

**MORTON COUNTY COUNCIL OF THE AGING – (FORMER) CUSTER SCHOOL REMODEL**  
**REQUEST FOR QUALIFICATIONS – FOR ARCHITECTURAL/ENGINEERING SERVICES**

**ADDENDUM #2**

The focus for this RFQ is to solicit architectural / engineering services to develop conceptual drawings, final construction-ready plans, and provide construction administration for the Morton County Council On Aging's recent acquisition of the former Custer Elementary School. Current questions have been solicited of the Build Committee; however, the responses would focus more to details that would follow a successful RFQ award. While we are a few steps away from concepts and proposals, we address the questions in this addendum.

***1. Has a facility assessment been conducted on this building?***

The Mandan Public Schools has compiled and provided to the Morton County Council on Aging (MCCOA) Build Committee copies of the Custer School assessment needs, Facilities Master Plan for Custer School (dated 2014), and their most recent abatement summary by Badlands Environmental Consulting (dated 1/2025).

Additionally, Mandan Public Schools has also provided the Build Committee with the following architectural drawings:

- 1985 Custer Energy Retrofit
- 1996 Custer Elementary Addition – as built mechanical
- 1996 Custer Elementary School Addition and Renovation
- 1997 Custer Elementary School Addition and Renovation

Each of these documents will be available to the successful RFQ recipient.

***2. Does the committee have a concept in mind for this project?***

The MCCOA Build Committee members have individual concepts and ideas but have not assembled a 'unified' discussion leading to a formal concept(s). However, the Build Committee has been working with Lewis and Clark Development Group with a joint venture on this proposed senior activity center collocating with a new senior apartment building. While working with this collaboration, a concept was assembled and used for two public input meetings. This concept can still be utilized as a potential starting point with the

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successful architectural firm knowing the footprint is going to be different. Additionally, the MCCOA Build Committee have a kitchen design/layout consideration crafted by a local restaurant supply company.

The Build Committee has a distinct mindset of what ‘needs’ are as well as what ‘wants’ are. It is the implemented marriage of these two that will be a focus of that final concept. The Build Committee is well prepared to engage in a needed series of input meeting with the proposed architect on record to confirm that final ‘concept’ prior to detailing drawing ready for construction. We also intend to present the preliminary concept to our stakeholder groups for intake prior to locking in a final concept.

**3. *Does the committee have specific ADA needs?***

Because this facility is a single level with no grade deviations, it is felt that no unique ADA requirements will be needed beyond the traditional door access, bathroom configurations, parking demands (per code) etc. This is subject to review pending conceptual drawings and identified use areas.

**4. *Does the committee have any exterior land design enhancement visioned for this project?***

The property has established vegetation and mature trees. It is also apportioned with a significant asphalt surface that will serve as ample parking, combined with applicable curbside parking around the city block and the identified secondary off-street parking on the west side of the southern parcel, affectionately known as the outdoor swimming pool parking area.

The existing asphalt parking area will be an obvious parking lot with applicable space configurations per city ordinance. There is an area to the east of the existing building that currently holds a playground set and climbing wall. These appurtenances will be removed from the property, and the area will be repurposed to whatever may be deemed appropriate through architectural discussion and design needs.

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The north side of the property edge has a distinct slope. There is concern from Mandan Public Schools for significant rain events that are also echoed by this Build Committee. We are open to what considerations could be implemented that make cost effective positive drainage reducing potential future maintenance concerns for the building.

There is sound discussion on implementing adequate and safe pickup area for meals that would be delivered to homes. This would include a proposed secondary egress on the west side of the parcel, accessing 6<sup>th</sup> Avenue. This pickup area could be accentuated with possible awnings or something such as that.

**5. *What is the known condition of the HVAC system?***

The age of the HVAC system is noted in the facilities reports. HVAC is all roof top assemblies (RTA) and appear to be a series of mini-splits, relatively newer in age. Based on historical data, these mini-splits are more of a zoned configuration and will likely not retain that same configuration following the renovations. The facilities information addresses the age of each unit. There are two newer boiler systems in the mechanical room and a third primary heat source. This can all be assessed following the successful award for architectural services.

**6. *Does the committee have any restrictions on funding (specific programs Buy America / Build America)?***

As of current, there are no restriction in funding and associated construction materials.