



**University of Colorado at Boulder
Housing and Dining Services**

**Design- Build Technical Criteria
Andrews Hall Renovation - PR 002504
Addendum No. 3
January 25, 2008**

1. As a result of the review of the available existing space within the envelope of Andrews Hall, it is necessary to adjust the bed count from the original requirement of 230 beds. The revised requirement is that all programmed spaces and bedrooms shall be constructed within the existing building envelope and that the bed count shall be maximized. No addition to the building envelope is required yet design teams may propose additions as alternates if they fall within the budget constraints. As for the room types, our preference is to decrease the number of standard double bedrooms. We will consider the elimination of other room types if deemed necessary.
2. On page 38, under Planning, J. Floors, **ADD:** "Instead of floor leveling, our recommendation is to vary the jamb lengths on the door frames. Maintain a standard height for door frame headers throughout each hallway."
3. On page 57, under V. Heating Water and Air-Handling Systems, B. Bedroom, Suite and Faculty in Residence Apartment HVAC Systems,1., **ADD:** "For all thermostats, provide PSG Model #PFC-ALV "Premier.""
4. On page 58, under Miscellaneous HVAC Systems, **ADD:** "9. Provide sump pumps for all condensate drains and tie into the Andover system."
5. On page 66, under VI. Information Technology, E. IT Rooms and Closets," **DELETE:** "For locating the MDF Room, it is preferred to maintain the present entrance-location of fiber into the building and to retain the existing MDF location if possible." **ADD:** "The MDF room must be maintained in its current location to maintain the present entrance location of the fiber."
6. "Question and Answers #3" of January 25, 2008 are to be part of the Design-Build Technical Criteria. See Attachment 1 of this addendum.
7. See Attachment 2 for the revised LEED checklist of January 25, 2008.



**University of Colorado at Boulder
Housing and Dining Services**

**Andrews Hall Renovation - PR 002504
Questions and Answers #3
January 25, 2008**

Question: We understand the FIR Apartment is to include 3 bedrooms and total 1500 SF. How many bathrooms and what types of fixtures?

Answer: Provide one full bathroom for the family and one 3/4 bathroom for guests. Full bathroom fixtures are specified on page 48 of the D/B Criteria. The guest bathroom (3/4 bathroom) is to have a toilet, single sink and shower.

Question: Now that the FIR Apartment has three bedrooms, does the number of single bedrooms with a bath stay the same or is it reduced by one?

Answer: The number of single bedrooms with a bath stays the same.

Question: The east wing elevator appears to have some mechanical problems. Does any of the elevator equipment room machinery need to be repaired or replaced in any of the elevators?

Answer: UCB will make the necessary repairs or replacements through their elevator maintenance contractor.

Question: The Alternate and Unit Price Form only identifies two alternates: Adding a three stop elevator to the west wing and adding the emergency generator. The expansion of the great room is not listed. In addition, there seems to be some question about whether adding the three stop elevator at the west wing was still of interest. Please confirm all of the alternates that must be included.

Answer: See Attachment 4 in Addendum No. 2 (January 14, 2008) for revised Alternate and Unit Price Form.

Question: Please clarify how many type B.1 versus B.2 lounges to provide. Page 23 of the technical criteria seems to distinguish B.1 lounges require "smart-to-the-front" classroom technology as indicated under Other Design Considerations" while this is not mentioned for B.2.

Answer: Provide two (2) type B.2 Floor/Study lounges. Type B.1 Floor/Study Lounges will not be required.

Question: Are all of the toilets wall hung, including the private baths?

Answer: All of the toilets are the wall mounted flush valve type as per the Technical Criteria on page 60. This answer supersedes Item #18 in Addendum No. 2 (January 18, 2008).

Question: At our walk-thru of Arnett Hall, we did not notice any fresh air supply other than the windows to the bedroom areas. Do we need to construct make-up air to all the bedrooms?

Answer: Yes.

Question: Will UCB allow the Design Build Team to negotiate the abatement subcontract rather than hard bid to multiple vendors?

Answer: D/B Team can handle the subcontract however they like.

Attachment 1

Question: Will contract for the testing and inspection services for the project be held by UCB or the Design Build Team?

Answer: UCB will contract for testing and inspection services.

Question: Confirm that only one meter is required for entire facility in lieu of multi metering system.

Answer: See Addendum No. 2, Item #24, which also refers to Add Alternate No. 4 regarding electrical metering. Water will be metered on a single meter that is supplied by CU.

Question: Should the Design Build Team assume that the current fiber optic capacity to the building is sufficient to provide for the expansion of data and telephony? Single mode, multi mode, POF?

