



ADDENDUM 1

Fitzsimons Building 3rd Reno CSPH Space Project Number – 23-178871

Friday, October 13, 2023

CLARIFICATIONS:

1. **The Construction Bid's due date will be extended to Bids are now due on Thursday, October 19, 2023, at 3:00 PM.**
2. Demolition and Construction will start when lights, lighting controls, glass walls, storefront, and new doors, whichever is the longest lead item, are 1-2 months from the actual delivery date to CU Anschutz Campus. This will allow the client to work in the space until construction starts. The start date will be negotiated with the winning bidder.

QUESTIONS/RESPONSES:

1. What are the working hours for the Project?

Response: The winning General Contractor will have access Monday through Sunday from 4:00 AM to 11:59 PM.

2. What hours are approved for loud construction noise?

Response: The winning General Contractor will be allowed to conduct loud construction work between the hours of 4:00 AM and 7:30 AM and then after 6:00 PM to 11:59 PM Monday through Friday and anytime on the weekend unless notified by the CU Anschutz Project Manager.

3. Will the Dean's Suite be empty of CU Staff during construction?

Response: Yes, the Dean's Suite will have all CU Personnel moved out of the space during the construction work.

ADDENDUM 1 Continued:

4. The Door Schedule calls for a new 90-minute rated storefront system. Please confirm this rating is required. The specified manufacturers are shown in specifications section 08 41 13 -2.2. A1-4 does not provide fire-rated storefronts.

Response: A code analysis will be conducted to reduce this to a non-rated assembly.

5. What is the wood panel material for the Allur System?

Response: White Oak and will confirm during submittals to match the existing doors..

6. Any preferred or prohibited subs at this location?

Response: Yes, please use the subcontractors listed on the Small Construction Purchase Program (SCPP) Approved Contractors list (see link below)

[23_0620 - SCPP Contractor List](#)

If the subcontractor is not on the SCPP list, then the General Contractor will need to submit a Subcontractor Prequalification. See the link below.



Subcontractor
Prequalification Blan

7. Should the General Contractor (GC) include permit fees and associated use tax required to obtain the permit?

Response: No, CU Anschutz is the Authority Having jurisdiction and there is **no cost** for obtaining the building permit.

8. Please confirm any tax exemptions for this Project.

Response: Yes, all costs for this project are tax-exempt. Even your subcontractors are not allowed to charge taxes.

9. Please confirm floor to Deck heights.

Response: Contractor to verify in the field.

10. Please confirm phasing will be required with plastic or hard-walled containment panels.

Response: The entire Dean's Suite will be handed over to the GC at the start of the construction work. Plastic or hard-walled containment will be required to keep the general public out of the construction area.

ADDENDUM 1 Continued:

11. Please confirm if ownership will require the GC to carry bid bonds for subcontractors.

Response: The GC will need to be Bid Bonded. The Subcontractors **do not** have to be bonded.

12. Please confirm all low voltage wiring and devices are by the owner.

Response: The GC will need to provide the pathway and infrastructure to support the low voltage. Yes, CU performs the low-voltage wiring and provides the devices.

13. Please confirm the fire alarm system that is existing in the Fitz building, and if there is a good contact name for the existing system that we can contact.

Response: Yes, there is a fire alarm system in the Fitzsimons Building and it works. Mitchell Brochu for the CU Life Safety is our contact. The fire systems are **not** in the scope of this Project. We are not changing them in this Project.

14. Will the Anschutz Medical Campus facility provide the door contact control wiring for the added door control unit, testing, and final testing of the access door controller with a fire alarm system if the above items listed are required and to be included for the project?

Response: The GC will need to work with CU Anschutz Electronic Security to obtain the appropriate door hardware to support the Card Readers with the new storefront doors. Yes, CU will support final testing with the access doors and the fire systems.

15. Is Lu-Tek an acceptable manufacturer of roller shades?

Response: No, Daper Inc., Mecho Shade Systems Inc., Nysan Solar Control Inc., and Hunter Douglas Company are the approved manufacturers.

16. Are all existing door frames in the space Hollow metal?

Response: Yes, this will need to be field verified.

17. Please confirm the existing wood door species and finish.

Response: See # 5 above.

18. Please confirm the electrical panel manufacturer.

Response: Existing panel, contractor to field verify.

ADDENDUM 1 Continued:

19. Please provide the specifications for the new roller shades.

Response: Daper Inc., Mecho Shade Systems Inc., Nysan Solar Control Inc., and Hunter Douglas Company are the approved manufacturers.

20. No specifications have been provided for the Privacy Film. Please provide the specifications for the privacy shades.

Response: Winning contractor to receive information on privacy film and updated spec prior to construction starting. The privacy film will be the length of the wall about three feet in height in the middle of the wall.

21. Are Davis-Bacon Wage Determination required?

Response: No, this is **not** a Davis-Bacon Wage Project.

