

## Fitzsimons Improved Heating Sys, Bldg. 500

Project Number – 21-174018

---

### ADDENDUM 2

Tuesday, May 16, 2023

#### QUESTIONS/RESPONSES:

1. Asbestos is assumed to be not present in the exposed areas of work to date. If found, UCD will contract the abatement contractor. Please confirm.  
**Response:** Confirmed, The University will contract an abatement contractor.
2. Please clarify what specific areas of work need to be completed during off hours. Please clarify off hours and normal hours timeframes.  
**Response:** Normal Hours: 3AM – 6PM / Off Hours: 6PM – 3AM.
3. Please clarify the type of protection required for the occupied hallways during construction.  
**Response:** Ram Board and elevator protection.
4. Where is construction parking and what are daily and monthly costs?  
**Response:** Georgetown parking Lot, visit <https://www.cuanschutz.edu/offices/facilities-management/parking-transportation-maps/parking> for parking permits and daily rates.
5. Please confirm the location for the dumpster placement on site.  
**Response:** One of two areas will be available, NE motorcycle parking just East of south entrance or Ignacio Parking lot.
6. Will we be able to use the building restrooms?  
**Response:** No.
7. Please confirm Siemens is the BAS controls provider.  
**Response:** Yes.
8. At the pre-bid meeting, it was discussed that the 3rd floor mechanical room pumps are to be demolished and replaced with new upgraded pumps (including the respective VFD's). Does this scope of work apply? If so, please issue new drawings that reflect this work.  
**Response:** This work is shown on drawings MD3.3, M3.3 and E3.3.

9. Please also issue new electrical drawings that show existing electrical circuitry will accommodate the new pumps and VFDs if this scope of work does indeed apply.

**Response:** See drawing E3.3.

10. At the pre-bid meeting, it was discussed that the heat exchangers are to be removed from the 3rd floor Mechanical Room and re-installed at the 5th floor Mechanical Room. Clarify this scope of work on the drawings if required.

**Response:** The expansion tanks will be moved to the 5<sup>th</sup> floor. The heat exchangers will remain. Drawings showing the expansion tanks on the 5<sup>th</sup> floor will be issued in an addendum.

11. Please confirm all removed equipment is to be turned over to the owner for salvage purposes.

**Response:** Pumps Only.

12. Please clearly define the scope for any applicable work within Specification 21 05 00 for fire sprinkler.

**Response:** Any installations (piping, soffits) that would require sprinkler heads to be relocated. Specifications in Div. 21 are performance specifications.

13. Please issue a drawing indicating where the floor finishes are applicable if the scope of work indicated in Specification 09 00 00 applies.

**Response:** Only if floor is damaged during work. Paint surfaces where equipment has been removed, patch, touch-up, etc.

14. Due to the ambiguity of the finishes scope of work that include drywall and paint, please confirm bidders can carry an allowance for this work. Allowance will be identified on the bid form.

**Response:** An allowance line item for finishes can be added to your bids at cost NTE \$35,000.00.

15. Due to the ambiguity of the routing of the new piping, confirm that the mechanical contractors can include an allowance for any unforeseen conditions that require additional work to complete their scope of work.

**Response:** Need a hard cost on piping. A separate allowance line item for unforeseen can be recorded and may affect bid selection.

16. Page MD3.10 Sheet Note 3 indicates bidders are responsible for identifying any conflicts prior to the start of work, however, due to the nature of this project, please confirm that bidders will not be held responsible for additional costs due to unforeseen conditions for any conflicts encountered during the work.

**Response:** Note 3 reads, Equipment and piping shown on tis drawing are based on record information provided in part by others. The contractor is responsible for field verification of existing conditions prior to starting work and shall notify the architect/engineer of any discrepancies for resolution. Major conflicts or hidden unforeseen issues will be dealt with as such.

17. Confirm no wage scale applies to any finishes scope of work.

**Response:** Prevailing Wage is required for construction services over \$500,000. Apprenticeship is required for construction services over 1,000,000.

