REQUEST FOR PROPOSALS

GRANDVIEW TERRACE
RELOCATION PROJECT

The University of Colorado Boulder
December 10, 2012
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I. BACKGROUND AND OVERVIEW

The University of Colorado Boulder (“University”) seeks proposals from qualified parties (“Submitter(s)”) for the relocation of three houses located in the Grandview Terrace area of the campus. Submitters interested in acquiring one or more of the Grandview houses will need to identify a pre-selected, qualified structural house mover and/or contractor (“Contractor”) within the proposal. The University will only accept proposals submitted with a qualified structural house mover and/or Contractor listed as part of the proposal.

The University is making the following houses available for relocation at this time:

1220 Grandview Avenue
1243 Grandview Avenue
1244 Grandview Avenue

Proposals must include:
- Relocation of structures to off-site location(s);
- Removal of site landscaping and other features as required to facilitate the removal of houses;
- Construction dust control measures;
- Potential environmentally hazardous materials abatement beyond scope of work provided by the University;
- Capping and removal/disposal of all utilities; and
- Other site reclamation and restoration as detailed in Section VIII.

It will be a requirement for the Contractor to obtain all necessary permits for all work required and proposed.

Proposals will not contain an offering price for each structure. If more than one qualified proposal is submitted for each structure, or group of structures, all qualified proposals will be entered into a lottery award process. Each proposal will be ranked in accordance with the submitted proposal meeting the requirements of one of the special preferences. Based on the listed order of the special preferences, a winning proposal from each ranked group will be randomly chosen.

A. SPECIAL PREFERENCES

1. Proposal to move a multiple houses within the City of Boulder in an established neighborhood that contains similar style buildings;

2. Proposal to move a house within the City of Boulder in an established neighborhood that contains similar style buildings;

3. Proposal to move a house within the City of Boulder but not in an established neighborhood that contains similar style buildings;

4. Proposal to move multiple houses outside the City of Boulder;

5. Proposal to move a house outside the City of Boulder.
While the special preferences are ranked for relocation within the City of Boulder, it is recognized there are likely limited sites available within the City that meet the special preference requirements. Therefore, proposals for sites within other areas are encouraged.

At the end of the lottery process, the Submitter that is first selected for each group of houses, or single house, will be given a final choice for the award. If the first Submitter declines or fails to submit the documents required by this RFP for an agreement between the University and the Submitter, the second selected Submitter chosen for that same house will be given the final choice for the award. This process will continue in the rank order established by the lottery until a Submitter for the same group of houses, or single house, with a qualified response accepts the award. This process will be repeated as necessary for each house.

Following the relocation of a house to the new site and provided that the Submitter has met all other obligations assumed under the proposal, the University shall pay to the party having so removed and relocated each house the sum of $50,000 towards the expenses incurred by the Submitter. Expenses related to University-performed asbestos abatement will first be deducted from this sum. In addition and under the same obligations of the Submitter assumed under the proposal, the City of Boulder Colorado will pay to the party having removed and relocated each house the sum of $50,000 for relocation to a site within the City of Boulder and the submittal of an application to landmark the building. The potential costs of University performed abatement are shown in the Abatement Cost Estimate for each structure, attached as Exhibit IV.

Prior to submitting a proposal, the Submitter will review all disclosure information pertaining to potentially hazardous materials involved with each property. An electronic copy of the Hazard Disposal Determination Summary listing all three structures is available through the University's Project Manager.

Submitters must accept each house in an “as is” condition both before and after the move. Also, prior to an agreement between the University and the Submitter, the awarded Submitter(s) must secure a site that can accommodate the structure(s) with the proper governmental approvals including, but not limited to zoning, permitting, child-occupied facility requirements where applicable, and the availability of utilities. The site must meet the requirements of the special preference that ranked the proposal for inclusion in the lottery system.

It will be up to the Submitters to complete a proper review of the background, experience, and qualifications of any chosen contractor to ensure it is capable of performing under a contract that will be between the Submitter and the contractor.

II. ADMINISTRATIVE INFORMATION

This Request for Proposal (RFP) contains the terms, conditions, specifications, and instructions governing the proposals to be submitted and the materials to be included therein; mandatory requirements which must be met to be eligible for consideration; and other requirements to be met by each proposal.

A. TERMS OF CONTRACT

In addition to the terms, conditions, and specifications articulated in this RFP, any contract resulting from this RFP will also include the following terms and conditions:
1. The term of any contract awarded as a result of this Request for Proposal will be for a period of six (6) months from the date of award. All documents required by this proposal must be submitted within ten (10) days of award, or the award may be rescinded at the University’s discretion. Any house contracted for relocation must be removed from the site and site restoration completed by no later than six (6) months after award or the contract may be terminated at the University’s discretion.

