



## Fitzsimons Building 3<sup>rd</sup> Floor Elevator Lobby Lighting

Project Number – 22-154559

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Friday, July 29, 2021

### ADDENDUM 1

#### QUESTIONS/RESPONSES:

1. Does the client prefer to have the work completed after 5:00 pm or with proper scheduling can this work be completed during the normal business hours of 8:00 am – 5:00 pm?

**Response:** Client is willing to work with contractor if proper scheduling and communication can be followed. Given that strategy, include in your bid any off hours for times to shut off systems which may affect occupants. Plan on normal business hours with a great deal of communication and planning.

2. I wanted to ask if you have an asbestos test report for the areas where ceiling tiles are being replaced and if there is any asbestos present in that area?

**Response:** The tiles being replaced are only a few years old and the areas is expected to be asbestos free. However, testing will be performed by CU prior to construction. Contractors need to follow standard OSHA guidelines **IF** asbestos is encountered and notify the owner immediately.

3. Please clarify if the \$19,000 allowance includes removal and replacement of the following items: low voltage system devices, GRD's, fire alarm devices, fire sprinkler devices, and wall hung items.

**Response:** Yes, the \$19,000 allowance will include all items associated with the replacing ceiling tile scope and painting corridor scope. For the purpose of the bid, all bidders to carry the \$19,000 as part of their total bid price.

4. Please clarify if the \$19,000 allowance includes drywall patch and repair. Same question for Sheet notes 2 on sheet E2.0 of the CD set.

**Response:** Yes, the \$19,000 allowance will include all items associated with the replacing ceiling tile scope and painting corridor scope. For the purpose of the bid, all bidders to carry the \$19,000 as part of their total bid price. Contractor is responsible for protecting all existing conditions as necessary to prevent damages.

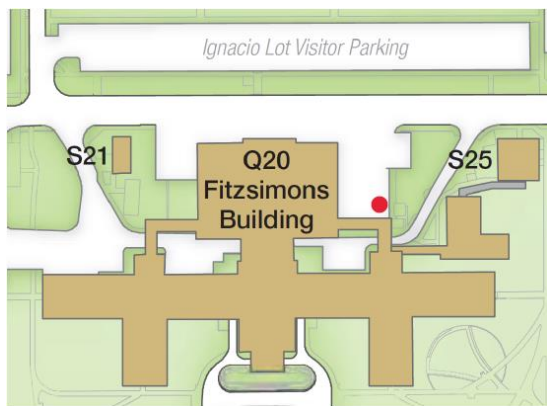
5. Please confirm asbestos abatement is not required.

**Response:** The tiles being replaced are only a few years old and the areas is expected to be asbestos free. However, testing will be performed by CU prior to construction. Contractors need to follow standard OSHA guidelines **IF** asbestos is encountered and notify the owner immediately.

6. Please provide a list of pre-qualified electrical contractors not from the SCPP list.

**Response:** If contractor would like to propose another electrical subcontractor, that subcontractors information should be submitted on CU's preapproval form located in project manual section 00 45 17 by 7.28.22 Electrical contractors already on the SCPP list do not need approval.

7. Please clarify the dumpster and sanitary facility location



**Response:** Dumpster/ Sanitary to be located in coordination with Kenneth Bosworth near red dot indicated on plan with the successful contractor.

8. Please clarify a field office is not required.

**Response:** A field office is not required but on- site supervision is required anytime work is being conducted per contract.

9. Pleased advise if the hallways and elevators need to be maintained as accessible at all times for life safety egress purposes. If so, work would need to be phased. If phasing is required, please provide a plan for bidding purposes.

**Response:** Yes, all required exit paths must be maintained during business hours. See question one that describes the need for contractor to be able to communicate / negotiate need areas for construction without disruption. An example of phased work might be half the corridors are being constructed at a time. See response to question one.

10. Please clarify if there are any rated wall partitions.

**Response:** Yes, there are rated wall partitions but none with in the scope of this work.

11. Please clarify elevator #3 does not require protection. During site walk, protection was existing.

**Response:** Yes, elevator # 3 DOES NOT require protection due to other projects providing.

12. Please confirm floor protection is required

**Response:** Contractor is responsible for protecting all existing conditions as necessary to prevent damages.

13. Please confirm permit fees and plan check fees are not applicable

**Response:** CU Anschutz is its own Building Department / Code Authority having Jurisdiction. CU does not charge contractors permit fees. The University covers all permit and inspection fees.

14. Please confirm the Owner will move FF&E out of areas of work. If not will FF&E need to be protected in place.

**Response:** The only FF&E in project is in conference room 3157. GC to move and protect furniture to the corridor. The allowance will require some scope to remove and remount art / signage on walls.

15. Please clarify if plenum space is “busy” (i.e. packed with large ductwork, etc) in any area of the work.

**Response:** Yes, plan there will be areas that have very limited clearance due to ductwork. This is a replacement project. Hence the lights existing lights are in the space that needs the new lights.

**END OF ADDENDUM 1**