Design- Build Technical Criteria  
Andrews Hall Renovation - PR 002504  
Addendum No. 2  
January 14, 2008

1. On page 7, under Sustainability, **DELETE**: “This may require the Design-Build Entity to have, as part of their team, a certified LEED professional” and **ADD**: “Design-Build Entity is required to have team members that are directly associated with the project to have working knowledge of the LEED process.”

2. Page 11, **DELETE**: “Staging Area/Limits of Construction Site” and **ADD**: “Staging Area/Limits of Construction Site, Revised 01.08.08.” See Attachment 1 to this addendum.

3. Pages 12 and 13 - **DELETE**: “LEED –NC Version 2.2 Registered Project Checklist, ANDREWS HALL RENOVATION - revised as of 9/24/07” and **ADD**: “LEED –NC Version 2.2 Registered Project Checklist – ANDREWS HALL RENOVATION - revised as of 01.14.08.” See Attachment 2 to this addendum. This supersedes all documents and questions and answers to date.

4. On page 14, under “Bedrooms/Suites/Apartments Faculty in Residence Apartment,” **CHANGE**: “Area/Ea and Total Area to 1500 SF.”

5. On page 14, under “Building Common, Public Toilets,” **CHANGE**: “QTY to 2 and Area/Ea to 150 SF.”

6. On page 14, under “Building Common,” **ADD**: “Hall Director’s Office, QTY 1 and Area/Ea 150 SF.”

7. On page 21, under “Faculty in Residence Apartment (FIR),” **DELETE**: “Adjacent to: Single Room (for potential connection and use as a third bedroom, utilize “hotel type double door” for single room privacy when not used with FIR apt.), Close to: Single Bedroom, **Other Design Considerations:** Provide two bedrooms, one living/dining area, one kitchen and one bath, provide for conversion to ADA accessibility,” **ADD**: “Other Design Considerations: Provide three bedrooms, one living/dining area, one kitchen and one bath, provide for conversion to ADA accessibility.”

8. On page 22, under “Great Room, Other Design Considerations,” **ADD**: “Working gas fireplace controlled by reception desk.” This will be an Add Alternate.

9. On page 27, under “Reception: Engineering Honors Program (EHP),” **ADD**: “(NOT USED).”

10. On page 31, under “Custodial Storage Rooms, Other Design Considerations,” **ADD**: “This room will also function as a break room. Provide a sink with adjacent counter space, 2 data jacks and electrical power for a computer, refrigerator, microwave and coffeemaker.”

11. On page 32, under “I. SITE,” **DELETE**: “Note: refer to the Site Scope of Work drawing on page 37 for additional information.”
Andrews Design- Build Technical Criteria – Addendum No. 2 (continued)

12. On page 33, under “I. SITE,” ADD: “K. Replace all paving in staging area after construction to match adjacent paving. Provide signage per CU standards to re-route pedestrian, bicycle and automobile traffic as indicated by project manager.


15. On page 50, under “C. DOORS, DOORFRAMES AND HARDWARE, 2. Hardware, b. Locking/Latching Hardware, 2. Locksets,” DELETE: “a. Typical on all doors except as noted otherwise: Install Onity Integra 3 locksets (locksets furnished by Owner),” and ADD: “Typical on all doors except as noted otherwise: Onity Integra 3 locksets. Locksets to be furnished and installed by Owner.”

16. On page 51, under “D. FINISHES, 1. Walls, b. Corridors,” DELETE: “Soffits in the corridors shall have Type ‘X’ impact/abrasion resistant drywall.” ADD: “Soffits in the corridors shall have Type X abuse-resistant drywall on vertical surfaces only. Provide 2 layers of Type X drywall on horizontal surfaces at soffit with slip-joint at strike side of door.”

17. On page 51, under “D. Finishes, 1. Walls, d. Common Bathrooms and Toilet Rooms,” CHANGE: “4” x 4” ceramic tile” to “2” x 2” ceramic tile.”


19. DELETE: “Alternate and Unit Price Form” that is part of the REQUEST FOR PROPOSALS FOR DESIGN/BUILD SERVICES, Andrews Hall Renovation of October 22, 2007.” ADD: “Alternate and Unit Price Form, REV. 1 (revised January 14, 2008).” See Attachment 4 to this addendum.