18. Confirm as-built drawings can be submitted in paper format at the completion of the project.

**Response:** Paper and electronically.

19. Due to the Memorial Day holiday, can the bid date be moved to Friday, June 2nd?  
**Response:** No, Bids are due 5/30/2023 at 2PM.
20. Please provide stated allowances for repairs to finishes. No architectural sheets have been provided, making it difficult to quantity and identify finishes that may be impacted.  
**Response:** An allowance line item for finishes can be added to your bids at at cost NTE \$20,000.00.
21. Please confirm the Adams County Prevailing Wage is the correct wage determination for this project.  
**Response:** Yes.
22. Please advise if liquidated damages apply to this project. If so, what is the rate?  
**Response:** Liquidated Damages are NA on this project.
23. Please advise on who is responsible for Builder's Risk insurance. If Owner, please provide a copy of the policy for review.  
**Response:** A Builders Risk for at least the cost of the construction portion of the project is required by the General Contractor.
24. Please confirm deliverables for bid due date.  
**Response:** All Documents and bid information can be found at the Facilities website. <https://www.cuanschutz.edu/offices/facilities-management/construction-projects/RFP>
25. Please confirm subcontractors do not need to be on CU's prequalified list to work on campus for this project.  
**Response:** Utilizing Subcontractor's on the CU prequalified list is encouraged. However, if the General Contractor wishes to utilize a sub that is not currently on the list, they must submit prequalification paperwork. Be advised that the Contractor needs to submit the Subcontractor Pre-Qualification form with bids and approved before the award of the contract. Form will be part of this addendum, attachment 01.
26. Please provide asbestos testing report and confirm there is no asbestos containing material on site. If found, please confirm owner will address any need for abatement.  
**Response:** Testing report will be shared at a later date, and owner will do additional testing and or abatement as required.
27. Please confirm Appendix D is not due with the Bid.  
**Response:** Not due. This form is required to be submitted for review prior to execution of a construction agreement.
28. Please confirm Appendix F is not applicable for projects below \$1 million.  
**Response:** Correct.
29. Please advise if this will be an in-person public bid opening or an online electronic PDF submission.  
**Response:** One (1) electronic copy PDF received 04/19/2023 and shall be received no later than 2:00 PM (MD/ST), and shall be submitted/accepted via at the following address: [https://ucdenverdata.formstack.com/forms/rfp\\_rfq\\_submission](https://ucdenverdata.formstack.com/forms/rfp_rfq_submission)  
Comments: Late sealed bids will be rejected without consideration. The University of Colorado – Denver and the State of Colorado assume no responsibility for costs related to the preparation of submittals.

30. Please provide an interior finish schedule for any potential work that requires repairs to existing conditions.

**Response:** Repairs required to only finished removed disturbed or damage though the scope of work provided.

31. Please advise if the additive alternate is to be submitted with the bid. If so, please provide a template to include additive alternate pricing.

**Response:** No alternate pricing required at this time. If there is a line item added as such, it will be reviewed and may affect the bid results.

32. Please advise if there is any mold due to leaking pipes. If so, please confirm owner will address any mold found.

**Response:** No mold has been identified and owner will address as needed.

33. Please advise if the new tank can be brought in through the building or will an exterior opening need to be made to get to the third floor. The tank is 30" in diameter and 65" high. Demo equipment is of the same size as well.

**Response:** No. Service Elevator access is available.

34. Please advise if we are to assume that areas of finish removal are to be painted from reveal to reveal upon patchback.

**Response:** Correct.

35. Please advise if the existing pump housekeeping pad will need modifications or repairs.

**Response:** The new pump frames are the same dimensions as the existing pumps. No modifications are expected. Report any pad damage revealed at pump removal area(s) to the University of Colorado.

