ADDENDUM 1

Wednesday, February 8, 2023

Project Name: ED 2 N 4th Floor Reno Rms 4223, 4224, 4225
Notice Number: PN22-106819

CLARIFICATIONS FOR MANDATORY PREBID:

D1 - Sheet A-101: Keynote #8 updated. (SEE ATTACHMENT 2)

D2 - Sheet A-401: Finish schedule added, detail 7 updated to hollow metal detail, detail 5&6 P-LAM type corrected, and rubber base called out for finish kick. (SEE ATTACHMENT 3)

QUESTIONS/RESPONSES:

Q1 - Floor finishes are not specified. Please provide finish material specifications or $/sy Material allowance.

Answer - LVT= Mannington - Amtico sawn woods- dockland Oak 18” x 36” install in brick block pattern from front of room to back.
Carpet tile = Shaw contract - style name: hand in hand tile style #: 5t450 color name: merge
Color number: 50518, 18” x 36” tiles install in ashlar pattern from front of room to Back.
Rubber wall base = Mannington commercial BurkeBase type tp 1/8” x 4” Coved, color black 701. (SEE ATTACHMENT 1)

Q2 - Sheet A-101, floor plan keyed note #8: is there a preferred vendor for providing the listed A/V equipment? Please confirm that the general contractor is to include this work scope.

Answer - Drawings will be altered to remove this note. The A/V equipment purchase and installation will be the responsibility of CU and not the GC.

Q3 - Sheet E-101: A receptacle is shown for a disposal, but there is no disposal included in the mechanical plan. Please confirm if we are to provide a disposal or not.

Answer - A disposal is specified for the sink. Refer to plumbing fixture schedule accessories for disposal specification.

Q4 - Is there a required vendor for modifying the fire alarm system?

Answer - No, however, we would like to approve the contractor you choose before they perform any work.
Q5 - Are the partitions in the offices below built to deck?

Answer - Typical partitions do not go to structure.

Q6 - It has been our experience on past projects that the university procures and installs all audio-visual equipment. The general contractor is typically responsible for installing the pathways for the wiring only. Please clarify whose responsibility it is to procure and install the audio-visual equipment?

Answer - Contractor will be responsible for providing the pathways. CU will be responsible for working with the A/V contractor.

Q7 - Typically, the GC provides all low volt pathways and the university handles the cabling, connections, etc. Is this the case on this project, or is the GC to provide all low volt cabling too?

Answer - Yes. The GC is responsible for the pathways; CU is responsible for running the low voltage cable for A/V and data purposes. This does not include running low voltage for fire systems, that will be the contractor’s responsibility.

Q8 - Keynote 8 on plan 2/A-101 states A/V equipment is to be provided and installed by GC. Please confirm it is the client’s preference to have this scope picked up by the GC rather than the owner.

Answer - A/V equipment will be provided and installed by CU. Drawings will be changed.

Q9 - Please confirm which elevator(s) can be used for material delivery.

Answer - Please use the freight elevator located on the south side of the building.

Q10 - Please confirm maximum size of dumpster allowed on site and location where it can be stored.

Answer - The contractor has the ability to use the dumpster size of their choice.

Q11 - Please confirm there is no anticipated fire suppression scope for this project.

Answer - Fire suppression scope is planned for this project.

Q12 - Please confirm there are no restrictions on construction noise between the hours of 7:00 am and 5:00 pm.

Answer - Loud construction working hours are between 5:00-8:00am. Any additional construction will NOT be restricted.
Q13 - Please confirm if work is allowed during weekends.

Answer - If need be, yes.

Q14 - Keynotes 7 and 9 on plan 2/A-101 state wall base is TBD and there is no information in the spec. Please provide preferred manufacturer and product for wall base.

Answer - See response to question Q1.

Q15 - For electrical/plumbing work that falls outside of the limits of construction on the 3rd and 4th floors, please specify when work in these occupied areas can occur.

Answer - CU will share the information to the winning contractor once the winning bid has been awarded.

Q16 - Note 1 on G-002 states that MEP permits and inspections are through the state of Colorado, and the fire permit and inspections are through Denver Fire. Please confirm these are the correct entities for completing work on the CU Anschutz medical campus.

Answer - CU Anschutz has its own chief building official and issues the building permits and will be the authority having jurisdiction through our internal code department.

Q17 - Note 6 on G-002 references final cleaning to include windows, sills, window coverings, cabinets, light fixtures, supply air diffusers, and return air grilles. Please confirm this cleaning scope is limited to rooms 4223, 4224, and 4225.

Answer - The final clean is to be done in all areas where work is performed.

Q18 - General note 12 on A-101 states existing floors to receive new floor finish is to be ground to level surface prior to installation. Please provide current levelness of floor in these areas. Please also confirm if filling to level is acceptable.

Answer - Seeing the age of the building and being on the 4th floor, grinding will not be required. Prep subfloor surface per flooring the material manufacture requirements.

Q19 - Please confirm if site visits between now and the bid due date are allowed. If so, please provide process of scheduling site visits.

Answer - No. the allowed site visit date was during the mandatory pre-bid meeting.

Q20 - Please confirm no temporary partitions are required for separating construction space.

