



**IFB-GC-FM-01-21  
GWS Courthouse Elevator Addition**

**Addendum #2 – Q & A Document**

Q1: The specified elevator company will require a 50% down payment prior to manufacturing the elevator. Will the County allow the Contractor to bill for this down payment when the elevator is ordered?

**A1: Yes.**

Q2: If the County will allow the contractor to bill for the down payment of the elevator will retainage be withheld on this payment?

**A2: Yes, 5% retainage will be held on all pay applications.**

Q3: Can the Contractor and Subs use the existing elevator during construction?

**A3: Yes, however the elevator will be in use during regular hours for the public.**

Q4: Can the Contractor and Subs use the onsite restrooms?

**A4: Yes. It will be your responsibility to make sure they are cleaned daily when you leave.**

Q5: It was discussed at the Prebid meeting that the temporary shaft walls need to be a 1-hour fire wall. For apples to apples bidding purposes can you please provide a UL Listing for these assemblies?

**A5: For clarification, a 1-hour wall is not a requirement of the temporary shaft wall.**

Q6: Plans call for an 8" CMU infill at the existing openings with a 2 hour assembly. For apples to apples bidding purposes can you please provide a UL Listing for these assemblies?

**A6: U906.**

Q7: Sheet A1.0 Section 01 40 00 (1.03) refers to mortar and prism tests for the masonry. Will mortar and prism tests be required for the masonry? If yes who is responsible for paying for the tests? If payment is the Contractors responsibility at what frequency will these tests be required?

**A7: This testing, if required by the City of Glenwood Springs, shall be paid by the Owner.**

Q8: Will the Contractor be required to hire third party security services for after hours and weekend work?

**A8: No. You will be given badges to enter and leave. Driver's licenses will be required for all workers and sent to the Sheriff's Office for background checks. There are cameras throughout the building and the Sheriff will have patrols during the evening hours.**

Q9: It was discussed at the Prebid that the owner would like to keep the existing ceiling tiles. Does the owner also want the existing grid?

**A9: No.**



Q10: It was discussed at the Prebid that the owner would like to keep the existing hollow metal frames and doors. Please confirm the contractor is to salvage the doors and frames and return them to the owner.

A10: Yes.

Q11: How thick is the existing concrete deck at each level? Is it reinforced?

A11: The as built concrete deck assembly is not known. However, the existing construction drawings show a 5" concrete slab and deck assembly used throughout the building and it can be assumed that this same thickness and materials is used in the shaft area.

Q12: Details on Sheet A3.1 call for 1 7/8" Mtl studs. Local suppliers do not carry 1 7/8" Mtl studs. Can we substitute standard 1 5/8" Mtl. studs at the locations where they are required?

A12: This is acceptable provided the final finishes match the existing materials and faces.

Q13: What gauge do the metal studs need to be?

A13: 22 gauge.

Q14: Can the Contractor store materials on site in the lower level of the building?

A14: Yes. We will need a list of materials.

Q15: It was discussed at the Prebid that the Owner would remove all misc. items from the area of work prior to work starting. Please confirm that the Owner will remove all furniture, including shelving, boxes and other misc. items prior to the contractor mobilizing to the site.

