B500 Window Rehab Phase 3
Type of Original Notice: Advertisement for Bids
Notice Number/Project Number: 17-207232

Thursday, July 18, 2019
ADDENDUM 1

QUESTIONS/RESPONSES:

1. The Project will be nearly 100% self-performed by Contractor and very little coordination with subcontractors or different trades is required. A Common-Use Field Office (see Temporary Facilities 01 5000, 2.2 B) seems a significant and unnecessary added cost. Is the University willing to provide an unoccupied office or other space for this purpose or should the contractor anticipate the added cost of a conditioned mobile office in their Bid?

Response: The requirement for a Common-Use Field Office described in Section 01 5000, 2.2, F. is waived. If the contractor desires use of space in the Fitzsimons Building for other reasons, the Principal Representative may be able to allocate that space. However, the availability of space in the building for contractor’s use is not guaranteed.

2. No interior restoration activities other than the installation of interior storm windows, removal of window film, and installation of miscellaneous window hardware is anticipated for this phase of work. Please confirm that the Isolation of Work Areas in Occupied Facilities requirements of 01 5000, 3.2, F are not required for this project.

Response: The need for isolation of work areas in occupied spaces as described in Section 01 5000, 3.2 F. is not anticipated as a requirement for this project. The required interior work is minimal and should not create objectionable dust, fumes, or odors on the building’s interior.

3. The contractor in Phase 1 was permitted by the University to use existing power outlets with contractor supplied GFCI protection and extension cords to provide power for the work. Please note that only basic power tools with 110-volt power requirements are anticipated to be used on the project. Please confirm that this approach is acceptable in lieu of the Electric Power Service requirements of 01 5000, 3.2, H.

Response: The contractor may use existing 110-power available on the project site. Where existing 110-power is not convenient for the contractor, the contractor may provide their own power with the use of small portable generators.
4. Contractor intends to provide Owner and Architect with the cellular telephone number of all contractor personnel involved in the project. Please confirm that the Telephone Service requirements of 01 5000, 3.2, J, are not required for this project.

Response: The use of cellular telephones is acceptable in lieu of complying with the provisions of Section 01 5000, 3.2, J. provided the contractor provides contract information for all contractor personnel involved in the project. A dedicated answering machine and/or facsimile machine is not required.

5. Owner mentioned in the pre-bid conference that the owner would be responsible for moving all personal items and office furniture and equipment that is to remain in-place. Section 01-5000, 3.4, H and I states that this will be the responsibility of the Contractor. Please confirm that the contractor is not responsible for moving any personal belongings or office furniture or equipment that may impede Contractor’s work.

Response: Work on the interior of the building is generally limited to installation of interior storm windows. Therefore, extensive interaction with occupant furniture is not anticipated. Building occupants will be asked to temporarily relocate any personal effects that might interfere with storm window installation. The contractor may need to move small existing furniture items such as bookcases or small filing cabinets or work around existing furniture to install interior storm windows. Covering existing furniture items with dustproof or water resistant coverings is not necessary unless the contractor deems it necessary on a case by case basis. The building occupants will be asked to cooperate with the contractor's installation of interior storm windows.

6. Please confirm the Temporary Partitions specified in 01 5000, 3.4 P are not required on this project.

Response: Due to the limited nature of the interior work proposed for this project, temporary partitions as specified in Section 01 5000, 3.4, P. will not be necessary.

7. Two storm window finish types are specified; one is anodic and the other is enamel (see 08 5169, 2.7, B). Please confirm which type of finish is desired for the project. Please note that the anodic finish will result in significant added cost and possible lead time delays and is typically reserved for exterior applications.

Response: The finish on the interior storm windows will be finished with the same color, either manufacturer’s standard beige, colonial white, or white to be selected after award. It is anticipated that the interior storm windows will match windows completed in previous phases of the project.

8. Please confirm that the colors to be selected for the interior storm windows will come from Allied’s standard color offerings which are; White, Colonial White, Beige, Bronze, Black, and Anodized. Note that Beige was used on the Phase 1 project for all storm windows installed on windows that are painted on the interior.

Response: All interior storm windows will be a single color, either colonial white, white, or beige. The color will be confirmed after contract award and is anticipated that it will match work completed in previous phases.