2. The following statement will be included and made a part of any contract resulting from this RFP: “Any financial obligations of the State of Colorado payable after the current fiscal year, ending June 30, are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. In the event there shall be insufficient funds available, this agreement shall terminate at the end of the current fiscal year, with no penalty or additional cost as a result thereof to the University of Colorado”.

3. The “Special Provisions” of the University of Colorado Fiscal Procedures, attached as Exhibit I to this RFP and made a part of this RFP, will be included and made a part of any contract resulting from this RFP.

B. SCHEDULE OF ACTIVITIES:

1. RFP made available to prospective Submitters December 11, 2012

2. Walkthrough and inspection of properties December 20, 2012
   (9:00 AM at 1244 Grandview Avenue, end at 11:00 AM)

3. Mandatory Pre-Proposal Conference January 3, 2013 at 1:00 PM
   At 1540 30th Street, Room 321

4. Prospective Submitter inquiry deadline January 8, 2013 at 4:00 PM
   (No questions accepted after this date)

5. Proposal submission deadline January 17, 2013 at 2:30 PM
   (Public Sealed RFP opening)

6. Proposal evaluation and/or selection period January 17 - 24, 2013

7. Lottery drawing, if necessary January 28, 2013 at 1:00 PM

8. Contract award notification date February 1, 2013
   (Estimated/targeted)

C. RESPONSIBILITIES OF SUBMITTERS

The University reserves the right, at its sole option, to require the apparent successful Submitter(s) for any house(s) specified herein to provide proof of compliance with these specifications prior to award and/or agreement between the University and the Submitter. Should any interested Submitter find any part of the listed specifications or terms and conditions to be discrepant, incomplete or otherwise questionable in any respect, it shall be the responsibility of the concerned party to call such matters to the attention of the University’s Project Manager, before the Prospective Submitter inquiry deadline.
D. INQUIRIES

Prospective Submitters may make written inquiries concerning this Request for Proposal to obtain clarification of requirements. No inquiries will be accepted after January 8, 2013.

Any inquiries related to this Request for Proposal should be referred to:

James Faber, Project Manager
University of Colorado
Department of Facilities Management
1540 30th Street, Campus Box 453
Boulder, Co. 80309
(303) 492-1896
(303) 735-4311 (fax)
James.Faber@Colorado.EDU (e-mail)

Any inquiries regarding City of Boulder approval and permitting requirements should be referred to:

Mr. Charles Ferro
City of Boulder
Building Services Center
3rd Floor
1739 Broadway
Boulder, CO.
(303) 441-4012
FerroC@bouldercolorado.gov

E. ADDENDA OR SUPPLEMENT TO THE REQUEST FOR PROPOSAL:

In the event that it becomes necessary to revise any part of this Request for Proposal (RFP), an addendum to this RFP will be provided to each Submitter who attended the mandatory pre-bid conference. A copy of this RFP and any subsequent addendum will be posted at:

http://www.colorado.edu/facilitiesmanagement/pdc/construction/open.html

F. PROPOSAL SUBMISSION

All proposals from Submitters must be submitted per instructions in Section IV and must include a signed Mandatory Signature per Section V. Proposals received in any other form may not be considered. Proposals must be received no later than October 17, 2012 at 2:30 PM, in the office of:

University of Colorado
Department of Facilities Management
Office of Planning, Design, and Construction
1540 30th Street, 3rd Floor, Campus Box 453
Boulder, Co. 80309-0453

1. Timeliness of Proposals: Late proposals will not be accepted (with the one exception listed below). It is the responsibility of the Submitter to insure that the proposal arrives to
the Office of Planning, Design and Construction at 1540 30th Street, 3rd Floor prior to January 17, 2013 at 2:30 PM.

a. If hand carried: The messenger must deliver the proposal package to the Office of Design, Planning, and Construction at 1540 30th Street, 3rd Floor and have it time/date-stamped at the Receptionist's desk prior to the RFP opening time.

b. If mailed through the U.S. Postal Service: A proposal package will be considered on time if it is postmarked by January 17, 2013.

c. If sent by courier service the RFP must arrive prior to the RFP Opening Time regardless of when the RFP was given to the courier service.

2. Three (3) copies total (including the original) of the proposal should be sealed in a package or envelope. Be sure to sign your proposal before mailing. Unsigned proposals may be considered invalid and rejected.

