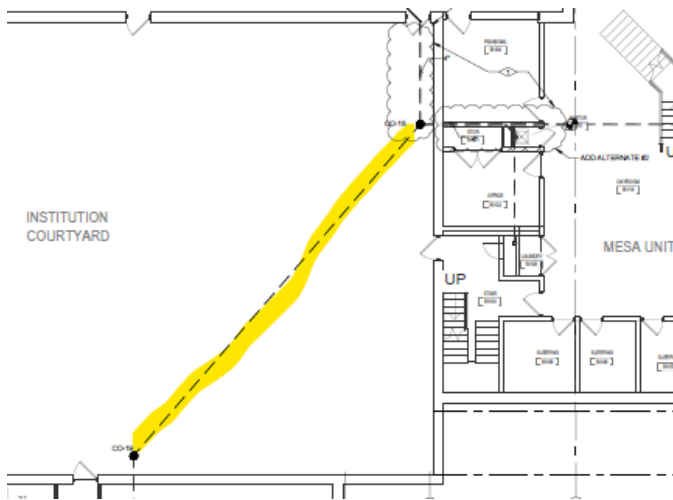


Remove/Replace Plumbing and Life Safety Systems, Grand Mesa Youth Services Center
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Questions and Answers

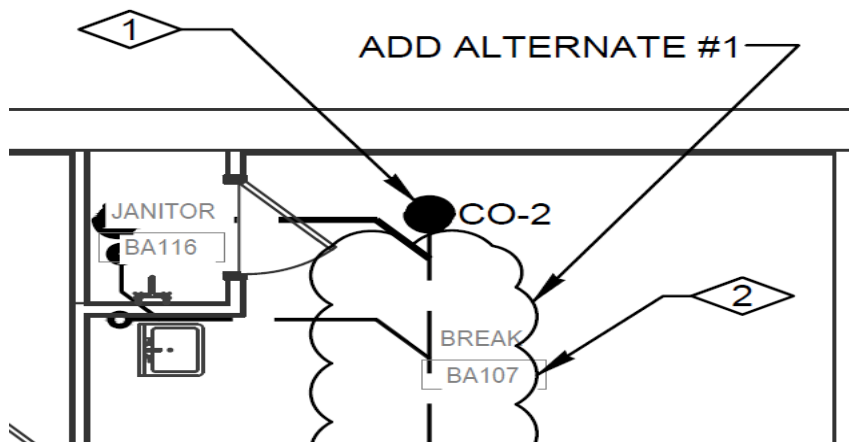
1. Limited work hours per day (8-4:30), depth of existing underground and new will impact productivity rates and overall schedule to complete each phase. Please provide depth of underground at the various locations, reference PU1-1 and PU1-2.
 - a. Depth to be verified-in-field by general contractor prior to start of work.
Drawings indicate general location of lines and are diagrammatic representations of work to be performed.
2. PU1-2, underground scope reflects existing line between CO-18 and CO-19. Please confirm this is to remain and courtyard turf shall not be disturbed.



- a. Correct, courtyard turf is not to be disturbed. Line may be abandoned if deemed necessary.
3. Sheet PU1-2, Starting in the Mesa Unit, new 4" underground line is to be ran to CO-18, and tie into CO 17 in Corridor 305. The CAD line weight from underground line between CO-17 through cleanout in Lobby BA111 and to Vestibule BA110.
 - a. Confirm 4" line in Corridor B305, Secure B301, Control 300, Admin BA111 and Vestibule BA110 is new 4inch underground.
 - a. The 4" main line in the East-West corridor is EXISTING TO REMAIN WITH NO MODIFICATIONS. Flag note #1 on PU1-2 identifies the new line (Add Alternate #2) to originate in Mesa Unit Pod near Janitor's closet, then head West to the building exterior, then due North at CO-18 and make a connection to the existing line just outside the door on the building exterior.

Questions and Answers

- b. If yes, phasing of this underground, will require the contractor to complete a section of underground line in each room before proceeding to the next section of line.
- a. See previous note.
- c. If yes, interior walls are masonry construction and typically have footer/stemwall assembly. Please provide foundation assembly where new 4inch line is to go through.
- a. See previous note.
4. Discussions on site, please confirm plumbing scope of work is not limited to areas clouded on the plans.
- a. There is additional confusion on the plumbing underground existing/new. Line weights show up differently and causing a debate on what is in/out of scope. Please confirm new plumbing underground included in project scope.
- a. All new underground plumbing scopes on sheets PU1-1, PU1-2, and PU1-3 are shown in the clouded areas only. They are not revisions.
5. PU1-1, Janitor BA116, room label covers work shown to be completed in room.
- a. Work performed in BA116 is under Bid Alt #5, corrosion prevention system at the sprinkler fire riser. Reference A0-1 for Bid General Notes. No plumbing work scope.