9. The Contractor proposes to substitute AGC Comfort Select 73 low-e glazing in place of the Pilkington product specified following recommendations received by Allied Window, the interior storm window manufacturer. Is this glazing an acceptable substitute? It was approved on the prior phase.

Response: the AGC Comfort Select 73 low-e glazing is an acceptable substitute for the Pilkington Energy Advantage glazing specified as the basis of design.
10. Should the Contractor anticipate cleaning the interior surface of the existing historic window glazing prior to installing the interior storm windows?

Response: The contractor should anticipate cleaning the interior surface of the existing windows before installing the interior storm windows.

11. It was mentioned in the mandatory pre-bid meeting that blinds may need to be relocated to accommodate the installation of the interior storm windows. Please confirm that the cleaning and repair of blinds (unless damage is caused by the contractor) is excluded from the scope of work.

Response: Cleaning and repair of the existing interior blinds or roller shades is excluded from the scope of work.

12. The Supplemental General Conditions require the Contractor provide a Builder’s Risk Insurance Policy. Given the nature of the scope of work anticipated on this project, this seems an unnecessary additional cost. Please confirm whether or not this policy is required for the project.

Response: The requirement for the contractor to provide a Builder’s Risk Insurance Policy for the project has been waived for this project only.

13. The Supplemental General Conditions require the Contractor to provide a Pollution Liability Insurance Policy. Given the nature of the scope of work anticipated on this project, this seems an unnecessary additional cost. Please confirm whether or not this policy is required for the project.

Response: The requirement for the contractor to provide a Pollution Liability Insurance Policy for this project has been waived for this project only.

14. Please confirm that INTERIOR restoration, painting and/or staining of Frame Components, Sash Components, and Interior trim is excluded from the scope of work anticipated by this project.

Response: Interior painting and restoration is excluded from the scope of work. Note that interior access to position and secure sash units may be necessary to allow for successful rehabilitation of windows in place. Any damage to interior finishes at the window openings resulting from construction activities will be the responsibility of the contractor.

15. Will liquidated damages be incorporated into the agreement and, if so, at what rate?

Response: No

16. Will the Davis-Bacon and Related Acts (Prevailing Wages) apply to this project?

Response: No

17. Specification Section 01 1000, 1.7, D states that contractor must use and pay for parking in “designated Contractor Parking.” Please provide the cost of these monthly parking permits.

Response: Contractor parking permits are available for the cost of $40 per month per vehicle.

18. Is it the Contractor’s responsibility to locate and Hire a professional photographer for the requirements of Specification section 01 3233 of will this be provided by the owner and/or Architect?

Response: Section 01 3233 requires the use of a ‘qualified’ photographer. For the purposes of this project, a qualified photographer is anyone who can take a clear, focused digital
19. Contractor believes that no building or trade specific permits are required for this project, please confirm.

**Response:** No building or trade specific permits are required.

20. Please confirm that the “Abatement” of lead containing paint and/or asbestos containing materials is not anticipated in the scope of work of this project or the contractor’s bid.

**Response:** Abatement of lead-containing coatings and/or asbestos-containing materials is not anticipated in the scope of work. The contractor’s bid shall include the performance of the work in compliance with applicable State and Federal regulations pertaining to hazardous materials.

21. Please provide The University EHS Guidelines for Hazardous waste as identified in section 01 3544.

**Response:** Delete paragraph 3.1, E. 1., and replace with ‘All Hazardous wastes are to be handled and disposed of according to applicable EPA and CDPHE guidelines.’

22. As this project addresses the restoration of historic fabric, please confirm that the testing requirements of sections 01 3546, 3.2, E and 01 4000 do not apply to this project.

**Response:** In general, the provisions of Section 01 3546 have limited applicability to this project. Specifically, the testing described in paragraph 3.2, E. is not required. Section 01 4000 is applicable to the extent that any specific testing requirements are identified in other Sections, specifically refer to Section 05 0170.91, 08 0152.93, and 08 5169 requiring mock-ups.

There were no further questions.

**CLARIFICATIONS:**
None.

**ADDITIONAL INFORMATION:**
None.

**END OF ADDENDUM**