20. “Question and Answers” of December 20, 2007 and January 7, 2008 (REV.01.08.08) are to be part of the Design-Build Technical Criteria and are attached. See Attachments 5 and 6 of this addendum.

21. If needed, Parking and Transportation Services will provide crew parking in the Williams Village area for $28.00/permit per month until 6/30/08, and then $29.25 for the remaining ten months of the project. D/B Contractor will be required to set up a shuttle bus for crew parking.

22. Craft Labor Capabilities: As per the State of Colorado, the D/B Team is required to submit the following:

   a) Each submitter shall describe the availability of resources that they will utilize to successfully complete the project.
   b) Apprenticeship Training Program (Mandatory). Each submitter is to describe their access to Federal or State approved Apprenticeship Programs, if available.
   c) Other (Optional at the discretion of the submitter).
23. CU is concerned about “way-finding” in Andrews Hall. Traditionally, it has been very difficult to find one’s location in the corridors because of the “racetrack” or “figure 8” layout of the hallways. We request that the D/B Teams consider this issue in their design.

24. CU would like the D/B Team to come up a method to engage the student population in comparing electrical consumption between floors, wings, etc. Please provide guidance to the Owner as to what might be most possible from a cost effective point-of-view. This will involve the sub-metering of utilities and will be an Add Alternate.

25. There should be one primary entry point which the reception desk will control and have complete visual access to. This entry may have multiple doors.

26. Provide a single bedroom for a RA on every floor. Ideally, these bedrooms should be centrally located on the floor. There should be a ratio of approximately 1 RA per 35 student residents.

27. There is a desire for the D/B Team to come up with a standard method/location for mounting flat screen TVs on the walls in student rooms. Please provide options for a permanent, non-destructive means that will allow students to mount their TV’s monitors in a single repeatable (year-to-year) location.

28. Provide metal “ships ladders” in stairwells to the access panels in ceilings. Access panels must be provided with a lockable panel.
STAGING AREA / LIMITS OF CONSTRUCTION SITE

ANDREWS HALL RENOVATION
DESIGN-BUILD TECHNICAL CRITERIA
Housing & Dining Services
University of Colorado at Boulder

Attachment 1
**LEED-NC Version 2.2 Registered Project Checklist**

**ANDREWS HALL RENOVATION - revised as of 01.14.08**

*University of Colorado at Boulder*

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**Attachment 2**
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### Innovation & Design Process

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*Note: The energy model done by CU will help inform the D/B Team on EA Credit 1.*
ATTIC UNDER-ROOF INSULATION
Guidelines

Area to be covered: Entire underside of roof, as described in the attached small-scale drawing.

Type of insulation: Fiberglass batts with foil-faced vapor-barrier membrane. The final assembly shall have a flame-spread rating of not more than 25 and smoke rating of not more than 50. Insulation R-value shall be 30 for the roof and 19 for the sidewalls, unless otherwise required.

Installation: The insulation shall be applied to the underside of the roof, between and surrounding roof joists, with metal pins long enough to provide an insulation depth of approximately 10 inches when the lock-washers are installed over the R30 installation. The anchor pins shall be screwed to the wooden or metal deck to a depth of the decking material not less 1/4 inch. To avoid injury, the tips of the pins shall be clipped to within 1/2 inch of washer; or if within 7 feet above walking surfaces, bent back towards the insulation once the lock-washer is installed. Pin spacing shall conform to the manufacturer's recommendations and be adequate to keep the insulation from sagging (typically not more than 24 inches). The spacing shall follow a uniform pattern to achieve an even appearance. All vapor-barrier edges shall be joined by folding the edges towards outside, then folding them again approximately ½" and stapling them together (using a paper stapler), with staple spacing not exceeding 3". This is known as stapled hem stitching. Joints that cannot be stapled shall be sealed with a tape that is compatible with the vapor-barrier, both in appearance and adhesion, and which does not degrade the rating of the assembly.

Fire sprinklers or their sprinkling pattern shall not be affected by the insulation.