6. PU1-1, ADA Sleeping BD123, CO-5. Confirm this is a new cleanout in existing line.
- a. No, existing line and cleanout to remain, not part of base bid or a bid alt.

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7. PU1-1, Add Alternate #1, proposed underground at existing generator. Please provide existing slab assembly to be removed/replaces where new underground is proposed at the generator.
 - a. The intent is for the slabs to remain intact. The underground line will be lined from either end without compromising the existing slabs or generator housekeeping pad.
8. Access Panels, will be required at various locations to complete project scope. In reviewing the plans, we have not found where new access panels are shown. To encourage apples to apples, provide quantity of new access panels to be included in GC's proposal. This will also allow the required demo/patch required for installation of access panel to be included.
 - a. No new access panels are identified in the drawings. Access panels are only required if bid alternate #3 is accepted, which includes the complete installation of medium security steel access panels equal to Acudor MS-7000 into the existing ceiling system at locations where new circuit setters will be installed. Include all material and labor including but not limited to demolition, additional framing, refinishing, and paint of the door and adjacent surfaces to blend seamlessly into the existing.
9. Please confirm date/time RFI's are due- April 22nd @1:00pm
YES.
9. Please confirm date/time Bid submissions are due
to JG_2025.w78ypo5obuaqgrdw@u.box.com
YES.
11. On past projects in this facility painting scope was completed by the Owner/State. Please confirm painting is to be completed by the GC.
YES, painting by GC.
12. Project scope will require Fire Watch. Will the Owner/State be providing Fire Watch for the duration of the project? -OR- will cost associated with Fire Watch to be included in GC proposal?
YES, Owner/State will be providing Fire Watch for the duration of the project.
13. Discussions on site existing fire sprinkler to be removed or abandoned in place. Please confirm existing fire suppression lines are to be removed in their entirety.
 - a. Remove lines to fullest extent possible.
14. Sheet A1-5 includes detail for existing concrete assembly to be removed and replaced. This detail appears to be for the interior slab on grade.

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- a. Please provide a detail of the exterior concrete assembly to be removed and replaced (thickness, rebar, dowels, etc.)

- a. See note in detail for sim condition for exterior concrete assembly. Verify in field existing conditions and match. Follow industry standards for institutional buildings/courtyards.

15. In reviewing the solicitation for bid, we did not note if the project award will be based solely on low bid -or- qualification? Please advise how the proposals will be reviewed and awardee selected.

Awardee will be selected solely on lowest responsible bid. The low bid will be completely evaluated to ensure the contractor has captured all of the specifications and scopes of the project

16. Discussions onsite of hazardous material and if abatement will be required. Please confirm no abatement will be required for proposed work. If required, it will impact schedule compared to no abatement required.

No abatement will be required for proposed work.

17. Discussions onsite, at end of each workday, all surfaces are to be sealed (i.e. plywood, drywall, etc) with no opening left open for security purposes. Please confirm.

Yes, at end of each workday, all surfaces are to be sealed (i.e. using plywood, drywall, etc) with no opening left open for security purposes.

18. Underground piping within the kitchen area will require flooring/concrete removal and open trench until inspections and backfilled. Kitchens require washable surface per health code. What surface is acceptable to temporarily cover open trench at end of each workday?

- a. Plywood is acceptable as a temporary cover. GC to coordinate trades, work materials, and inspections to accomplish kitchen work efficiently so plywood will be used as short as possible.

19. Proposed work within kitchen area. Is the facilities kitchen to remain operational for the duration of construction?

- a. If yes, what are the working hours within the Kitchen area where our crews can perform work?

- a. Kitchen will remain open during construction. Contractor crews will have access from 9am – 11am and 1pm – 4:30pm

20. Within the Kitchen area, proposed work will generate dust. Will the Owner/State be responsible for cleaning the kitchen at the end of each construction crews shift?

- a. GC to protect equipment and surfaces from dust prior to work and wipe down equipment at the end of the shift.

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21. Prevailing wage? Do Davis Bacon wages apply to this project?

- a. If yes, please provide a copy of the wage determination sheet to be utilized for this project.

Yes, public construction project in the amount of five hundred thousand dollars or more shall be subject to the State prevailing wage rate (Davis Bacon). Please see the attached wage determination sheet.

22. Project Phasing. Please confirm crews can only work in a single area and not progress for the next area until the area is 100% complete and punched. An example could be: crews cannot work in Monument Unit unit and the Bookcliff Unit at the same time.

Yes, crews can only work in a single area and not progress for the next area until the area is 100% complete. For example: Crews cannot work in Monument Unit and the Bookcliff Unit at the same time.