

PR005711/PR006383
Kittredge West Residence Hall/Kittredge Central Residence Hall &
Commons

REQUEST FOR PROPOSALS for
DESIGN/BUILD SERVICES (D/B)

ADDENDUM No. 2

Date Issued: August 15, 2011

Contact: Thomas E. Goodhew, Facilities Planner
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Proposal Due: August 19, 2011;

The following clarifications, additions, deletions, and revisions to the Request for Proposals are hereby made and do become a part of these Contract Documents.

It will be the responsibility of Respondents to submit the information contained in this addendum to all their sub-consultants. Acknowledge receipt of all addenda in the space provided on the Proposal Form. Failure to do so may subject the Respondent to disqualification.

Addendum No. 2, dated 08/15/11, consists of 3 pages, plus 2 attachments.

CLARIFICATIONS TO THE DOCUMENTS

Item Reference	Description of Clarification
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Q. Kittredge Ponds Sludge Analysis: The report states that exact costs cannot be determined without a proper design. Therefore, shall we carry an Allowance in our proposal for the Biologists' Estimate of \$500,000 for the Overall Project of both ponds, including Design Fees, construction documents, draining of the ponds, dry dredge sludge removal, re-circulating system between ponds, clear out and deepen the discharge channel between the ponds, shoreline stabilization and edge treatments, and repair the overflow structures?

A. Yes. See page 16 of the Technical Criteria, Division 2, Civil, Item b.; The \$500,000 allowance is to cover design, sludge removal, aeration system and related work to restoring the ponds.

Q: On Smith Hall a variance was given for the stair tower in terms of size and code. Will that same variance be given on Kittredge West?

A: It is possible. I cannot give a definitive answer as it will need to be part of a broader code review and include the implications of trying to rectify the issues.

In the case of the previous Kittredge remodels, modifying the existing stair towers to meet current code was deemed prohibitive due to the nature of stair tower construction. Decreasing the spacing of the balusters was discussed and believed of minimal risk considering the nature of the primary use. The code review also include a confirmation that the elements did meet code at the time of construction.

Variations to code requirements in renovation projects are not unfamiliar to us on campus. Any request for a variance will need to be based on a full code review and a look at the alternatives available to minimize life safety risks.

Q. Are any prevailing wages required for this project, and which ones?

A. No prevailing wage requirements are enforced, as this is cash funded project.

Q. Salvage Items: Will CU salvage these items prior to the contractor starting abatement? Is the contractor to store these items for re-use in the project?

A. The contractor shall assume that CU will remove all items on the salvage list prior to the contractor taking possession of the building to start work and provide storage on another site in the campus vicinity. Any items for re-use in the building would be listed as 'owner provided equipment' in the Technical Criteria and Space Data Sheets.

Q. Are there any plans available that indicate tree types?

A. No written inventory or plans of plant types is available for the Kittredge complex.

Q. Please clarify the number of addenda issued to date.

A. Two (2) addenda have been issued to date including this document. Addendum # 1 was issued 7-22-11. An *Addendum #1 for Abatement Scope* issued on 8/10/11 is included by reference in this Addendum #2.

Q. Will CU obtain and pay for the final geotechnical report?

A. Yes. CU will engage a consultant for additional geotechnical investigation and other materials testing related to the project at CU's expense.

Q. What Furniture items is the contractor responsible for providing? What owner furnished Items are the contractor to install?

A. Loose furnishings and equipment are generally provided and installed by the owner. Residential kitchen type appliances would be provided by owner and installed by the contractor. Please see the Technical Criteria and Space Data Sheets for specific details.

CHANGES TO THE DOCUMENTS

Item Reference	Document Reference	Description of Change
1	RFP	Sec. II. A. SCHEDULE <ul style="list-style-type: none">Presentations/Submittals (technical Proposal: Step III): Presentation/Submittal shall be made on Friday August 19, 2011 (change from 8/18/11).
2	RFP	Sec. III. C. Technical (Design) / Cost Proposals <ul style="list-style-type: none">Item 3.b. The number of paper copies submitted shall be reduced: Submit One (1) half size set of Drawings plus one (1) electronic copy (PDF), CAD and Revit files <u>and</u> one (1) copy plus one (1) electronic copy (PDF) <u>of other information</u>. Teams may be requested to provide additional paper copies of selected documents for owner review following announcement of the rankings.

The following items listed are provided as attachments to provide additional information and replace all previous versions of similar documents in their entirety.

List of Owner Salvaged materials and Equipment:

- Kitt West.Kitt Central - List of CU Salvage Items 08.02.11.pdf

Abatement Drawings & Specifications:

- KittCKittW Contractor bid addendum #1.pdf

END OF ADDENDUM #2