



RFP #882-20P Residence Hall Remodels

Addendum 001
Issued February 26, 2020

Sopris Residence Hall Remodel

1. Please clarify number of standard rooms, ADA rooms, and study rooms to be included with the bid.

111
112
113
114
115
116
117
118-ADA
120
121
122
123
124
125
127
129

No study room included in scope.

2. Please confirm if new access panels at shower ceilings should be included with this bid. Newly renovated units all had access panels at the shower ceilings.

New access panels should be included in this bid.

3. Please confirm scope of prep for sleeping room ceilings. Newly renovated units appeared to have a skip trowel finish.

It was noted that some sleeping room ceilings have already been renovated, in those rooms, simply prep and paint these ceilings. If the rooms have not been renovated and the expansion joint is showing, then we would want skip trowel finish.

4. Please confirm there is a crawl space below level 1.

Record drawings indicate there is a crawl space below the first level.

5. In the attached RFP, Section III Instructions to Bidders, we did not note Bid Bonds to be included with proposals. Please confirm if Bid Bonds are required to be submitted with our proposal to be considered responsive.

Bid bonds are not required.

6. If Bid bond required, what percent of Bid Bond (5%) would you like the Bid Bond written for?

N/A.

7. Do Liquidated Damages apply? If yes, what \$/Dy?

No liquidated damages on these projects.

8. On Sheet DEM 1 Notes to General Contractor #4 calls for the contractor to provide mixing valves at showers. Is this referring to the Delta R10000-UNWS that is specified on Sheet REN1 Tag P9 of the plumbing schedule? If no please provide a spec and installation detail for the additional mixing valve.

Showing mixing valves that are specified are correct. This refers to the Delta R10000-UNWS that is specified on Sheet REN1 Tag P9 of the plumbing schedule.

9. On sheet REN0 renovation notes D1 calls to provide a kick plate. Is the kick plate installed on one or both sides of the door?

Intent was to have a single kickplate installed on the outside (hall) face of the door.

10. Sheet DEM1 demolition note #22 calls to remove existing wall electric boxes. Does the mounting box need to be removed or just the outlet. If the mounting box is to be removed can an "Old Work Box" be used to replace the existing or do regular boxes need to be installed. If regular boxes are to be installed sheet rock patch at each location will be required.

Remove just the existing outlet/switch and cover plate.

11. Are the existing shower pans embedded in the concrete subfloor?

This is not known. Please go ahead and bid as such.

12. The showers have the same 12" X 12" floor tile specified as the rest of the bath area. 12" X 12" tile is not recommended in shower areas as it will need to be cut significantly to insure proper drainage. Can this be reduced to a smaller tile size?

Showers tile floor shall be 2" x 2", and shall match color and style of floor tile.

13. Note 1 on Sheet DEM 1 says to remove walls to size of new shower enclosure. Is the shower enclosure owner provided or contractor provided? If contractor provided please provide a spec to insure apples to apples bidding.

“Enclosure” in this sense regards the clear opening size of the renovated, tiled shower. The showers are all tiled, there is no “purchased” enclosure.

14. Can an ADA compliant shower base be installed in the ADA unit in lieu of floor tile? If yes what are the exact dimensions of the ADA shower?

No. This can be considered after award of bid.

15. Will new transition strips be required between the existing floor that is to remain and the new tile floors? If yes, what product should be installed?

Yes, General contractor to submit manufacturer transition for all changes in floor type for Owner/ Architect approval.

16. Will you accept an alternate to the specified Daltile tile? The Daltile products are not locally available. If yes, please provide a product to insure apples to apples bidding.

No.

17. Section 01100 – 1.1 (le 4 says to coordinate schedule to accommodate owner contracted IT and cabling subcontractor. What is the extent of this subcontractors work? Will they install the Data / Communication outlets specified on RENO Renovation notes Tag 21?

General Contractor must accommodate this owner contractor into their construction schedule. Tag line 21 indicates what is within the GC's scope. This will have minimal to no impact on the schedule.

Hill Hall Residence Hall Remodel

1. Demo Item 30, Note 2 calls for existing ceiling texture to be removed. On previous projects this was not done as a cost savings to the project and was left in place and painted. Please advise if we are to include removal of ceiling texture in the bid.

It was noted that some sleeping room ceilings have already been renovated, in those rooms, simply prep and paint these ceilings.

