



RFP #923-21P Spring Valley Residence Hall Remodel

**Addendum 001
Issued March 1, 2021**

1. Will you be requiring a bid bond for this project?

No.

2. Will liquidated damages apply to this project?

No.

3. Do you have the asbestos inspection report for this project?

The building has been tested and there is no asbestos.

4. The demolition plans call out tag 29 in the entry way, but the renovation plans state that the entry way floor will be existing. Will we be replacing the flooring in these areas or protecting the existing?

Entry way floor will remain and will need to be protected.

5. No carpet or laminate flooring has been specified in the released documents, is there no work of this type?

There is no carpet or laminate flooring in this project.

6. DEM1.

a. Confirm all standard units have existing 12 x 12 flooring at entrances and at bathrooms.

Existing units have LVT flooring in entry that will stay. Bathrooms have laminate that will be removed and replaced with tile.

b. Confirm existing tile flooring to remain. Reference note 29, and details 3, 5, 6 and 8.

There is no tile flooring to be removed. The laminate in the bathroom will be removed and replaced with tile.

7. DEM1, DEM21a.

- a. Confirm (1) ADA unit has 12x12 tile flooring at entrance and wood laminate flooring at bathroom.

No. Entrance has LVT that is not being removed and will need to be protected. There is laminate in the bathroom that will be removed and replaced with tile.

- b. Confirm existing tile flooring and wood laminate flooring to remain. Reference note 29 and details 11, 13, 14, and 16. *Details 1, 2, 3, 4, 5, 6, 7, 8.

Yes; ADA unit existing tile in entrance and wood laminate flooring remains.

8. DEM1, DEM2, REN0. There are 2 different plans with associated elevations for the ADA unit demo and renovation. Please clarify which plan to follow for each phase. Reference 18/DEM1, 9DEM2, 2/REN0, 3/REN0.

Reference 18/DEM1, 2/RENO

9. REN0, REN1

- a. Confirm data/communication outlets (tag 21) are owner vendor furnished and installed. GC to coordinate schedule.

YES

- b. Confirm hvac grills and window shares are only items to be owner furnished, contractor installed.

Owner supplied HVAC grill – Contractor installed. Owner supplied shade – owner installed.

- c. Confirm shower rods to be owner furnished, owner installed.

YES

- d. Per tag D1, entry doors to receive (2) robe hooks. Confirm robe hooks are contractor supplied.

YES

10. Specifications

- a. Breaker replacement and isolation valve add alternate are not listed on the current bid form. Please clarify.

Reference Specification 01100- Summary 1.2-

D. Breaker replacement:

Per DORA Colorado State Inspector, in order to meet NEC requirements, existing breakers need to be replaced with code required AFCI type as shown in Cut sheet section.

General Contractor to deenergize, disconnect, and remove existing breakers to rooms in remodeled areas, replace, then reenergize and test circuits. General Contractor shall provide a price to perform this scope and provide the Owner with a unit price based on each residential unit at time of Bid Proposal.

E. Isolation Valve Add Alternate:

General Contractor to provide quote to install isolation shutoff valves on 2" hot, cold water and recirculation lines. Price to include labor to bleed down building, install ball valves, couplings, and fiberglass insulation tape (12" per ball valve).

- b. Please provide plumbing details for isolation valve add alternate. (spec, location(s), etc.)

Reference Specification 01100- Summary 1.2-E

11. How many different accent wall colors will there be?

3

12. There are double duplex receptacles in the built in cabinets, only one is shown on the drawings. Do you want to keep two, or just one. Also, are these USB type at this location as well?

One with USB is all that is needed.

13. Do we combine the (2) circuits in the dorm room on one AFCI breaker, and (1) restroom AFCI on a second, only needing (2) AFCI's per room? With One extra AFCI for every (4) shared lighting loads in rooms?

Provide one 2-pole breaker in every unit for receptacles.

Provide one single-pole breaker for GFCI receptacle.

Provide one extra AFCI for every (4) shared lighting load

14. On the Arc Fault breakers, they are shown to be, combo AFCI and GFCI type. Should we get only the AFCI type, due to the fact that the Combo will trip at the breaker, for the GFCI outlet? They will have to get to the panel to reset it.

Bid per specification cut sheet.

15. Sheet Dem1 – Demo Note 29 Calls for removing the existing flooring in the Entry. Sheet REN0 calls for existing wood laminate flooring. Does the entry flooring get removed in the entry? If yes, what type of flooring does it get replaced with?

NO, entry floor stays and is protected.

16. It was discussed at the walkthrough that the owner will remove and replace the window shades. Please confirm that the contractor does not need to remove or reinstall the window shades.

Yes, owner remove, owner install

17. Section 01100-1.2E calls for an add alternate to provide isolation shutoff valves on 2” hot, cold water and recirculation lines. How many hot, cold and recirculation lines will require ball valves?

General Contractor to provide a unit price; per set of three ball valves as described above

18. Section 01100 1.2 C, D and E calls for alternate pricing. The provided Excel Budget Sheet does not have a place to address the additional pricing. Will the owner provide a new budget sheet with these items or should contractors modify the Budget sheet to include these items?

Please feel free to include any alternates below the provided spreadsheet.