G. ADDITIONAL CONDITIONS OF PROPOSAL SUBMISSION

1. The University reserves the right to reject any or all proposals and to waive informalities and minor irregularities in proposals received if deemed in the best interests of the University to do so.

2. Failure of the Submitter to provide in his/her proposal any information requested in this RFP may result in disqualification of the proposal and shall be the responsibility of the proposing individual or firm.

3. Responses to this Request for Proposal must be in the format prescribed in Section IV. At the option of the Submitter, additional material may be submitted which more fully describes the proposal or other pertinent matters, but it is not required.

4. All material submitted regarding this RFP becomes the property of the University and will only be returned to the Submitter at the University's option. The public may review responses after final selection and award(s) have been made.

5. The University is not liable for any cost(s) incurred by Submitter prior to issuance of an agreement, contract, or purchase order. The expenses incurred by the Submitter in preparation, submission, and presentations of the proposal are the responsibility of the Submitter and may not be charged to the University.

6. The proposal must be signed by person(s) authorized to legally bind the Submitter.

7. The contents of the proposal of the successful Submitter may become contractual obligations if an award is made at the University's sole option. Failure of the successful Submitter to accept these obligations in a contract or similar instrument may result in cancellation of the award and the Submitter may be removed from future solicitations.

8. The Submitter avers that they are familiar with CRS 1973, 18-8-301, et seq. (Bribery and Corrupt Influence) and 18-8-401, et seq. (Abuse of Public Office) as amended, and that no violation of such provisions is present.
9. The Submitter avers that, to his/her knowledge, no University employee, or member of the Board of Regents has any personal or beneficial interest whatsoever in the service or property described herein.

10. The Submitter agrees as a part of any resulting contract, that it will comply with all applicable laws regarding discrimination on the basis of race, creed, color, sex, or handicap including but not limited to Executive Order 11246 as amended or as may be further amended hereafter.

H. EVALUATION AND AWARD

All proposals submitted in response to this RFP will be reviewed for responsiveness prior to referral to the Evaluation Committee (“Committee”). The Committee will evaluate all responsive proposals. The contract(s) will be awarded to the Submitter(s) whose proposal, conforming to the RFP, will be the most advantageous to the University as determined by the University.

III. MANDATORY REQUIREMENTS

Listed below are the mandatory minimum requirements for the proposal submission. Unless otherwise noted as required after award. Please respond to all of the following outlined points specifically and clearly in answering the questions in Section IV. A Submitter not meeting or exceeding all of these requirements or failing to respond to all of these requirements will be determined to be non-responsive, and that Submitter’s entire response to this RFP will be rejected.

A. CONTRACTOR LICENSES AND EXPERIENCE

Must be licensed by the City of Boulder, Colorado as a General or Class “B” contractor certificate which governs the demolition, house moving and transportation of building structures through the city, or must have proof of a contract for the relocation with such a contractor, and contractor must have successfully completed at least two (2) house relocation projects within the last five (5) years.

B. INSURANCE

The Submitter attests that the Contractor can and shall obtain and maintain, at its own expense and for the duration of the contract and during its performance, the minimum insurance coverages set forth below. Proof of coverage must be submitted within ten (10) days of award. By requiring such minimum insurance, the University shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor under this contract. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

- COVERAGES
  
  1. Commercial General Liability – ISO most current form. Coverage to include:
     Premises and Operations
     Personal / Advertising Injury
Products / Completed Operations
Liability assumed under an Insured Contract (including defense costs assumed under contract)
Independent Contractors

2. **Automobile Liability** including all:
   - Any Auto or Owned Vehicles
   - Non-owned Vehicles
   - Hired Vehicles

3. **Property in Transit/Structural Damage Liability**
   Must be at Full Declared Value per move.

4. **Workers Compensation**
   - Statutory Benefits (Coverage A)
   - Employers Liability (Coverage B)

5. **Pollution Liability**

6. **Excess Liability**

- **LIMITS REQUIRED**

The Contractor shall carry the following limits of liability as required below:

1. **Commercial General Liability**
   - General Aggregate $2,000,000
   - Products/Completed Operations Aggregate $2,000,000
   - Each Occurrence Limit $1,000,000
   - Personal/Advertising Injury $1,000,000
   - Fire Damage (Any One Fire) $ 50,000
   - Medical Payments (Any One Person) $ 5,000

2. **Excess General Liability**
   - Each Occurrence Limit $5,000,000
   - General Aggregate $5,000,000

3. **Automobile Liability**
   - Bodily Injury/Property Damage (Each Accident) $1,000,000

4. **Property in Transit/Structural Damage Liability**
   - With a Declared Value of $250,000 per house

5. **Pollution Liability**
   - Per Loss $1,000,000
   - Aggregate $1,000,000
6. **Workers’ Compensation**

   Coverage A (Workers’ Compensation)  
   Statutory

   Coverage B (Employers Liability)  
   $ 100,000 Each Accident  
   $ 100,000 Disease Each Employee  
   $ 500,000 Disease Policy Limit

- **ADDITIONAL INSURANCE REQUIREMENTS**

1. All Insurers must be licensed or approved to do business within the State of Colorado, and unless otherwise specified, all policies must be written on a per occurrence basis.