2. The existing fiberglass shower units are one piece with a fiberglass ceiling that are to be removed. The Interior Finish Legend for the shower shows Tag 21 as gypsum board, painted. Is it known if the ceiling above the showers is already gypsum board or open to the underfloor above (which would require framing and drywall)? Please advise how we should bid this ceiling finish.

General contractor to account for replacing existing shower ceiling drywall with 5/8" dura-rock.

3. Specs 06415,1.1,A says the work includes solid surface sill, wall caps, counters and shower liner. Specs 09300 lists ceramic tile on the shower walls and RENO plans note 18 lists the shower walls as ceramic. Please verify shower walls as ceramic, not solid surface.

Shower walls are to revive tile, not solid surface.

4. RENO plans only list the shower rod as owner furnished, but at the walk thru it was discussed that the owner will furnish shower rods, accordion doors, cove base, to be installed by contractor, and that the window blinds will be new installed by owner. Please confirm if owner is furnishing these items in quantities needed for the project.

Shower rod as indicated on plans to be provided by Owner.

Accordion doors as indicated on plans to be provided by Owner.

Cove base as indicated on plans – Owner has 19 boxes of FAWN cove base. Contractor will need to purchase remainder necessary.

Window blinds, salvaged and reconditioned, installed by Owner.

5. DEMO plans note 29 calls to remove the existing floors in the Entries and Baths and RENO plans note 6 calls to install ceramic floors in both rooms. The budget sheet has a line item for tile in bath and entry. During the walk thru it was noted that both these rooms already have ceramic tile. In previous projects the existing tile floors were left, is the intent of this bid to demo the existing tile and replace with new tile?

We are replacing these floors, however if the condition of these warrants, it would save the floor finish could be preserved. General Contractor and Owner to discuss after award.

6. Will the owner provide all low voltage wiring, or are we to include it in our bid?

General Contract must accommodate the owner's contractor into their construction schedule. Tag line 21 indicates this is within their scope.

7. The budget sheet lists only lighting and permit for the electrical breakout. Should we also include a line item for switches and outlets?

Yes, please.

8. The budget sheet for plumbing fixtures does not list a line item for toilets. Should a line item be added for toilets?

Yes, please.

9. The budget sheet for the shower enclosure lists walls, ceiling, pan. Specs 09300 does not list installation of ceramic on the ceilings of the shower, The Interior Finishes list the shower ceiling as 21 painted gypsum. Since the shower enclosure is ceramic tile what is the intent of pricing this line item?

"Enclosure" in this sense regards the clear opening size of the renovated, tiled shower. General contractor to account for replacing existing shower ceiling drywall with 5/8" dura-rock.

10. The kitchenette sink specified is available with only a single faucet hole and the faucet specified requires two holes. Please provide specs for a different sink with two holes or a different faucet that requires only one hole.

Provide the following faucet at kitchenette sink:
American Standard
Colony Pro Single-Handle Kitchen Faucet with Pull-Down Spray
Model Number: 7074.300.002.

11. Are the smoke detectors to remain, or will they need to be replaced to be compatible with the new smoke alarm system?

Smoke detectors to remain and shall be protected during renovation.

12. The budget sheet does not have a line item for toilet accessories. Should a line item be added for toilet accessories?

Yes, please.

13. Will any specific underlayment be required for any of the flooring? Will carpet pad, crack isolation membrane, or waterproofing in the bathroom be required?

General Contractor shall prep all floors per specifications and manufacturers recommendations prior to installing new finishes.

14. Are the accordion doors to be new or reused?

New.

15. In specification 01100.1.2.B, the construction completion date is stated as "no later than August 4, 2020" and the punch list completion date is states as "no later than August 14, 2020." The RFP completion dates differ with the construction completion date as "on or before July 31, 2020" and punch list items completed by "August 7, 2020" Please confirm which is correct.

The RFP dates are correct.

16. Will there be any rooms available other than rooms being remodeled that can be utilized as secured storage within in the building?

No.

17. Is there a preferred route for all construction traffic to travel through the building to minimize the impact on occupants?

Parking lot side entrance and stairwell.

18. What will the working hours for the project be?

7AM to 7PM, daily.

19. Will the elevator be available for use for man and materials during construction?

Use will be available but limited to material transfer only, unless otherwise agreed upon.