36. Please confirm Siemens will provide controls and this will not be included in General Contractor scope of work.

**Response:** Yes, and included in General Contractors scope. Note if this line item cost is an estimated allowance if Siemens is unresponsive.

37. Please advise if we should assume any modifications to existing fire alarm system.

**Response:** Only if detectors are moved to accommodate new work (piping or soffit installation). This is not expected.

38. Please advise if there are any required subcontractors.

**Response:** Please see response to Question 25.

39. Please advise if we should assume any modifications to existing fire suppression/sprinkler system. A Specification section is included, but scope is not defined in drawings. Owner to provide allowance for modifications.

**Response:** Any installations (piping, soffits) that would require sprinkler heads to be relocated. Fire protection/Div. 21 are performance specifications.

40. Please advise if Owner has enough flooring stock to patch at radiant heater removal areas. If not, please provide Specification for matching flooring and wall base.

**Response:** Radiant heaters do not rest on the floors and are recessed in wall space.

41. Please provide paint colors and sheen for all areas of work to match.

**Response:** Will provide after award of contract.

42. Please confirm work will commence during normal working hours of 7am - 5pm.  
**Response:** Normal Hours: 3AM – 6PM / Off Hours: 6PM – 3AM.
43. Please advise if rooms will be occupied during construction.  
**Response:** Specific rooms of major work will not be occupied. Wings will still have occupants in other areas. Dust protection and noise will be monitored.
44. Please advise if Owner will be moving furniture and other equipment in rooms for contractor access to work areas.  
**Response:** Yes.
45. Please advise on the allowable duration for systems to be taken offline.  
**Response:** To be addressed once awarded.
46. Please confirm the size of these windows for window treatment pricing. Storm windows are shown on Sheet M3.5.  
**Response:** Windows are each approximately 45" wide x 84" h. Field measure and verify dimensions. Coordinated with campus for window manufacturer and installation.
47. Please advise if the project has a required finish date? The RFP calls out 180 days for construction.  
**Response:** 180 Days from award of the contract. Anticipated Start Date of 6/30/2023 / Anticipated Completion by 12/30/2023.
48. Please advise if GPR is allowable in lieu of X-RAY. X-RAY is more expensive and may require near by areas to be evacuated.  
**Response:** This is allowed.
49. Please advise if parking will be provided to General Contractor and awarded subcontractors.  
**Response:** No, Parking is available in the Georgetown parking Lot, visit <https://www.cuanschutz.edu/offices/facilities-management/parking-transportation-maps/parking> for parking permits and daily rates.
50. Please advise if there is a laydown area available for dumpsters.  
**Response:** One of two areas will be available, NE motorcycle parking just East of south entrance or Ignacio Parking lot.
51. Please advise if restrooms within the building will be available for use. If not, please advise if there is a laydown area for portable restrooms.  
**Response:** One of two areas will be available, NE motorcycle parking just East of south entrance or Ignacio Parking lot.
52. Please advise if a temporary office will be provided for the superintendent during the duration of the job.  
**Response:** Confirmed, but location to be determined at a later date.
53. Please confirm that Owner will be responsible for escalation if the project does not begin within the said start date.  
**Response:** Confirmed.
54. Please advise if General Contractor is able to use facility internet services.  
**Response:** Confirmed, General Contractor is able to use facility internet services.

**-Questions END-**

**Additional Clarifications:**

1. On this Fitzsimons improved heating systems project, The University of Colorado is looking for General Contractors to bid as Prime Contractors, and has stated in the advertisement we are looking for Minimum Requirements of:
  1. Provided **General Contracting** services within the last three (3) years for at least two (2) projects each in excess of \$ 500,000 (hard costs), utilizing the expertise present in their Colorado Office; and
  2. Demonstrated specific **General Contracting experience** in projects of similar scope and complexity; and
  3. Demonstrated bonding capability up to \$ 800,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

**-Clarifications END-**

**END OF ADDENDUM 2**

**ATTACHMENT 01**

**Subcontractor Pre-Qualification Form**