



University of Colorado at Boulder

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Office of Planning, Design & Construction

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Andrews Hall Renovation (AHR)

Frequently Asked Questions

Q. Will the attendee list for the pre-bid meeting be published?

A. The list has been scanned and is posted on the UCB Design & Construction web site with the other AHR information. (<http://fm.colorado.edu/construction/OpenNotices.html>)

Q. Are there As-Built Documents available for the building?

A. As-built drawings for all UCB facilities are available for review in the Facilities Planning CAD office (Third Floor, Research Laboratory-2, 1540 30th Street, Boulder, CO). Archives include original construction documents, spec books, site utilities, and most documents for any modifications that might have required permits. Anyone may stop by the CAD office to review plans during normal business hours.

Q. Are there Construction Standards for this project?

A. UCB Building & Construction Standards are available on line (<http://fm.colorado.edu/construction/standards/>). Housing services does have a few deviations from the UCB campus standards due to the residential nature of their facilities. These modifications will be discussed with those teams that proceed to the Technical (Design) phase of selection.

Q. Are there Liquidated damages?

A. Yes. Please review the Design-Build Agreement –Draft, which is part of the Request for Proposals.

Q. Is the building to be LEED certified? Who will manage the LEED process?

A. The building is categorized as LEED-NC (New Construction) and LEED silver certification will be sought. The Design-Build Team will be responsible for the entire certification process, including uploading the LEED submittals to the USGBC website. UCB will help provide information on typical points that other UCB projects have utilized and items that may qualify for points due to other UCB programs beyond the project scope.

Q. What is the project budget?

A. The total project budget for Andrews Hall is \$13,692,374 for 60,588 gross square feet of renovation. This includes furnishings, design fees, and related soft costs. The Program Plan has more detailed information on the project budget.

Q. Does the project include IT & Security systems?

A. The selected team will be required to design and install infrastructure/cable for these systems. Please review the Program Plan as well as the UCB Design & Construction Standards for more detail.

Q. What is the existing floor structure?

A. The existing floors in the building wings consist of a 7 inch deep two-way concrete flat plate slab reinforced with mild steel reinforcing. The bridges connecting the wings at the second level consist of one-way 8 inch deep concrete slab with edge beams and the stairs accessing the floors are typically

steel framed construction. The slabs are supported on relatively closely spaced steel pipe columns with the perimeter columns buried within the exterior masonry walls and supported on a continuous grade beam foundation. It appears that all floor slabs are structured reinforced slabs with the exception of slabs at mechanical rooms which are 6 inch thick slab-on-grade. It appears that the rest of the ground level slabs are over crawl spaces. Floor slabs in the adjacent Arnett Hall have been found to be wavy and out of level.

Q. Should a consultant/subcontractor list be included with the submittal?

A. Design/Build Teams are encouraged to provide as detailed of a list as possible of the resources they plan to utilize or have available to help on the project. The review committee will review this as part of the Team's organization and staffing qualifications.

Q. What areas will be available for construction staging?

A. The area around the structure will be limited for staging. Final details will need to be worked out with Parking Services and other UCB facility managers. Due to the significant construction anticipated on the campus, a central off-site staging area may be set up for all projects. In addition, attendance at campus-wide construction coordination meetings may be required.

Q. We missed the Pre-Submittal Meeting; can we still participate in on one of the design/build teams?

A. At least one member of each team submitting a proposal was required to attend the pre-submittal meeting. Consultants and subcontractors may still be part of a team that was represented at the pre-submittal meeting.