

Date: April 3, 2010 4:00 PM

**Boettcher Center – EVstudio project #0939  
Addenda #2**

Changes to Bid Timeline - No

1. **The following areas have been measured and provided for your information:**
  - **Brick paving east of bridge: 900 sf**
  - **Brick paving west of bridge: 600 sf**
  - **Brick paving north of potential new site stair: 260 sf**
  - **Irrigated grass area replacing Boettcher East: 15,500 sf**
  
2. Question (Hyder): Reference Instructions to Bidders, page 15, 6.02, A. Insurance: the “Undertaking of Insurance” form is not included in the project manual. If this Form is to be included with the General Contractor’s Bid Form, please provide? Answer: **The Undertaking of Insurance form is not provided and not required.**
  
3. Question (Hyder): Reference Instructions to Bidders, page 15, 6.01, B. Performance Assurance: This paragraph directs that the cost of the performance assurance bonds is to be included in the bid amount and identified on the bid form as an Add Alternate. The language as written could result in a double inclusion if the Owner accepts the Add Alternate for the cost of the performance assurance bonds. Since the Bid amount is to include the cost of assurance bonds, would a more logical approach be to identify the cost of assurance bonds on the Bid form as a Deductive Alternate? Answer: **Please include the cost of the assurance bond in the add alternate line and do not include in the base bid amount.**
  
4. Question (Hyder): Reference Instructions to Bidders, page 15, 5.02, C. Bid Ineligibility: This paragraph mentions a “security deposit”. Is a Bid Bond required? Question (Beck): On the new Bid Form, 1.06C it states: “the security deposit shall be forfeited as damages to University by reason of our failure”. Do we need to submit a security deposit if we win the job, and if so what amount? Answer: **The project does not require a security deposit or a bid bond, please ignore all references to such.**
  
5. Question (Hyder): Reference Section 01 31 14, Facility Services Coordination: This section appears to identify “services of a coordinator for facility services construction.” Are this individual and services listed to be specifically included in the general conditions staffing of the General Contractor? Answer: **These services are part of the Contractor’s staffing. Division of labor to accomplish coordination tasks is at Contractor’s discretion.**
  
6. Question (Hyder): Reference Section 03 30 00, Cast-in-Place concrete: Part 1.03 indicates cast-in-place concrete work will be paid for by the base lump sum bid and slab-on-grade will be paid for by the unit price method. Therefore, in order to be paid by unit price, is slab-on-grade work not to be included in the base lump sum bid amount? Answer: **All slab on grade work to be provided in base bid. Each contractor who removes slab on grade is responsible for replacement. The unit price is provided for work outside the base bid.**

7. Question (Hyder): Reference Drawings C1.1, AD 1.1, S3.0 & S3.1: Drawing C1.1 describes demo work in Phases 1&2 which is different from demo work in Phases 1 & 2 shown on drawing AD1.1. Will these drawings be reissued by Addendum to show the Owner's phasing intent? Specifically, can ALL Demolition Notes 1 & 2 on C1.1 take place after the Base Bid Auditorium renovation, or is student access to the renovated auditorium an issue requiring that the north roof canopy and existing stairs and columns (shown on S3.0) be demolished this summer during the auditorium renovation? Drawing S3.1 shows steel columns relocated from the Boettcher East building into the renovated Lab Room 207 in the Boettcher Center. Is the deconstruction and installation of these steel columns by the Owner? What is the schedule for deconstruction and installation of these columns, i.e., is this work to be included in Phase 1 or Phase 2. Answer: **Phasing indicated on drawings shows intent. Final phasing and schedule are to be coordinated with the University Project Managers and are partially dependent on the number of selected contractors and the division of the work. Steel columns need to be installed during the interior finish of the Auditorium building, contractor's option to salvage them from East or install new columns.**
8. **Clarification on bid set. Due to potential for printing variations dependent on each bidder's choice of printers, the single printed set provided to each bidder is the master set and any discrepancies between printings will be resolved by referencing the master set.**
9. Question (Beck): For the Auditorium TI do we have to stick to the pre-qualified Mech/Elec/Fire subs that are in the Project Manual, or can we use whoever? Answer from Chris Shelton: **If you have some reputable subs that you would like to use, feel free however we definitely want you to get numbers from the shortlisted subs. I've asked other GC's to list their own subs as "alternate" #'s or identify you're carrying someone else's numbers in some way. You can not use the alternate subcontractor's numbers in your base bid.**
10. Question (Beck): On the new Bid Form, 1.07B it states: "See attached Detailed Project Schedule and Demolition Schedule." Are these schedules forthcoming? I was under the impression that you wanted us to put together a full schedule for the Auditorium TI. Answer: **Schedule is to be based on the schedule drawing provided at the pre-bid walk by DU Project Managers. The drawing is also available on the website at [www.evstudio.us/bc](http://www.evstudio.us/bc).**
11. **Clarification on the schedule for tenant finish in Boettcher Auditorium Building. The TI needs to be finished by August 15, 2010.**
12. Question (Roche): Answer: Can you confirm the landscape repair required after the water line installation is by the GC with exception of the tree shown to be relocated by the Owner? Answer: **Yes**
13. Question (Roche): Will there be any additional commissioning of the building other than the testing & balancing by the GC? Answer: **No**
14. Question (Roche): The Bid Form indicates line items for Classrooms A, B, & C. Are these breakout costs included in the base, or are they alternate scopes of work? Question (Hyder): Is the "Base bid auditorium renovation" amount to include "Classroom A, Classroom B and Classroom C" amounts? Answer: **The line items are sub items of Alternate 3 – addition of power to the seats. Provide a number for the addition of power to the seats to each classroom separately; power to the seats is not a base bid.**