2. The Contractor shall provide the University of Colorado a Certificate of Insurance Form evidencing all required coverages, prior to commencing work or entering University premises. A sample of a completed Certificate of Insurance is attached as Exhibit II.

3. The Contractor shall name “The Regents of the University of Colorado, a body corporate” as an Additional Insured as respects the general liability and pollution liabilities policies.

4. Upon request by the University, Contractor must provide a copy of the actual insurance policy effecting coverage(s) required by the contract.

5. The University requires that all policies of insurance be written on a primary basis, non-contributory with any other insurance coverages and/or self-insurance carried by the University.

6. A Separation of Insureds Clause must be included in general liability policies.

7. The Contractor shall advise the University in the event any general aggregate or other aggregate limits are reduced below the required per occurrence limit. At their own expense, the Contractor will reinstate the aggregate limits to comply with the minimum requirements and shall furnish to the University a new certificate of insurance showing such coverage is in force.

8. Contractor’s insurance carrier should possess a minimum A.M. Best’s Insurance Guide rating of A-VI.

9. Provide a minimum of 30 days advance written notice to the University for cancellation, non-renewal, or material changes to policies required under the contract.

Failure of the Contractor to fully comply with these requirements during the term of the Contract may be considered a material breach of contract and may be cause for immediate termination of the Contract at the option of the University. **The University reserves the right to negotiate additional specific insurance requirements prior to the contract.**

**Non-Waiver**

The parties hereto understand and agree that The University is relying on, and does not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Sections 24-10-101 et seq., as from time to time amended, or otherwise available to the University or its officers, employees, agents, and volunteers.
Mutual Cooperation
The University and Contractor shall cooperate with each other in the collection of any insurance proceeds which may be payable in the event of any loss, including the execution and delivery of any proof of loss or other actions required to effect recovery.

C. PERFORMANCE BOND

The Submitter must provide a performance bond for at least $50,000 per property within ten (10) days of award. If multiple building structures are awarded to one Submitter, the performance bond may be transferred to the next structure after successful completion of the prior building relocation.

D. MANDATORY PRE-SUBMITTAL MEETING

The Submitter must attend a mandatory pre-proposal conference, which will be held January 3, 2013 at 1:00 PM in Room 321, RL-2, 1540 30th Street, Boulder, CO.

A. ENVIRONMENTAL RESPONSIBILITIES

1. The University will be responsible for the abatement of all “regulated asbestos materials” and lead-based paint only as necessary for the relocation of each house prior to the moving of the structure. The Submitter will be responsible for the removal of all remaining “non-regulated asbestos materials” and lead-based paint, as deemed necessary at their own cost, with work to be done at the new house site.

2. The Submitter is responsible for reviewing Environmental Site Assessments for each property being proposed as well as signing and submitting a lead-based paint disclosure form with each proposal, attached as Exhibit III. The Submitter must present such information to their assigned contractor(s) prior to the commencement of work.

3. Contractors are responsible for adherence to all applicable State and Federal regulations pertaining to working in buildings containing asbestos and lead-based paint materials.

4. The Submitter shall use only State of Colorado Department of Public Health and Environment licensed contractors to perform additional asbestos work beyond the scope of work done by the University. The Submitter shall be responsible for all applicable regulatory compliance with State of Colorado and Federal regulations.

5. If the Submitter requires additional asbestos or lead-based paint removal, the sole cost of abatement shall be the responsibility, with work to be done at the new house site.

6. The Submitter shall be responsible for coordination with City of Boulder and Colorado Department of Public Health and Environment water quality divisions for rules, practices and necessary permits regarding storm and sanitary sewer discharges and water service issues. These may include, at a minimum, run-off, erosion control, debris, and other measures necessary for the protection of health and environment.
B. PROOF OF OWNERSHIP/RIGHT OF POSSESSION

The Submitter must provide the location and/or address of a proposed site in the submitted proposal; and must furnish proof of ownership or right of possession of the property intended to accommodate the relocated structure prior to execution of an agreement between the University and the Submitter.