Answer - Yes. Where work is performed a barrier needs to be utilized during construction period.
Q21 - Please confirm 4th floor restroom facilities can be used by contractors.

Answer- No. The contractor will need to provide a portable restroom. However, if you would like to use the facilities inside the building, you will have to pay for restroom cleaning services.

Q22 - What is the floor/area below the area of construction?

Answer- There are offices below 4224 and a copy room below 4223 and 4225.

Q23 - Are we to assume normal working hours? Does any work need to be performed off-hours?

Answer- We will work with the winning bidder and make arrangements based on class testing dates/times or other issues that may arise. Loud noises need to be performed between the hours of 5:00-8:00am.

Q24 - Carpet and wall base are noted to be patched as required and to match existing. What is the existing carpet & base? Should an allowance be carried for patch/repair work?

Answer- Room 4224 is getting all new flooring while rooms 4223 and 4225 are called out to protect existing flooring. The GC shouldn't need any existing carpet tile for replacement. The GC could salvage some of the carpet tile form 4224 if they feel they are going to damage the flooring in 4223 or 4225 while installing new power date locations.

Q25 - Spec section 080000 openings appears in the table of contents, but no .pdf section is provided. Does this section pertain to the project?

Answer- No, there are no new doors or frames on this project.

Q26 - Is GC responsible for builder's risk costs?

Answer- Yes.

Q27 - Are liquidated damages attached to this project? If so, what is the daily rate?

Answer- No.

Q28 - The Crestron MPC3-102Bb keypad called out on sheet A-401 is on extreme backorder. Please advise if the Extron MLC Plus 84 D is an acceptable substitution.

Answer- CU will be responsible for purchasing and installing AV equipment and will determine alternates.
Q29 - ED-101, Note 6 calls for electrical contractor to carry an allowance for demo of "items not indicated". Please define the allowance value that all bidders should carry.

**Answer** - This note is for the Contractor to have an allowance to cover the demolition of electrical items that were not visible or detected during our site visit due to obstructions. The contractor attended the project walk through and they are to determine a reasonable allowance based upon what was observed during this walk through.

Q30 - Does a final Test & Balance need to be performed?

**Answer** - The HVAC system is existing to remain and Test and Balancing of the system is not part of the project scope.

Q31 - Has the area been tested for hazardous materials?

**Answer** - There is no lead or asbestos in this building.

Q32 - Will Owner provide a stated allowance for ceiling & flooring repairs at all bidders shall carry?

**Answer** - With the scope of work there shouldn’t be any need for any flooring or ceiling (ACT) allowance. The G.C. should calculate gypsum ceiling repair cost as part of their base bid as there will be some removal to provide access to complete the scope of work.

Q33 - Does existing floor substrate need to have adhesives removed prior to install of new flooring? If so, what percentage needs to be removed?

**Answer** - The new flooring material will have to have the floor substrate prepared per the flooring manufacturers specification for installation to maintain warranty.

Q34 - Does Owner have any sole source building contractors (fire alarm, fire sprinkler, building controls) that need to be engaged by GCs for pricing?

**Answer** - The approved fire alarm installers are indicated in the Fire Detection and Alarm specifications. No fire sprinkler or controls work is anticipated for this project.

Q35 - What is the extent of the painting that will be required to match adjacent surfaces?

**Answer** - In room 4224 paint all walls P-1: Benjamin Moore-HC-180-PM-5 Cliffside Gray. In rooms 4223 and 4225 paint all walls and gyp. bd. ceilings on 3rd floor P-2: to match the existing color, color match.
Q36 - What are the ceiling conditions for the third floor for where potential plumbing work will be required?

Answer- Below room 4224 there are offices and hallways with ACT and below 4223 and 4225 there is a copy room with a gyp. bd. hard lid. The main corridor on the 3rd level is a gypsum bd. hard lid and the restroom where the plumbing ties into is a gypsum bd. hard lid ceiling.

Q37 - Should an allowance be carried for fire sprinkler work?

Answer- No.

Q38 - Is there stock material for use for potential repairs (i.e. ceiling tiles, flooring)?

Answer- New flooring and painting stock will need to be provided, to include base cove, paint, flooring, ceiling tiles. Supply the quantity as identified in the CU Standard (Division 01 Section 017846 Extra Stock Material)

Q39 - Please specify the manufacturer for the wall base and LVT flooring.

Answer- See response to question Q1.

Q40 - What is the existing wall thickness?

Answer- Typical wall assembly is 3 5/8” metal stud with 5/8” gyp. bd. each side.

Q41 - What is located below the space we are renovating?

Answer- See response to question Q22.

Q42 - Are we able to utilize Anschutz restroom facilities or are temporary facilities required?

Answer- No. See response to question Q21.

Q43 - Does demolition and excessive noise work need to be done during afterhours?

Answer- See response to question Q12.

Q44 - What are the parking fees associated with on-site parking?

Answer- See the CU parking maps online which show parking and fees located next to the site location. Will be fully discussed with the winning bidder.

Q45 - Does this job require prevailing wages?

Answer- No.

END OF ADDENDUM 1
MONITOR AND AV EQUIPMENT BY OWNER. G.C. TO PROVIDE PATHWAYS BACK BOXES AND POWER, RE: ELECTRICAL FOR ADDITIONAL INFORMATION.