



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

**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.

- 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 crawlspaces 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.

- 22) **Question:** Program Plan Page 22 – Technical Criteria 66 – Regarding wireless network is not consistent. Please define.
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.