



Friday, February 4, 2022

## RFP – Construction Manager / General Contractor

### CU Denver College of Engineering, Design, and Computing Building and North Classroom Renovations.

Project Number 22-103067

## ADDENDUM 4

Please carefully review the following clarifications to the project requirements below.

1. The CU Denver College of Engineering, Design and Computing Building and Reno project sits in various State and Local jurisdictions for building permitting. The following information is provided as it pertains to the jurisdictions and their associated scopes of work. Additional CU requirements are also listed below.
  - a. City of Denver Permits
    - i. Storm Water
    - ii. City Utilities including water and sanitary
  - b. Denver Fire Department Permits (issued through City of Denver)
    - i. Life Safety, Fire Alarm, Fire Suppression, and fire department requirements.
    - ii. Denver Fire typically uses City of Denver inspectors to perform electrical and plumbing inspections for the system outlined.
  - c. State of Colorado Permits (not City of Denver)
    - i. Plumbing
    - ii. Electrical
    - iii. All systems requiring certifications including but not limited to conveyance, boilers, generators, etc.
  - d. University of Colorado Denver | Anschutz Medical Campus Building Department Permits
    - i. Civil
    - ii. General Building (including signage)
    - iii. Mechanical (including mechanical plumbing)
    - iv. Structural
    - v. For permits where the CU Denver Building Department doesn't maintain official jurisdiction recognized by the State or Local Authority, the contractor accepts that the CU Building Department will have

authority under this contract to issue and enforce a duplicate permit at its discretion. The contractor accepts that per this requirement, when a duplicate permit is issued by the CU Building Department, those trades will be required to submit inspection requests, be inspected, and passed both jurisdiction inspections to the satisfaction of both authorities before the work is considered “passed” under this contract. The contractor accepts that the duplicate permit shall be treated as a bona fide permit. A duplicate permit does not waive the contractor of any State or Local Authority jurisdiction permits and inspection requirements.

- vi. Duplicate permits issued by the CU Building Department shall include, but not limited to:
  1. Electrical Permit
  2. Low Voltage Permit
  3. Plumbing Permit
  4. Life Safety Electrical Permits
  5. Life Safety Plumbing Permits
  6. ADA code compliance.
  
2. The Construction Manager / General Contractor is responsible to make sure trades are correctly submitting for permits to the correct jurisdictions. (example: Signage companies do not submit for a signage permit with the City of Denver. Signage is included as part of the CU Denver General Building permit and not under City of Denver jurisdiction.)
  
3. Contractors will be responsible for submitting plan documents as required for plan review and permitting by all jurisdictions and shall be responsible for associated fees EXCEPT as outlined below.
  - a. Plan reviews submitted and paid for by the design team.
  - b. Plan reviews and permitting with the University of Colorado Denver Building Department will be handled by the University project manager or it’s representative.
  
4. All plan reviews and permits completed and issued by the CU Denver Building Department will be paid by the University with no direct costs to the contractors.
  
5. Additional CU Denver | Anschutz Medical Campus Building Department information can be found on their webpage at: <https://www.cuanschutz.edu/offices/facilities-management/construction-projects/contractors-and-consultants/permits-and-inspections>
  
6. The CU Denver Building Department is located at:

CU Denver | Anschutz - Building Department  
Campus Services Building, 2<sup>nd</sup> Floor  
1945 Wheeling Street  
Aurora, CO 80045
  
7. The renovation scope of this project contains work in the North Classroom Building. The building is owned by the Auraria Higher Education Center (AHEC) and permitting for all renovation work in the North Classroom Building will be through the City of Denver and the State of Colorado. The contractor will be responsible for submitting all plan reviews (that are not submitted by the architects) and the associated fees.
  
8. CM/GC submittal packages must acknowledge 4 Addendum.

## **END OF ADDENDUM 4**