15. Question (Roche): Will a second walk-through be available before the bid date or will contractors be allowed to view the building without a scheduled walk-through and without interfering with University activities? Answer: **Coordinate times with either Chris Shelton (auditorium) or Mark Spiegel (east).**
16. Question (Roche): Are the bathroom accessories indicated in 132 & 134 furnished and installed by the Owner or by the GC? Answer: **Owner furnished, GC installed.**
17. Question (Roche): Specification 11 52 13 indicates Projection Screens, however the room elevations show fixed, painted projection screens. Are any projection screens required other than the fixed, painted screens shown? Answer: **Each classroom has one projection screen, the projection screen are not painted. The “dry erase board” is a painted surface.**
18. Question (Hyder): In addition to plan check fees, will DU also be paying the building permit fee to the City and County of Denver Building Department? Answer: **No, the building permit fee is part of your base bid.**
19. Question (Hyder): What is the current status of the CCDenver building department plan review and when is a building permit expected to be issued? Answer: **The permit drawings for the interior portions of the Boettcher Auditorium Building were logged in on March 31, 2010. Other portions of the project will be submitted by the selected contractor(s). Permit is expected to take several weeks.**
20. Question (Hyder): Is alternate 6 labor only or to include carpet and rubber stair nosing material? Answer: **Includes labor and material.**
21. Question (Hyder): There is only one location in the list of Bid Form Unit Prices to insert a quantity (Item J). What is the intent of the blank line with a dollar sign to the right of each item C through M? Is this blank line to be a unit price or an item value? Answer: **The blank line is for a unit price. The sod and irrigation quantity can be filled in with 15,500 sf.**
22. Question (Hyder): Door Locks “Provided by the University and installed by the Contractor.” Please define the term “Door Locks” and clarify which party is to supply all other hardware listed under manufacturer. If this list is to be supplied by the contractor, specify hardware groups with make and model number for each item at each opening. Answer: **The door lock cylinders are to be provided by the university. Contractor is responsible for providing all other hardware and installation.**
23. **Specification section 23 09 00 has been modified. See attachment.**
24. Question (GH Phipps): Please confirm bid delivery location; Bid form states 2400 Race Street, Addendum 1 states 2240 East Wesley, please clarify. Answer: **2240 East Wesley**
25. Question (GH Phipps): Can bids be emailed? Answer: **No**
26. Question (GH Phipps): Per AD1.3 Ext Projection Screen to be removed by University, Per AD6.1 Ex. screen to be removed. Please confirm this is the same screen and will be removed by the University. Answer: **There are several screens, the University does not plan to salvage, Contractor to remove.**
27. Question (GH Phipps): Please confirm that all tele/data, cable, AV, and security cabling and devices are supplied and installed by owner? Answer: **Yes**

28. Question (GH Phipps): Please confirm office and toilet facilities will be provided in existing buildings by university. Answer: **Yes**
29. Question (GH Phipps): Please confirm that RSI, Western Waterproofing, and Premier are prequalified for precast concrete repair only. All new pre-cast can be performed by anybody who holds a PCI Group A Plant Certification. Answer: **RSI, Western Waterproofing and Premier are prequalified for precast repair and replacement. Alternates will need to be approved.**
30. Question (Pinkard): Page 2, Part 1.06 of the Bid Form from Addendum #1 states the University will accept the offer within 30 days of the bid date, and execute the agreement within seven days after that. Based on this language, the start of construction may be as late as May 12th. It was stated at the job walk that the GC selection would take place by April 9th. This would put the construction start date no later than April 16th. Please confirm the GC selection will take place by April 9th and not within 30 days as written in the Bid Form. Answer: **It is anticipated that the GC selection will take place by April 9, 2010.**
31. **JHL Constructors has been added as a pre-qualified general contractor bidder.**
32. **Clarification, the new hood going into the 1<sup>st</sup> floor space in Boettcher Auditorium is being relocated from Boettcher East Room 211.**
33. **Clarification, the columns being salvaged from Boettcher East and moved into the Auditorium Lab space will require modification of length and attachment points.**
34. **Clarification on the schedule for Boettcher East. The goal is for Boettcher East move out to be complete around August 2, 2010. With abatement the goal is to have Boettcher East ready for demolition around August 19, 2010. Boettcher East should be demolished prior to the start of school.**

Attachments: Specification section 23 09 00,