C. PROOF OF COMPLIANCE

The Submitter must aver that, and must furnish proof prior to execution of an agreement between the University and the Submitter, that (1) the relocation of the structure to the intended property and (2) the property with the relocated structure will meet all applicable land use laws and regulations.

IV. SUBMITTAL REQUIREMENTS

The following information is required for a proposal to be considered complete and to be eligible for the lottery award process. Please respond to all of the following outlined points specifically and clearly. A Submitter failing to provide all of this information may be determined to be non-responsive, and that Submitter’s entire response to this RFP may be rejected and disqualify the submittal from further consideration.

A. GENERAL INTRODUCTION

Provide a simple concise description and experience of yourself, or your firm, and the experience of the Contractor. The description for both the Submitter and the Contractor shall identify at a minimum:

- Legal business name, address, contact person name, phone number. (If a branch office or subsidiary, provide same information for head office as well as branch or subsidiary).

- Number of years in business.

- Brief overview of staff.

B. PRIOR EXPERIENCE

Provide evidence that proposed house structural mover and/or contractor has successfully completed at least two (2) house relocation projects of similar size and materials within the last 5 years.

C. LOCATION

Provide a description of your Colorado office during the last five years including all business addresses used in Colorado during the last five years; and provide a description of the Contractor’s Colorado office during the last five years including all business addresses used in Colorado during the last five years.
D. LICENSES

Provide a statement attesting that the proposed Contractor has the necessary licenses, including a City of Boulder Class “B” contractor license. Submitter must provide proof of the necessary licenses within ten (10) days of award.

E. BONDING CAPACITY

Submit evidence from, or attested by, the Contractor’s bonding company that verifies the Contractor has the required bonding capacity, if this project is added to its current and anticipated workload. Bonding will be required of the bid and if awarded the contract, 100% Performance and 100% Labor and Material Payment Bonds will be required prior to an agreement between the University and the Submitter. The Submitter must provide a performance bond for at least $50,000 per property within ten (10) days of award.

F. INSURANCE

Submit evidence of, or attested by, the Submitter that you are able to obtain the insurance coverage articulated in section III.B of this RFP.

G. ENVIRONMENTAL COMPLIANCE

1. State that you understand and will comply with the environmental requirements stated in Section III of this RFP and that you have reviewed the environmental reports for each structure being proposed. Environmental Site Assessments are available from the University Project Manager.

2. Evidence of all submittal requirements in Section III (E) of this RFP must be provided to the University of Colorado Environmental Health and Safety Environmental Compliance Unit and Asbestos/Lead Unit managers, through the University Project Manager prior to an agreement between the University and the Submitter.

3. Submitters will be required to comply with the University’s Notice to Contractors Environmental Responsibilities regarding the awareness and compliance to all the applicable University, City, State, and Federal environmental regulations and safety standards. A copy of that Notice is attached as Exhibit III.

H. MANDATORY SIGNATURE SECTION

Complete and sign the Mandatory Signature Form found in Section V.

I. HOUSE(S) TO BE RELOCATED

Please clearly indicate in the submitted proposal which house(s) you are proposing to acquire of the following houses:

1220 Grandview Avenue
1243 Grandview Avenue
1244 Grandview Avenue
1. For each house being proposed for acquisition, provide the proposed location each house will be moved to.

2. For each house being proposed for acquisition, furnish proof of ownership or right of possession of the property intended to accommodate the relocated structure.

3. For each house being proposed for acquisition, furnish proof that (1) the relocation of the structure to the intended property, and (2) the property with the relocated structure meet all applicable land use laws and regulations;

4. For each house being proposed for acquisition, furnish written evidence that the City of Boulder, and any other governmental agencies which may be involved, have approved the zoning, transportation of the improvements along the public streets, roads or highways on the route leading to the site to which such improvement shall be relocated.

5. Specifications for relocations and restoration state that you understand and will comply with the requirements and specifications for relocation and restoration of the University's property as specified in Section VIII.
V. MANDATORY SIGNATURE SECTION

Please complete and execute the Mandatory Signature Page. A Mandatory Signature Page must accompany each RFP response in order for the response to be considered complete and responsive. Any RFP submittal without the Mandatory Signature Page may not be considered for a contract award.

This RFP will be opened at 2:30 PM, on January 17, 2013 in the Department of Facilities Management, Office of Planning, Design, and Construction, 1540 30th Street, 3rd Floor. The RFP opening will be public. However, the only information that will be read at the opening will be the names of the respondents.

