University of Colorado Denver
B406 1st Floor Marcus Institute Renovation
Project Number (PN 20-148049)

Monday April 27, 2020
Addendum 1

Addendum: 3 pages
Attachments: Drawing set and Bid Alternate form.

Written answers to questions
Part 1: Response to Questions

1. Question: Does this project require Davis-Bacon wages?
   Response: No. Davis-Bacon Wages are not required.

2. Question: Are there liquidated damages? If so, how much.
   Response: No.

3. Question: Are there any permit costs?
   Response: CU Anschutz is its own jurisdiction. The University provides all permits at no cost to the contractor.

4. Question: Sheet A2.1 notes 7 and 8. The stair wells show note 8 not to paint. Which is correct.
   Response: Keynote #7 is for stairwell S-201 only.

5. Question: Sheet A2.1 show the new door 100, Note 2. Sheet A2.2 shows this door located further down the hall. Which location is correct?
   Response: Drawing #1 on sheet A2.1 keynote #2 is correct.

6. Question: Who does the fire alarm in this building. They may need to supply a module for door 100 to unlock when the alarm goes off.
   Response: Read luminaire note #4 on sheet L2.1.

7. Question: Do we have to move the electrical/data conduit in rm 120 at the wall that gets the transaction window?
   Response: The electrical and data will be moved prior to construction.

8. Question: There are random bells mounted to the wall throughout the floor, do they stay?
   Response: The bells will be removed by the University.

9. Question: Do the storm windows get reinstalled?
   Response: For each window that is being replaced, the storm window is removed and discarded.
10. Question: Does there need to be an exit sign at new double door.
   **Response:** Provide new exit sign to match existing color and connect to exit sign electrical.

11. Question: In corridor next to new double door, an existing light fixture will conflict with the door.
   **Response:** Rotate this one light fixture 90 degrees so no modifications need to be made to adjacent smoke head or fire suppression drop.

12. Question: The 1st floor electrical room does not have much wall space to install the lighting control panel. Where should it go in the 1st floor electric room?
   **Response:** Install lighting control panel on east wall above the electric panel. Create a unistrut rack so the nLight panel can be mounted above the electrical panel in front of the existing conduits running out the top of the panel.

13. Question: How much of the ceiling tile needs to be replaced?
   **Response:** The only ceiling replacement should be where the new double door is to be installed.

14. Question: Does the carpet need to be cleaned on the second floor as part of this scope?
   **Response:** No.

15. Question: It was mentioned to replace the small transom windows in the Lobby and Reception on the first floor. These are not shown on the plans. Do they need to be replaced for this bid?
   **Response:** Yes, see attached A2.1.

16. Question: There was a note in the specs for a Knox Box. Does the GC need to provide a Knox box?
   **Response:** No Knox box is to be provide.

17. Question: What color should floor base in Rm 125, 125A, 127 and 102 be?
   **Response:** A standard color will be selected for these rooms.

18. Question: Please confirm the extent of the exterior painting. Do we need to include the soffit, facia, eaves, siding at the front door or down spouts.
   **Response:** Exterior painting is only the window frames on the windows being replaced and the white siding between the windows at the entry per keynote #10 on A2.1.

19. Question: The Closet #125A is to receive FRP directly over the existing ceramic tile. Will the ceiling receive FRP or new paint?
   **Response:** The ceiling will receive new paint per keynote #5 on sheet A2.1.

20. Question: In the same Closet #125A, will the radiant wall heater need to be removed for the FRP installation?
   **Response:** No, the FRP will trim around the radiant wall heater.

21. Question: Keynote #9 on sheet A2.1 calls for “prefinished painted break metal caps on window sills that are in disrepair”. Please confirm how many of these are to be capped.
   **Response:** Provide 5 caps.
22. Question: General Note #5 says: that “all abandoned wiring conduits or misc. must be removed”. Is this just referring to items include in our scope or does it include other abandoned items that may be found during construction. Old buildings like this tend to have a lot of old and abandoned items.

Response: The note refers to work within the project scope. Contractor cannot abandon unused items in performance of the work. If a component becomes unused as a result of the work, then the item will have to be removed back to the last in service j-box or connection point so no unused item remains. This does not apply other items not directly related to the scope of this project.

23. Question: Luminaire Note #4 calls for an alternate to connect the lighting controls into the fire alarm panel. The bid alternate form does not have this alternate listed on it.

Response: Alternate added to bid alternate form, see attached.

24. Question: Please review and approve the attached pre-qualification form for Magee Electric.

Response: Magee Electric is an approved electrical sub.

25. Question: Is the GC or Owner expected to remove the door accessories (per not 5/A2.1)? If GC to remove, are these items to be trashed or returned to the Owner?

Response: The G.C. will remove door accessories, items to be trashed.

26. Question: Note 1/A2.1 says to not scale drawings; approximately how much SF of replacement flooring is anticipated.

Response: Dimensions added, see sheet A2.1.

27. Question: Due to the nature of removing window frames from the stucco exterior, we would assume some damage to the stucco is expected; how much allowance should be carried for exterior stucco touch-up paint?

Response: The original window frames are not to be removed. The existing window Sashes are removed, disposed of per the state of Colorado lead paint disposal requirements and then the new vinyl window fits within the existing frame, see window schedule note on A2.1.

28. Question: Which walls get the accent paint color?

Response: Assume one wall in each office will get the accent paint color. The owner will finalize which wall will get the accent.

Part 2: General Project Clarifications
1. Drawings attached; items changed are bubbled with a delta-1.
2. Bid Alternate form attached.

End of Addendum 1

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| Institution/Agency: | The University of Colorado Denver | Anschutz Medical Campus (GFE) |
|---------------------|-----------------------------------|
| Project No./Name:   | 20-148049 B406 1st Floor Marcus Institute Renovation |

**Additive Alternate** Window types (AB), (AZ) – see drawing 1/A2.1.

**Additive Alternate** Luminaire Note #4 connect the lighting controls into the fire alarm panel.

**THE BIDDER:**

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Placement of light fixture changes. Old fixture to be removed.