yes, we would just want to make sure it's a bonded and insured site.

Q: Are there any planned downtime for the facility over the 2026 Thanksgiving and/or Xmas break?

A: Yes, 2026 will have a spring break week where food service is closed, Thanksgiving is typically 3 days, winter break is the longest period from winter commencement into early January (a good 3-4 weeks).