SIGNATURE

The Submitter’s proposal must be accompanied by the signature below of an individual who is authorized to legally bind the individual or company. The Submitter attests by signing below that they are aware that at the time when structures are to be moved, the properties may contain asbestos material and lead-based paint and that they have reviewed the environmental reports for the respective properties being submitted. In addition, by signing below, the Submitter affirms acceptance of all Terms and Conditions listed in this Request for Proposal, as issued by the University, without exception or modification.

(Signature is mandatory)

Name: ____________________________________________________________

Daytime Telephone Number: (         )____________________________________

Authorized Signature: ________________________________________________

(Please print or type name and title)

Date of Response: ___________________________________________________
VI. MISCELLANEOUS INFORMATION:

A. JOINT VENTURES OR PARTNERSHIPS

Nothing is intended herein to prevent submittals from two or more contractors locally joined together for this RFP. However, if it is intended to submit a proposal in this manner, one of the companies involved must individually meet the mandatory requirements. Legal evidence that the joint venture or partnership for this RFP exists must be submitted with the other required submittal information and the Mandatory Signature Section must be signed by appropriate officers of each company.

B. STATUS OF AWARD

The University reserves the right to reconsider any contract award at any time in accordance with the conditions of this Request for Proposal and the information provided in the response.

C. CONFIDENTIALITY

All submitted materials may be made available to public inspection and therefore cannot be kept confidential.

D. NUMBER OF SUBMITTAL COPIES REQUIRED

Submitters must submit three (3) copies of the submittal document.

VII. LEAD-BASED PAINT AND ASBESTOS DISCLOSURE

Electronic copies (PDF format) of the Asbestos/Regulated Building Materials Survey and Lead Base Screening report for each structure are available from the University’s Project Manager.

Lead Based Paint will not be required to be removed for relocation; however, will be required to be 'lead safe'.

VIII. SPECIFICATION FOR RELOCATION AND RESTORATION

The scope of relocation and restoration will include removing the structure (s), all below ground foundations, capping and removing utility lines, and leaving the site contours level with adjoining lots. Structural soil material will be required to fill in the open excavations and foundation cavities to compaction requirements listed under Soil Testing and Field Quality Control and Compaction sections. Topsoil will be required on the final six inches of fill material.

A. GENERAL

1. Fence and/or screen construction sites from passerby routes by means of chain link fencing, opaque painted plywood enclosures, or others as approved by the University’s Project Manager. Provide a secure enclosure to restrict access by unauthorized persons.
2. Separate construction vehicular routes from existing campus pedestrian and vehicular circulation routes to the maximum extent feasible.

3. Limit construction activity of any kind to between the hours of 7:00 AM and 8:00 PM or otherwise as approved by the University’s Project Manager.

4. Notify the University’s Project Manager at least 72 hours in advance of significant activity that may impact surrounding facilities or circulation systems. Examples include outages, street closures, sidewalk closures, etc. Consider impacts on other ongoing construction activities in other campus locations.

5. Maintain all walking, bicycling, and driving surfaces in a reasonable dirt/mud-free usable condition. When necessary, provide a temporary surface that meets this condition. Use sweeping, power washing, plywood surfacing, temporary paving, or other means to achieve this condition.

6. Provide adequate flagpersons and temporary signage when conditions require temporary closures or detours. Alert traffic of all kinds to hazardous crossings at the construction site by means of adequate warning signs at each side of an approach.

7. Contractor assumes all liability for relocation of house.

B. SOIL TESTING AND FIELD QUALITY CONTROL

1. Test Reports-Excavating, Filling and Grading:
   a. The following tests will be performed by the University’s testing laboratory with a copy of test reports furnished to the Contractor
      1) Field density reports for fills and backfills.
      2) Testing reports on borrow material, including mechanical analysis, moisture-density curve and plasticity index. One optimum moisture-maximum density curve for each type of soil encountered.
      3) Report of actual unconfined compressive strength and/or results of bearing tests of each stratum tested.

C. JOB CONDITIONS

1. Site Information:
   a. It is expressly understood that the University will not be responsible for interpretations or conclusions drawn therefrom by Contractor.
   b. Data are made available for the convenience of the Contractor.

2. Use of Explosives: The use of explosives is not permitted.
3. Existing Utilities:
   a. Before starting any work disturbing, moving or penetrating the ground, contractor must call the Utility Notification Center of Colorado at “811” to locate, stake and identify depth of all buried utilities within the construction limits or effected by the Work.
   b. Locate existing underground utilities in the areas of work. Protect utilities to remain.
   c. The existence and location of underground utilities and construction indicated as existing are not guaranteed. Excavate carefully so as not to damage uncharted utilities.
   d. Should uncharted, or incorrectly charted, utilities be encountered, notify the University and utility provider immediately for directions.
   e. Do not interrupt existing utilities without the University’s consent and approval of affected users at least 72 hours in advance of interruption and ten (10) days notice where directed.
   f. Coordinate with utility providers or the University Engineer for shut-off of services if lines are active.