Answer: Yes. The fiber is single mode as per the Design/Build Criteria on page 66. Additionally, the MDF room must be maintained in its current location to maintain the present entrance location of the fiber.

Question: Would UCB be interested in an IPTV system option which would eliminate the coax requirements and place only Cat cabling to run all TV and data services?

Answer: No.

Question: Is there a master utility as-built that we can get a copy of? Is there a contact at Xcel Energy that we can contact if necessary?

Answer: The master utility as-built for the campus is available at the Facilities Management CAD office. The CU Plant is responsible for utilities, not Xcel.

Question: Verify if chilled water loop will be connected to building now or later?

Answer: It is scheduled to be connected in 2012.

Question: Where do we find out more about the options and costs associated with on site parking and busing of construction personnel to and from the Hall?

Answer: See Addendum No. 2, Item #21.

Question: In RFP document, on page 21, item E requests that we provide a cost proposal, "Reference Appendix A3 "Example"" but we cannot find this document. Can we get this?

Answer: The Cost Proposal Form is part of the RFP and is placed in the document directly following the Acknowledgement and Attestation Forms.

Question: EAc1 is listed as the D/B Team's responsibility, but the energy model will be completed by CU's consultant and therefore shouldn't be our responsibility to get the credit. The credit requires that the information provided from the energy simulation be submitted. So while the energy model will help inform the D/B Team, the D/B team is not actually working on anything the is produced within EAc1. The D/B team will make design changes based off of the model, but no one on our team will actually be producing the information that is required for submittal on this credit.

Answer: The D/B Team will be responsible for collaborating with the CU LEED consultant, responding to the energy model as the design is developed. CU and the LEED consultant will be responsible for the documentation. The responsibility will be changed on the checklist to the combination of "CU/D/B Team."

Question: WEc1.1 moved from 'no' to 'yes', does the university still plan on replacing all sod with Kentucky Bluegrass and use traditional spray irrigation? If so, I do not think this credit will be remotely possible. Are we able to explore other landscaping options that would follow this credit?

Answer: We have been researching how to change the landscaping and have not come up with a viable solution. This credit will be moved back to "no."

Question: MRc3.1 moved from 'no' to 'yes', what materials does the university believe could be reused that would approximately total 5% of the construction budget.

Answer: We would like to maintain this credit as a "yes" so the construction team will not rule this out as they go through the demolition phase. There may be some items that can be reused and this may include internal campus reuse.

Question: Please provide a location to access natural gas for the fireplace.

Answer: The nearest access to gas is at Kittredge Commons.

Question: What pumps are required to be powered by the back-up generator?

Answer: Sump pumps, heat pumps and all pumps in mechanical room.

Question: Is it a requirement to remove the existing below grade sanitary lines or will it be acceptable to cap and abandon?

Answer: It is acceptable to cap and abandon. Note locations on as-built drawings.

Question: The existing great room is approximately 600 SF, the program calls for a 750 SF Great Room. Is it acceptable for the base bid proposal not to meet the required program square footage but meet the requirement with the alternate of expanding the south side of the building?

Answer: No, the base bid proposal must meet the required program square footage for the Great Room.

Question: Is an IDF room required on each floor on every wing?

Answer: No, provide one centrally located IDF room per wing as per page 66 of the D/B Technical Criteria. The IDF room can be combined with the MDF room.

Question: If a generator is added; what other loads, besides life safety, would CU like to have on the generator?

Answer: See page 63 of the Design/Build Technical Criteria for list.

Question: Are ARC Fault breakers required for the dorm rooms? By definition, dorm rooms are not a dwelling unit.

Answer: No, they are not required.

Question: Is cooling required in the electrical rooms if no transformers are present?

Answer: This should be decided in the design process by the Design/Build Team.



LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

ANDREWS HALL RENOVATION – revised as of 01.25.08
University of Colorado at Boulder

Yes ? No

10	0	4	Sustainable Sites	14 Points
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Y		
X		
		X
		X
X		
		X
X		
X		
		X
X		
X		
X		
X		
X		
X		
X		

- | | | |
|------------|--|-------------|
| Prereq 1 | Construction Activity Pollution Prevention | Resp. Party |
| Credit 1 | Site Selection | D/B Team |
| Credit 2 | Development Density & Community Connectivity | CU |
| Credit 3 | Brownfield Redevelopment | n/a |
| Credit 4.1 | Alternative Transportation, Public Transportation Access | n/a |
| Credit 4.2 | Alternative Transportation, Bicycle Storage & Changing Rooms | CU |
| Credit 4.3 | Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles | n/a |
| Credit 4.4 | Alternative Transportation, Parking Capacity | CU |
| Credit 5.1 | Site Development, Protect or Restore Habitat | D/B Team/CU |
| Credit 5.2 | Site Development, Maximize Open Space | n/a |
| Credit 6.1 | Stormwater Design, Quantity Control | CU |
| Credit 6.2 | Stormwater Design, Quality Control | D/B Team/CU |
| Credit 7.1 | Heat Island Effect, Non-Roof | D/B Team/CU |
| Credit 7.2 | Heat Island Effect, Roof | D/B Team |
| Credit 8 | Light Pollution Reduction | D/B Team |