22. Are Prevailing Wages required?

Response: No, this is **not** a Prevailing Wage Project.

23. Sheet A01.10 States that ACT ceiling tiles and grid are to remain. Should we carry an allowance to remove/replace any stained existing ACT tiles or should we only plan on replacing what is damaged during construction?

Response: Replace what may be damaged during construction and what needs to be installed when the walls and ceiling are demoed.

24. Sheet A01.10 Note 3 refers to a new refrigerator. It was mentioned at the job walk that the refrigerator is to be provided by the owner. Please confirm the refrigerator will be supplied by the owner.

Response: Yes, the refrigerator will be furnished by the owner.

25. Is there an owner-required HVAC Controls contractor that we need to use to relocate the t-stat?

Response: Yes, please use the subcontractors listed on the Small Construction Purchase Program (SCPP) Approved Contractors list (see link below)

[23_0620 - SCPP Contractor List](#)

26. Where can we plan to place dumpsters/staging?

Response: On the North side of the building. This will be covered in more detail with the winning GC.

27. Is any off-hours work required/anticipated?

Response: No.

ADDENDUM 1 Continued:

28. Can you clarify the exact spec (manufacturer, species, etc..) of the existing doors that we are to match?

Response: To match existing doors in the suite, the contractor to determine them during construction.

29. We are planning on utilizing floor protection at the existing carpet within the office area (to remain). Do any other finishes along the construction entry route require floor protection?

Response: Yes.

30. Can we assume (for bidding purposes and/or for construction) that none of the materials called to be demolished contain hazardous materials?

Response: Yes, no hazardous material exists.

31. What is the amount for liquidated damages?

Response: This will be in the contract, but \$00.00.

32. What are the deliverables required when proposing this project?

Response: Please look at the Specification Manual for this Project. Proof of GC Bid Bond and Bid Form filled out.

ADDENDUM 1 Continued:

33. The following Specs are not included in the Table of Contents, but they are included in the pdf. Please confirm that these are applicable to the project:

SPECS:

Not on the TOC but have pdf file:

- SECTION 00 43 23 – BID ALTERNATES FORM
- SECTION 00 43 40 - CERTIFICATE AND AFFIDAVIT REGARDING UNAUTHORIZED IMMIGRANTS
- SECTION 00 51 00 – NOTICE OF AWARD (D/B/B)
- SECTION 00 52 53.05 – CONTRACTOR’S DESIGN/BID/BUILD (D/B/B) AGREEMENT
- SECTION 00 55 00 – NOTICE TO PROCEED
- SECTION 00 61 13.13 – PERFORMANCE BOND
- SECTION 00 61 13.16 – LABOR AND MATERIAL BOND
- SECTION 00 63 64.05 – CONTRACT AMENDMENT
- SECTION 00 65 15 – NOTICE OF PARTIAL SUBSTANTIAL COMPLETION
- SECTION 00 65 16 – NOTICE OF SUBSTANTIAL COMPLETION
- SECTION 00 65 19.03 – NOTICE OF APPROVAL OF OCCUPANCY/USE
- SECTION 00 65 19.23 – PRE-ACCEPTANCE CHECKLIST
- SECTION 00 65 19.25 – NOTICE OF PARTIAL FINAL ACCEPTANCE
- SECTION 00 65 19.26 – NOTICE OF FINAL ACCEPTANCE
- SECTION 00 65 19.30 – NOTICE OF CONTRACTOR’S SETTLEMENT
- SECTION 00 72 53 – GENERAL CONDITIONS (D/B/B)
- SECTION 00 73 01 – SUPPLEMENTARY GENERAL CONDITIONS (D/B/B)
- SECTION 00 73 46 - WAGE DETERMINATION SCHEDULE
- SECTION 01 26 00 CONTRACT MODIFICATION PROCEDURES
- SECTION 01 32 00 CONSTRUCTION PROGRESS DOCUMENTATION

Response: See CU Anschutz specifications for further information. Updated specifications will be given upon award of the contract.

<https://www.cuanschutz.edu/offices/facilities-management/construction-projects/guidelines-and-standards>

34. These specs are on the Table of Contents, but the pdf does not exist. Please confirm that these specs are NOT applicable to the project:

On the TOC but missing the pdf file:

1. SECTION 001100 - ADVERTISEMENT FOR DOCUMENTED QUOTE
2. SECTION 003100 - UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CAMPUS FACILITIES MANAGEMENT CONSTRUCTION PURCHASE ORDER TERMS AND CONDITIONS
3. SECTION 01 00 00 - GENERAL REQUIREMENTS
4. SECTION 013596 – SPECIAL PROCEDURES FOR PROPERTY PROTECTION

Response: See CU Anschutz specifications for further information. Updated specifications will be given upon award of the contract.

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END OF ADDENDUM 1