4. Protect structures, utilities, and all other improvements from damage during earthwork operations.

5. Slope sides of excavations to comply with local codes, EPA and OSHA requirements, and soil engineer’s recommendations. Shore and brace where sloping is not possible.

D. COMPACTION

1. Compact soil to not less than the following percentage of maximum dry density determined in accordance with either ASTM D698 or D1557.

2. All Deep Fill Areas (Fills Over 4'-0" in Depth): Comply with above requirements, except compact each layer of backfill or fill material between 98% and 100% maximum dry density.

3. Lawn or Unpaved Areas: Compact top 6" of subgrade and each layer of backfill or fill material at 90% maximum dry density.

E. FIELD QUALITY CONTROL

1. Quality Control Testing During Backfill Operation:

   a. Allow testing service to inspect and approve subgrades and fill layers before further construction work is performed.

   b. Testing agency will test as follows: Field density tests in accordance with ASTM D2922 or D1556. Check calibration curves furnished with moisture gages in accordance with ASTM D3017.
c. Coordinate with the University to schedule initial testing of first lifts of structural fill. The University reserves the option to provide continual observation.

d. Remove trash, debris and waste materials and legally dispose of it off the University's property

END OF SECTION
SPECIAL PROVISIONS

These Special Provisions apply to all contracts except where noted in *italics*.

1. **CONTROLLER’S APPROVAL.** This contract shall not be valid until it has been approved by the University Controller or designee.

2. **FUND AVAILABILITY.** Financial obligations of the University payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

3. **GOVERNMENTAL IMMUNITY.** No term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, of the Colorado Governmental Immunity Act, CRS §24-10-101 et seq., or the Federal Tort Claims Act, 28 U.S.C. §§1346(b) and 2671 et seq., as applicable now or hereafter amended.

4. **INDEPENDENT CONTRACTOR.** Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the University. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the University and the University shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Unemployment insurance benefits will be available to Contractor and its employees and agents only if such coverage is made available by Contractor or a third party. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this contract. Contractor shall not have authorization, express or implied, to bind the University to any agreement, liability or understanding, except as expressly set forth herein. Contractor shall (a) provide and keep in force workers’ compensation and unemployment compensation insurance in the amounts required by law, (b) provide proof thereof when requested by the University, and (c) be solely responsible for its acts and those of its employees and agents.

5. **COMPLIANCE WITH LAW.** Contractor shall strictly comply with all applicable federal and state laws, University policies, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

6. **CHOICE OF LAW.** Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. Any provision incorporated herein by reference which purports to negate this or any other Special Provision in whole or in part shall not be valid or enforceable or available in any action at law, whether by way of complaint, defense, or otherwise. Any provision rendered null and void by the operation of this provision shall not invalidate the remainder of this contract, to the extent capable of execution.

7. **BINDING ARBITRATION PROHIBITED.** The University of Colorado does not agree to binding arbitration by any extra-judicial body or person. Any provision to the contrary in this contact or incorporated herein by reference shall be null and void.

8. **EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST.** CRS §§24-18-201 and 24-50-507. The signatories aver that to their knowledge, no employee of the University has any personal or
beneficial interest whatsoever in the service or property described in this contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor’s services and Contractor shall not employ any person having such known interests.

9. VENDOR OFFSET. [Not Applicable to intergovernmental agreements] If required by CRS §24-30-202.4 (3.5), the University Controller or designate may withhold payment under the State’s vendor offset intercept system for debts owed for: (a) unpaid child support debts or child support arrearages; (b) unpaid balances of tax, accrued interest, or other charges specified in CRS §39-21-101, et seq.; (c) unpaid loans due to the Student Loan Division of the Department of Higher Education; (d) amounts required to be paid to the Unemployment Compensation Fund; and (e) other unpaid debts owing to the State as a result of final agency determination or judicial action.