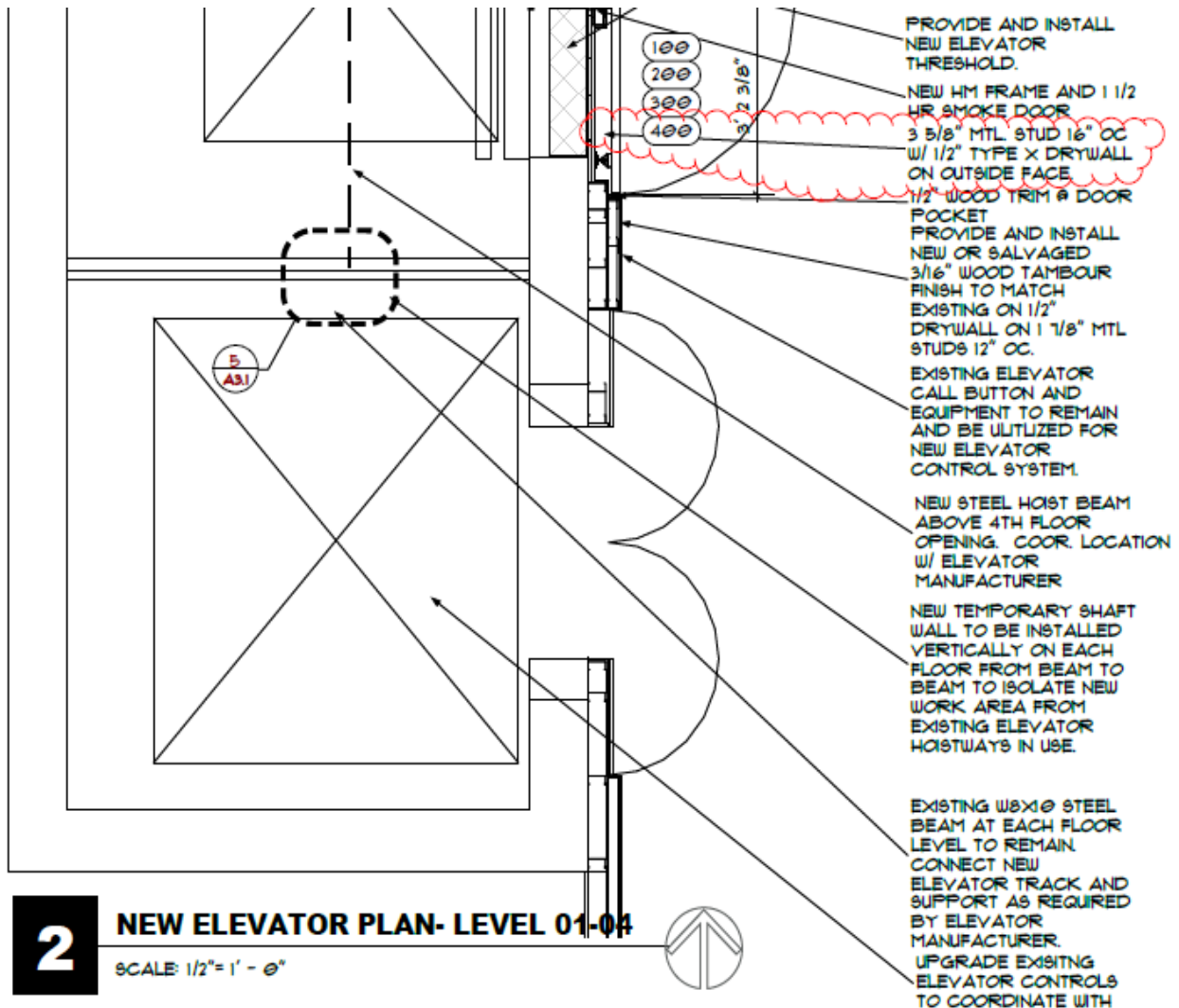
A15: Yes.

Q16: At the Prebid it was discussed that a job trailer would not be required. Please confirm the contractor does not need to have a construction trailer on site.

A16: A trailer is not required.

Q17: The detail on sheet A3.1 (see below) has a 3 5/8" Mtl. Stud wall being built on the hall side of the shaft. It appears that this will interfere with the door operation and is redundant to the finishes shown in details 4 and 5. Is this wall required? Detail 1 on the same sheet shows the same thing.

A17: This wall is required to attach the new HM doorframe and to provide space for the magnetic door holder. See detail 3 and 4 / A3.1.



Q18: Sheet A3.1 Detail 2 has sections referring to 5 / A3.1. Detail 5 / A3.1 is labeled "Elevator H.M. Frame Jamb". Are these details referring to 6 / A3.1 "Hoist Beam Detail"?

A18: The reference should be 6/A3.1.

Q19: What, if any, connection is required for the hoist beam on the south side of the elevator shaft?

A19: The hoist beam cannot cross the south side of the existing shaft. Detail 6/A3.1 show the south side of the hoist beam hung from the existing beam in the penthouse floor assembly.

Q20: Will the County consider an alternate elevator manufacturer to ThyssenKrupp?

A20: No.



Q21: The plans show the elevator equipment room on the roof. We are to install a new 60A disconnect and run a 1" conduit to feed the new elevator from the MDC, we also need to install a new breaker in the MDC. The question is where is the MDC located and what are the specs on the MDC so that we can get the correct new breaker to install?

**A21: The electrical service is in the North West corner on the first floor. The service is a Gould ITE Switchboard Type FC-1 series 6 1600 Amps.**

Q22: The plans indicate that we are to install power for SP-1, GFI receptacle and a light in the elevator pit. The plans say to get power from the nearest panel. Do we know where the nearest panel is that has capacity to install the new elevator pit circuits?

**A22: There is a panel on the fourth floor that is adjacent to the elevator shaft. The panel is PP4 and is also an ITE panel board.**

Q23: Is a new phone/DATA line required for the new elevator equipment? If so where does this line get connected? Does this line require a conduit?

**A23: There is an existing elevator in the same location as this unit will be installed. Use the existing communications as the existing elevator.**

Q24: Will there be a dedicated elevator cab light circuit required for the new elevator? If so where is the nearest panel with capacity that we can originate this circuit?

**A24: The elevator cab light can be powered from the same panel PP4 located on the 4<sup>th</sup> floor.**