Yes ? No

1	2	3	Water Efficiency	5 Points
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		X
		X
		X
X		
	X	

- | | | |
|------------|--|-------------|
| Credit 1.1 | Water Efficient Landscaping, Reduce by 50% | Resp. Party |
| Credit 1.2 | Water Efficient Landscaping, No Potable Use or No Irrigation | n/a |
| Credit 2 | Innovative Wastewater Technologies | n/a |
| Credit 3.1 | Water Use Reduction, 20% Reduction | n/a |
| Credit 3.2 | Water Use Reduction, 30% Reduction | D/B Team |
| | | D/B Team |

Yes ? No

7	3	7	Energy & Atmosphere	17 Points
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Y		
Y		
Y		
4	2	4
		3
X		
X		
	X	
X		

- | | | |
|----------|--|-------------|
| Prereq 1 | Fundamental Commissioning of the Building Energy Systems | Resp. Party |
| Prereq 2 | Minimum Energy Performance | CU |
| Prereq 3 | Fundamental Refrigerant Management [CFC Reduction] | D/B Team |
| Credit 1 | Optimize Energy Performance* | D/B Team |
| Credit 2 | On-Site Renewable Energy | CU/D/B Team |
| Credit 3 | Enhanced Commissioning | n/a |
| Credit 4 | Enhanced Refrigerant Management | CU |
| Credit 5 | Measurement & Verification | D/B Team |
| Credit 6 | Green Power | CU |
| | | CU |

Attachment 2

Yes	?	No			
10	0	3	Materials & Resources		13 Points

Y					
X			Prereq 1	Storage & Collection of Recyclables	Resp. Party D/B Team
X			Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	D/B Team
X			Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	D/B Team
		X	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	n/a
X			Credit 2.1	Construction Waste Management, Divert 50% from Disposal	D/B Team
X			Credit 2.2	Construction Waste Management, Divert 75% from Disposal	D/B Team
X			Credit 3.1	Materials Reuse, 5%	D/B Team
		X	Credit 3.2	Materials Reuse, 10%	n/a
X			Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	D/B Team
X			Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	D/B Team
X			Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Regionally	D/B Team
X			Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Regionally	D/B Team
		X	Credit 6	Rapidly Renewable Materials	n/a
X			Credit 7	Certified Wood	D/B Team

Yes	?	No			
13	0	2	Indoor Environmental Quality		15 Points

Y					
Y			Prereq 1	Minimum IAQ Performance	Resp. Party D/B Team
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	D/B Team/CU
X			Credit 1	Outdoor Air Delivery Monitoring	D/B Team
		X	Credit 2	Increased Ventilation	n/a
X			Credit 3.1	Construction IAQ Management Plan, During Construction	D/B Team
X			Credit 3.2	Construction IAQ Management Plan, Before Occupancy	D/B Team
X			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	D/B Team
X			Credit 4.2	Low-Emitting Materials, Paints & Coatings	D/B Team
X			Credit 4.3	Low-Emitting Materials, Carpet Systems	D/B Team
X			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	D/B Team
X			Credit 5	Indoor Chemical & Pollutant Source Control	D/B Team
X			Credit 6.1	Controllability of Systems, Lighting	D/B Team
X			Credit 6.2	Controllability of Systems, Thermal Comfort	D/B Team
X			Credit 7.1	Thermal Comfort, Design	D/B Team
X			Credit 7.2	Thermal Comfort, Verification	CU
		X	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	n/a
X			Credit 8.2	Daylight & Views, Views for 90% of Spaces	D/B Team

Yes	?	No			
5	0	0	Innovation & Design Process		5 Points

X			Credit 1.1	Innovation in Design: 100% Green Power	Resp. Party CU
X			Credit 1.2	Innovation in Design: Campus Pest Control	CU
X			Credit 1.3	Innovation in Design: Water Exceedance	D/B Team
X			Credit 1.4	Innovation in Design: Provide Specific Title	D/B Team or CU
X			Credit 2	LEED® Accredited Professional	CU

Yes	?	No			
46	4	19	Project Totals (pre-certification estimates)		69 Points

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points

*Note: The energy model done by CU and will help inform the D/B Team on EA Credit 1.