10. PUBLIC CONTRACTS FOR SERVICES. CRS §8-17.5-101. [Not Applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services] Contractor certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this contract, through participation in the E-Verify Program or the Department program established pursuant to CRS §8-17.5-102(5)(c), Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract or enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor (a) shall not use E-Verify Program or Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed, (b) shall notify the subcontractor and the University within three days if Contractor has actual knowledge that a subcontractor is employing or contracting with an illegal alien for work under this contract, (c) shall terminate the subcontract if a subcontractor does not stop employing or contracting with the illegal alien within three days of receiving the notice, and (d) shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to CRS §§8-17.5-102(5), by the Colorado Department of Labor and Employment. If Contractor participates in the Department program, Contractor shall deliver to the University a written, notarized affirmation, affirming that Contractor has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If Contractor fails to comply with any requirement of this provision or CRS §§8-17.5-101 et seq., the University may terminate this contract for breach and, if so terminated, Contractor shall be liable for damages.

11. PUBLIC CONTRACTS WITH NATURAL PERSONS. CRS §24-76.5-101. Contractor, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that he or she (a) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (b) shall comply with the provisions of CRS §24-76.5-101 et seq., and (c) has produced one form of identification required by CRS §24-76.5-103 prior to the effective date of this contract.

Effective July 1, 2010
Exhibit II

Sample of a Completed Certificate of Insurance

CERTIFICATE OF PROPERTY INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the policies below. This certificate of insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

<table>
<thead>
<tr>
<th>PRODUCER</th>
<th>CONTACT</th>
<th>INSURER(S) AFFORDING COVERAGE</th>
<th>NAIC #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Insurance Broker / Agent</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Address</td>
<td>City ST ZIP</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INSURED</th>
<th>INSURER A:</th>
<th>INSURER B:</th>
<th>INSURER C:</th>
<th>INSURER D:</th>
<th>INSURER E:</th>
<th>INSURER F:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Named Insured (Moving/Aggregate)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Address</td>
<td>City ST ZIP</td>
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<thead>
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<th>REVISION NUMBER:</th>
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</table>

<table>
<thead>
<tr>
<th>LOCATION OF PREMISES / DESCRIPTION OF PROPERTY:</th>
<th>Project #</th>
<th>Project Title:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Address</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.

<table>
<thead>
<tr>
<th>INSR LTR</th>
<th>TYPE OF INSURANCE</th>
<th>POLICY NUMBER</th>
<th>POLICY EFFECTIVE DATE (MM/DD/YYYY)</th>
<th>POLICY EXPIRATION DATE (MM/DD/YYYY)</th>
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<th>LIMITS</th>
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<tbody>
<tr>
<td>A</td>
<td>PROPERTY</td>
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</tr>
<tr>
<td></td>
<td>CAUSES OF LOSS</td>
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<tr>
<td></td>
<td>BASIC BUILDING</td>
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<tr>
<td></td>
<td>BROAD CONTENTS</td>
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<tr>
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<td>EARTHQUAKE</td>
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<td>WIND</td>
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<td></td>
<td>FLOOD</td>
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<tr>
<td></td>
<td>INLAND MARINE</td>
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<td>NAMED PERILS</td>
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<tr>
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<td>Special Form</td>
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<td></td>
<td>CRIME</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>TYPE OF POLICY</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>BOILER &amp; MACHINERY / EQUIPMENT BREAKDOWN</td>
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<td></td>
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</tr>
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</table>

<table>
<thead>
<tr>
<th>SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

CERTIFICATE HOLDER

University of Colorado
Office of University Risk Management
1800 Grant Street, Suite 700
Denver, CO 80203

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

AUTHORIZED REPRESENTATIVE

© 1995-2009 ACORD CORPORATION. All rights reserved.

ACORD 24 (2009/08) The ACORD name and logo are registered marks of ACORD.
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<table>
<thead>
<tr>
<th>PRODUCER</th>
<th>CONTACT</th>
<th>NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>ST</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INSURED</th>
<th>INSURER(S) AFFIXING COVERAGE</th>
<th>NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>COVERAGES</th>
<th>CERTIFICATE NUMBER:</th>
<th>REVISION NUMBER:</th>
</tr>
</thead>
</table>

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

A. GENERAL LIABILITY

<table>
<thead>
<tr>
<th>TYPE OF INSURANCE</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL GENERAL LIABILITY</td>
<td>EACH OCCURRENCE</td>
</tr>
<tr>
<td>CLAIMS-MADE</td>
<td>OCCUR</td>
</tr>
<tr>
<td>DEDUCTIBLE</td>
<td>LIMIT APPLIED PER POLICY</td>
</tr>
</tbody>
</table>

B. AUTOMOBILE LIABILITY

<table>
<thead>
<tr>
<th>TYPE OF INSURANCE</th>
<th>LIMITS</th>
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</thead>
<tbody>
<tr>
<td>COMBINED SINGLE LIMIT</td>
<td>$1,000,000</td>
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<tr>
<td>Boil &amp; