



Fitzsimons Building – Phase 1 Roof Anchors & Fall Protection

Project Number – 22-122837

Wednesday, June 28, 2023

ADDENDUM 1

QUESTIONS/RESPONSES:

1. Please advise if there are liquidated damages associated with this project?

Response: There are no liquidated damages associated with this project.

2. Please confirm bid day deliverables are as follows: bid form, bid bond.

Response: Provide completed Bid Form and Bid Bond in correct amount.

3. Please confirm subcontractor's qualification statement is not due at the time of bid.

Response: Yes, that is correct.

4. Please provide a detail for the waterproofing note found on detail 5 of sheet S-3.0.

Response: Contractor shall contact AVI Roofing / Weathersure Systems, or approved waterproofing installer to obtain "roofing manufacturer approved" detail for waterproofing.

5. Please advise if the general contractor is to provide a facade access / fall protection system in addition to the roof anchors.

Response: The roof anchors for phase 1 are the facade access system for this building. There are no fall protection hazards in phase 1 areas when construction is complete; however, contractors are responsible for their own fall protection safety during construction.

6. Please advise on early morning / late afternoon hours for noisy work to commence.

Response: There are no restrictions on noisy work on this project. However, the university desires that excessively noisy construction activities (hammer drilling, etc.) be performed very early in the morning (prior to 7:00 am), or after normal business hours (5:00 pm.) adjacent to occupied spaces in the building.

7. Please advise on the method of connection and material for the existing wire that is to be removed on the roof of floor 5.

Response: Existing wire appears to be 3/8" wire rope connected to structure with eye bolts. The wire, as well as the eye bolts shall be removed for the safety of future facade access workers. See photo below.



8. Please provide a stated allowance for ceiling repairs that may be deemed necessary due to the removal of existing ceiling to gain access to the concrete deck. If not stated, please provide reflected ceiling plans for the areas of work.

Response: Anticipated ceiling repairs cost should be included in the base bid amount. Please also refer to Allowances Specification Section 01 21 00 that is issued and included as part of this addendum. Lump Sum Allowance #1 is intended to cover costs for above ceiling mechanical, electrical, plumbing, fire protection system adjustments/relocations if needed for anchor installations.

9. Please provide existing concrete beam widths in order to get quantities for the different plate sizes. Structural drawings should suffice for this.

Response: Original structural drawings provided can be downloaded at the following link.

<https://martinmartin.box.com/s/6xzgn2oy9qth3pqnoo9ife5efoiyorm6>

10. Please advise on the color of the existing perimeter guardrail that us to be matched for the new roof hatch safety railing system.

Response: See photo below for desired existing railing color to match. Provide paint color draw downs during submittal phase for Owner and Design Team approvals.



11. Please advise on the basis of roof thickness that should be assumed per note 3 on detail 5 of Sheet S3.0. Please supply stated allowance for overages

Response: Per CU Anschutz, on-site exploratory demo at multiple locations was performed for environmental report and there appears to be no insulation on the roof. Assume 1" maximum for roofing material thickness. Additional anchor height was provided in the design for insulation to be installed in the future to comply with 8" minimum clearance requirement of anchors.

12. Please provide a stated allowance for the possible need to move MEPF obstructions for installation of fall protection systems.

Response: See Allowances Section 01 21 00 which is being incorporated into the construction documents for this project and is attached to this Addendum. Also see question and response #8 above.

13. Please confirm only proposals submitted by general contractors will be accepted.

Response: Yes, we are only accepting bid proposals from General Contractors that can complete/manage all (Phase 1) work outlined in the construction documents.

14. Please advise if another roofer is allowed in lieu of AVI Roofing/Weathersure as long as the install matches the existing manufacture, is installed per manufacturer guidelines, and receives a manufacture warranty inspection.

Response: For current bidding purposes, please obtain price from the stated roofing company which holds active warranties for these roof sections. Additional AVI Roofing contact: Jeremy Murphy (720) 218-1065 jmurphy@aviroofing.com. If necessary, we may reevaluate this direction with the selected General Contractor after this project bids.

15. Please advise if a weather protection allowance can be supplied for work on the roof. If so, please provide value.

Response: Please work with the stated roofing company and include this cost in your base-bid amount.

16. Please advise if a third-party testing and special inspections are to be by CU or general contractor.

Response: Third-party testing and special inspections shall be by General Contractor and needs to be included in the base-bid amount.

17. Please confirm CU will provide anchor system testing and certifications as stated per general note IJ on sheet S3.0.

Response: CU Anschutz (under Martin/Martin, engineer of record) is responsible for load testing and certification of the anchorages in Phase 1 work. The General Contractor is not responsible for testing and certification of the new anchorages. However, if any of the anchors fail testing and it is found that the failed anchors have not been installed per the Construction Documents, The General Contractor will be responsible for expense of the repairs and retesting without additional cost to CU Anschutz.

18. Please supply a stated allowance for general note 2E on sheet S0.0

Response: Omit General Note 2E on sheet S0.0 on the construction documents.

19. Please advise if engineer stamp shop drawings are to be provided, since systems are already designed by registered professional engineer.

Response: Shop drawings do not need to be stamped by an engineer registered in the state of Colorado if anchors are fabricated according to the contract drawings. If there are any alterations from the contract drawings, the shop drawings and calculations will need to be stamped by a Colorado licensed Professional Engineer and submitted for Martin/Martin review prior to fabrication. In either instance shop drawings shall be submitted to Martin/Martin for review.

DRAWING SCOPE AND CLARIFICATIONS:

1. N/A

SPECIFICATIONS CLARIFICATIONS:

1. See Allowances Section 01 21 00 which is being incorporated into the construction documents for this project and is attached to this Addendum.

END OF ADDENDUM 1

SECTION 01 21 00

ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
 - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.
- C. Related Requirements:

1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect/Engineer of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect/Engineer's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect/Engineer from the designated supplier.

1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.7 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by University or selected by Architect/Engineer under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by University and/or selected by Architect/Engineer under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to University, after installation has been completed and accepted.
 - 1. If requested by Architect/Engineer, retain and prepare unused material for storage by University. Deliver unused material to University's storage space as directed.

1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
 - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
 - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. **Allowance No. 1: Lump-Sum Cost Allowance: Include the sum of \$20,000 in the base-bid amount to cover costs to remove and relocate existing mechanical, electrical, plumbing, fire protection (MEPF) system components above ceiling areas as necessary to install specified roof anchor system. General Contractor to provide detailed billing back-up information (time and materials) for this work, which will be applied to this cost allowance. Any adjustments to this allowance amount (increase or decrease) will be made through the change order process.**
 - 1. **This allowance includes all materials costs, receiving, handling, and installation, and Contractor overhead and profit.**
 - 2. **General contractor to request Martin/Martin to relocate the anchors prior to relocating MEPF.**

END OF SECTION 01 21 00