Thursday, August 24, 2017

ADDENDUM 1

QUESTIONS:

1. We are clear that a bid bond is required for bids $50,000 or greater. We do not see any requirement for payment & performances bonds. Please confirm payment and performance bonds are not required.
   
   a. If the bid is higher than $150,000 then Labor & Material and Payment & Performance bonds will be required.

2. We believe a general building permit in not required for this project. We believe the only permits required are a State electrical permit, and a State plumbing permit. Please confirm.
   
   a. We will have a general building permit as well as electrical and plumbing on this project. We are an AHJ, so no permits will be pulled from the city or the state.

3. The specifications include: Section 22 30 00 Fire Protection, and Section 28 31 11 Fire Detection and Alarm. However, we find no indication on the drawings of requirements for fire protection or fire alarm work. We believe there is no fire protection or alarm work included. Please confirm.
   
   a. No additional fire alarm work is required. Contractor shall have a fire protection contractor review the head layout and confirm if additional heads are needed once the new walls are built.

4. If there is fire alarm work required, please provide the manufacturer/model of the existing FACP, and the name of the existing FA monitoring/service company.
   
   a. N/A

5. The bid documents indicate Davis-Bacon wages are required. Please confirm this is the project intent
   
   a. Davis-Bacon wages are not required
6. If Davis-Bacon wages (prevailing wages) are required, please provide the current wage determination.
   
a. Davis-Bacon wages are not required

7. We understand we can park in one of the nearby parking lots. How much does the parking pass cost?
   
a. Contractor parking is $45/month

8. We understand the project site will be unoccupied during construction. Please confirm.
   
a. The specific remodel area will be unoccupied, with the exception of the Alcove, P18-7401C, which will be occupied for the duration of the project. The rest of the floor and building will be occupied throughout the project.

9. Where can we locate a dumpster? Will we have to pay a parking fee for it?
   
a. We will work with you to locate a dumpster. We will not have to pay a parking fee for the dumpster

10. Should we include a porta-potty or, should we use existing facility toilets?
    
a. Use existing facilities, but keep facilities clean and dust free

11. The bid documents include language regarding pollution insurance. Is pollution insurance required for this project?
    
a. Pollution insurance will not be required for this project.

12. How much does it cost for background checks/badging? How long does it take to process the background checks and obtain badges?
    
a. Badges are $14 apiece and the process generally takes 4-5 days for approval

13. What is the height of the window roller shades required?
    
a. The contractor shall verify the height of the windows and should have done so in the pre-submittal meeting and walk through. Project specifications require the contractor to field verify all existing conditions prior to bid.

14. What is the horizontal length of windows which need roller shades?
    
a. The contractor shall verify the length of the windows and should have done so in the pre-submittal meeting and walk through. Project specifications require the contractor to field verify all existing conditions prior to bid.

15. What is the height of the blackout curtains required?
16. What is the horizontal length of blackout curtains required?

a. The contractor shall field verify the length of the curtain based on the existing conditions and the new walls being constructed. While the drawings are diagrammatic as indicated in the specs, they can be scaled for a preliminary measurement.

17. Fume hood:

a. Is it in the Contractor’s scope to remove the fume hood?
   
i. Yes, and the contractor will be responsible for moving the hood to storage

b. If it is in the Contractor’s scope to remove the fume hood
   
i. What is the weight of the unit?
   
   1. Contractor shall field verify the exact dimensions. The current hood including the cabinets below are from floor to ceiling which should be 9'-0” in the alcoves.
   
ii. Where does the State want it moved to? A location on the same floor? Same building? Different building?
   
   1. The hood will be moved to a mechanical area located within the same building, but on another floor.

iii. What electrical and plumbing connections does the fume hood have, vacuum? Air? Gas? one 120 V circuits? Two circuits? Others?
   
   1. Contractor shall verify all existing connections. However per the plans the hood currently has vacuum and gas connected and appears to have one 120V circuit.

18. What floor made of, concrete?

a. The floor is concrete.

19. What is the total height from floor to deck?

a. Exact height unknown. Contractor shall verify if needed for their purposes. It is expected to be approximately 15 feet – 16 feet floor to floor.

20. What is the deck construction, steel deck and concrete?

a. Steel beams with steel deck and 4”-6” concrete.

21. What is the structure of the building, conventional steel? Are the floors post-tensioned or pre-tensioned?
a. Steel beams with steel deck and 4”-6” concrete.

22. It would be helpful to know who the service vendors are for fire alarm, fire sprinkler and HVAC controls. Please identify.

a. CRA: HVAC Controls are Siemens per the contract documents.
   UCD: Per Campus Standards, which can be found at the below link, approved fire alarm contractors are as follows:
   
   - Systems Group – 800 E. 64th Ave. #17, Denver, CO (303) 298-7900
   - Convergint – 7330 S. Alton Way, Suite 12K, Centennial, CO (303) 932-0757
   - Meridian Fire and Security – 7173 S. Havana St Ste 400 Centennial CO, 80112 (303) 790-2520
   - Other Edward System Technology installers will be considered if they have successfully completed 3 similar projects (in size and complexity) in the past 5 years in the Denver Metro area. The installer must have a demonstrated ability to provide ongoing service to any system it installs. Alternate installers must be approved in writing by the University Project Manager through Facilities Operations 5 working day prior to Bidding on the project. Installers should be NICET certified.

   [http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/Pages/GuidelinesStandards.aspx](http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/Pages/GuidelinesStandards.aspx)

23. Are there any HAZMAT concerns surrounding the removal of the fume hood?

   a. We will have this Green-Tagged prior to your removal

24. Do we have to use SCPP approved subcontractors for mechanical, electrical and plumbing?

   a. No, however, the University does reserve the right to deny the use of a subcontractor if warranted based on previous experiences.

END OF ADDENDUM