A similar approach shall be used for the sidewalls (if existing), except that the pins for the R19 insulation shall maintain an insulation depth of approximately 6 inches when the lock washers are installed. The pin ends shall be bent.

Coordination of work: Contractor will keep the project manager (PM) and building proctor (Proctor) informed of the schedule for performing the work. Any change in schedule will require authorization from both the PM and the Proctor. In the absence of the PM, at least the authorization from the Proctor will be required.

Pricing: Unit-pricing strategy will be arranged before the bids are submitted. Pricing shall be provided for day, evening and night work if appropriate or requested.

Unique conditions: Those conditions which the contractor considers unique, and for which special arrangements or pricing are warranted, shall be disclosed with the bid.

Alternative Approaches: Alternative approaches will be considered, provided they are proposed and approved before bidding.

Attachment 3
A. ALTERNATES:

Alternate No. 1: Expand the existing Great Room as per the Design Technical Criteria (see II.4.b, page 35).

Indicate (circle) ADD or DEDUCT:

______________________________ DOLLARS ($________________)

Amount must be spelled out as well as numerically written.

Alternate No. 2: Add design, provide, and install diesel powered emergency generator capable of powering emergency lighting, fire and life safety, and mechanical room circuits. Enclose with 6’ high stone screen wall.

Indicate (circle) ADD or DEDUCT:

______________________________ DOLLARS ($________________)

Amount must be spelled out as well as numerically written.

Alternate No. 3: Provide a working gas fireplace controlled by reception desk as per Addendum No. 2.

Indicate (circle) ADD or DEDUCT:

______________________________ DOLLARS ($________________)

Amount must be spelled out as well as numerically written.

Alternate No. 4: Sub-meter electrical power in order to compare electrical use of different floors and wings as per Addendum No. 2.

Indicate (circle) ADD or DEDUCT:

______________________________ DOLLARS ($________________)

Amount must be spelled out as well as numerically written.

B. UNIT PRICES:

a. Abatement of concealed pipe insulation per linear foot.

______________________________ DOLLARS ($________________) lineal ft.

Amount must be spelled out as well as numerically written.
b. Abatement of concealed floor tile per square foot.

_________________________ DOLLARS ($________________) sq. ft.

Amount must be spelled out as well as numerically written.

c. For each lineal foot of masonry tuck-pointing 6'-0" above grade and lower.

_________________________ DOLLARS ($________________) lineal ft.

Amount must be spelled out as well as numerically written.

d. For each lineal foot of masonry tuck-pointing 6'-0" above grade and higher.

_________________________ DOLLARS ($________________) lineal ft.

Amount must be spelled out as well as numerically written.

END
Andrews Hall Renovation - PR 002504
Questions and Answers
December 20, 2007

1) **Question:** Page 15 of the design criteria calls for one custodial storage closet at 250sf but the total area shows 500sf. Are two rooms desired or just one per the room program on page 31?
   **Answer:** Provide one room at 250 SF as per page 31.

2) **Question:** Page 14 of the design criteria use program calls for seven single bedrooms at 110sf each while page 16 of the room program calls for five rooms at 150sf each. Does the use program take precedence?
   **Answer:** Yes, the use program takes precedence.

3) **Question:** Page 14 of the design criteria use program calls for one single accessible bedroom at 110sf each while page 16 of the room program calls for one room at 150sf each. Does the use program take precedence?
   **Answer:** Yes, the use program takes precedence.

4) **Question:** Page 14 of the design criteria use program calls for seventy-seven double bedrooms while page 17 of the room program calls for seventy-one double bedrooms. Does the use program take precedence?
   **Answer:** Yes the use program takes precedence.

5) **Question:** Page 14 of the design criteria use program calls for nine accessible double bedrooms while page 17 of the room program calls for seven accessible double bedrooms. Does the use program take precedence?
   **Answer:** Yes, the use program takes precedence.

6) **Question:** Page 14 of the design criteria use program calls for five single bedrooms with baths while page 18 of the room program calls for three single bedrooms with baths. Does the use program take precedence?
   **Answer:** Yes, the use program takes precedence.

7) **Question:** Page 14 of the design criteria use program calls for seven suite: two bedrooms with one connecting bath while page 20 of the room program calls for five suite: two bedrooms with one connecting bath. Does the use program take precedence?
   **Answer:** Yes, the use program takes precedence.

8) **Question:** Page 14 of the design criteria use program calls for floor / study lounge type A to be 240 sf each while page 22 of the room program calls for each floor / study lounge type A to be 300 sf. Does the use program take precedence? Also, should we assume a smaller occupant load (assume 8) if the use program sf is used?
   **Answer:** Floor/study lounges Type A to be 240 SF. We will discuss the occupant load in the design workshops.

Attachment 5

Page 1 of 3
9) **Question:** Page 14 of the design criteria use program calls for floor / study lounge type B to be 320 sf each while page 23 of the room program calls for each floor / study lounge type B to be 400 sf. Does the use program take precedence? Also, should we assume a smaller occupant load (assume 10) if the use program sf is used.

**Answer:** Floor/study lounges Type B to be 320 SF. We will discuss the occupant load in the design workshops.

10) **Question:** Page 14 of the design criteria use program calls for floor / study lounge type B to have 3 rooms while page 23 of the room program indicates a requirement for two rooms. If the requirement is three per the use program, should the third lounge be classified as type B.1 or B.2.

**Answer:** Follow the design criteria on page 14.

11) **Question:** Page 14 of the design criteria use program calls for nine sink niches at 20sf each while page 26 of the room program calls for eight sink niches at 10 sf each. Does the use program take precedence?

**Answer:** Yes, the use program takes precedence.

12) **Question:** Page 14 of the design criteria use program calls for nine common bathrooms at 280 sf each equaling 2,520sf while page 27 of the room program calls for six or seven common bathrooms with a total area of 3,900sf. Does the use program take precedence?

**Answer:** Yes, the use program takes precedence.

13) **Question:** Page 14 of the design criteria use program calls for three public toilets at 100 sf each while page 27 of room program calls for two public toilets at 50sf each. Does the use program take precedence?

**Answer:** The use program takes precedence. Provide two public toilets at 50 SF each.

14) **Question:** Page 15 of the design criteria use program does not include a requirement for the reception area at Engineering Honors Program while page 27 of the room program calls for a 100sf reception area at EHP. Does the room program take precedence?

**Answer:** The room program takes precedence. Provide a 100 sf reception area for the EHP.

15) **Question:** Page 15 of the design criteria use program calls for the director’s office to be 150 sf while on page 28 of the room program it calls for the director’s office to be 175 sf. Does the use program take precedence?

**Answer:** Yes, the use program takes precedence. The director's office to be 150 SF.

16) **Question:** Page 15 of the design criteria use program calls for nine custodial closets at 40 sf each while on page 30 of the room program it calls for eight rooms at 50 sf each. Does the use program take precedence?

**Answer:** Yes, the use program takes precedence.

17) **Question:** On page 32 of the design criteria under the technical criteria: exterior scope and materials, it refers to a site scope of work on page 37 of the design criteria. None has been provided. Could the University please forward the site scope of work drawing?

**Answer:** There is no Site Scope of Work in the Andrews Technical Criteria as there is limited site work. We will discuss the site work at the design workshops.

18) **Question:** On page 41 of the design criteria for floor / study lounge type A – finishes – walls…it shows carpet. We will assume drywall with paint in lieu of carpet on the walls.

**Answer:** Correct, provide drywall with paint on walls at floor/study lounge type A.

19) **Question:** On page 51 of the design criteria for finishes, the private bathroom wall finish selected is 4” x 4” ceramic tile, but the ceramic tile floors and base are 2” x 2”. Please confirm that the University is ok with the different sizes.

**Answer:** Yes, the sizes are correct.
20) **Question:** On page 52 of the design criteria there are references to graduate student apartments and Hall director apartments. Should these be changed to just a Faculty Residence Apartment?
   **Answer:** Yes.

21) **Question:** On page 54 of the design criteria 8" diameter holes are noted to be between each lavatory, however, on page 45 of the design criteria a 6" diameter hole is requested. Which size opening is desired?
   **Answer:** Provide a 6" diameter hole as per page 45.

22) **Question:** On page 12 of the program plan, two public restrooms (1 w/rap) are scheduled to be 50 sf each, however, these two room requirements are not part of the design criteria use program or room program. Will the design criteria document take precedence?
   **Answer:** These "public restrooms" are the same as the public toilets in the design criteria use program and, yes, the design criteria will take precedence. As per the answer to question #13 above, provide two public toilets at 50 SF each.

23) **Question:** On page 12 of the program plan, one rap faculty director's office is scheduled at 150 sf, however, this room requirement does not show up on either the use or room program in the design criteria. Will the design criteria document take precedence?
   **Answer:** No, the design criteria will not take precedence. The program plan will take precedence in this case. Provide an office for the Hall Director of 150 SF.
Andrews Hall Renovation - PR 002504
Questions and Answers #2
January 7, 2007 (REV. 01.08.08)

1) **Question:** Addendum #1 indicates a temporary storage shed. Are we to provide electrical power and lighting?
   **Answer:** Yes, provide lighting and two 20 amp breakers.

2) **Question:** Addendum #1 indicates replacing existing heat trace. Is this heat trace electric or hydronic?
   **Answer:** Electric.

3) **Question:** The outline scope indicates renovating the existing elevator cabs. Are we to assume that the cab lighting will be the responsibility of the electrical contractor or the elevator company?
   **Answer:** That is the D/B Team's decision.

4) **Question:** Is the Arnett Hall Renovation Project seeking LEED Silver certification?
   **Answer:** Yes.

5) **Question:** Per the University of Colorado at Boulder UCB Standards for Construction Component Performance, Preference and Selection, is there anything that prohibits our D/B team from negotiating a design build wet pipe fire protection system in lieu of the creation of a hard bid document and procurement process for this trade?
   **Answer:** No, the D/B Team can handle this as per their preference.

6) **Question:** Is the FF&E procurement to be included the D/B package or direct by UCB?
   **Answer:** UCB will handle the FF&E procurement.

7) **Question:** Does UCB hire the fundamental commissioning agent or is that to be included by the DB Team?
   **Answer:** UCB will handle the commissioning. This is not a requirement for the D/B Team.

8) **Question:** Will we be given written permission at the beginning of the project to design to the program requirements in lieu of the current IBC or ADA for the following?
   - number of HC dorm rooms
   - number of bathroom fixtures
   - number of HC parking spaces, if any

   **Answer:** No, the number of HC student rooms will be determined by the Fair Housing Act and ADA requirements. The number of bathroom fixtures may receive a variance from the Pieter Van der Mersch (Mechanical AHJ) during the design review process. The number of HC parking spaces will be determined by the Parking and Transportation Department and will not be the responsibility of the D/B Team.

9) **Question:** See pg 32, Tech Criteria, Exterior Scope and Materials, Section I, Site. Site Scope of Work drawing referenced to be on page 37 is not there (or anywhere else in the Criteria).
   **Answer:** There is no Site Scope of Work in the Technical Criteria. This is an error.

**Attachment 6**
10) **Question:** How many bike racks / spaces are to be provided? Must the bike racks be within the project boundaries?
   **Answer:** 154 bike spaces are to be provided (230 beds x .67 = number of bike spaces). Bike racks must be within the project boundary. Bike racks are by Cora (www.cora.com).

11) **Question:** Page 34, Technical Criteria, Building Envelope, foundation insulation. Since there are no crawlspace in Andrews is foundation insulation necessary at the perimeter tunnels?
   **Answer:** We consider the perimeter tunnels to be equivalent to crawl spaces. Insulation is required on the perimeter of the crawl spaces as per the Technical Criteria.

12) **Question:** The bid form Alternate / Unit price sheet does not provide a line item for the Add Alternate requested in Section II 4 b to expand the existing Great Room. Please clarify if this work base bid scope or an Add Alternate item.
   **Answer:** This is an Add Alternate item. The Alternate/Unit Price Form will be re-issued in Addendum #2 to include this item.

13) **Question:** If specific LEED credits are not pursued / provided by the owner, is the design-build team still contractually obligated to meet a LEED-Silver?
   **Answer:** Yes, LEED-Silver is required.

14) **Question:** Does CU want an energy model for the purpose of LEED and to supplement our design? The checklist is unclear of this because the numbers are added up incorrectly.
   **Answer:** CU’s LEED consultant will provide the energy model.

15) **Question:** SSc6.2 - Stormwater Design, Quality Control: will this be done by the university civil engineer or our consultant?
   **Answer:** The CU civil engineer will handle this credit.

16) **Question:** EAp1, EAc3, EAc5 – will CU require us to use their own commissioning agent or should we use a third party consultant?
   **Answer:** CU will handle the commissioning.

17) **Question:** IEQc7.2 – Thermal Comfort, Verification: Will CU perform the survey or will the design-build team be required to do so?
   **Answer:** CU will perform the survey.

18) **Question:** IDc1.3 – What is meant by “Water Exceedance”?
   **Answer:** This credit will be done by the D/B Team. It involves a calculator that describes all the water fixtures in the building, including toilets, urinals, sinks, showers, etc. Our LEED consultant estimates 8-10 hours of time for this credit.

19) **Question:** Technical Criteria Page 21 – Faculty in Residence Apt. – Please confirm the stove is electric and not gas?
   **Answer:** The stove is electric.

20) **Question:** Program Plan Page 21 – Electrical Systems – Asks for 3 circuits for each room, one for appliances and one for computer. Please define third circuit.
   **Answer:** The third circuit is for miscellaneous electrical devices.

21) **Question:** Arnett Hall required interface with Campus Police Department through Fire Alarm communication system. Will this be required on Andrews Hall?
   **Answer:** Yes, see item #15 on Addendum No. 1 of December 14, 2007.

**Answer**: Follow the Technical Criteria for the wireless network system. Additionally, provide a CAT 5 E cable with the coaxial antenna cable. Run both cables in 1” conduit to antenna locations in hallways.

23) **Question**: Program Plan Page 22 – Are cameras provided by the University and what doors require cameras?

**Answer**: The cameras are owner-supplied and are required on all exterior door locations.

24) **Question**: Program Plan Page 32 – Discusses security cameras at exterior entrances especially near bicycle racks. Please clarify.

**Answer**: There will most likely be no requirement for security cameras on the exterior of the building. Cameras are typically placed on the interior of the building at the exterior entrances.

25) **Question**: Does the Technical Criteria take precedent over the Program Plan. Please confirm.

**Answer**: Both documents are to be used and neither takes precedent over the other. Conflicts will be resolved on a case-by-case basis.

26) **Question**: Does the University have a suggested location for the alternate generator? The best location would be near the service entrance; however, the current service location has limited and obstructed access.

**Answer**: You are correct. The best location would be near the service entrance. The University will welcome any suggestions for a location.

27) **Question**: Technical Criteria – Page 62 and 63 – The loads to be served by the generator appear to include both life safety and optional standby loads. This would dictate two transfer switches where if only life safety were served, only one transfer switch would be required. Please clarify.

**Answer**: You are correct. Two transfer switches are required. The loads are both life safety and non life safety.

28) **Question**: Technical Criteria – Page 64 – Calls for 20 foot candles under the bridges. This will exceed LEED watts per square foot calculations for this area, thus not allowing for the LEED SS Credit 8, light pollution reduction.

**Answer**: The 20 ft candle requirement is for safety. LEED SS credit 8 deals with light trespass from the building and site, improve night sky access and reduce development impact on nocturnal environments. This credit requires luminaries to be shielded and have full cutoff. This can be accomplished and meet the 20 ft candle requirement.

29) **Question**: Technical Criteria – Page 67 – Please define where the pin-pad access controls are required.

**Answer**: There are no stand-alone pin-pad access controls. Onity locks have pin-pad controls and they are a “built-in” part of the Onity locks. Onity locks are required on all interior doors with the exception of the doors between the public and private areas which have C-Cure locks. D/B Team to prep doors for locks and Onity locks to be furnished and installed by CU.

30) **Question**: Technical Criteria - Page 68 – Each power receptacle is to be dedicated 20 amp device. There are 4 quads in each IDF. Would this require 4 circuits or 8 circuits in each IDF? Are these circuits all off of the required UPS?

**Answer**: This will require 4 circuits. Some circuits will be on the UPS system but not all. This will be determined during the design review process.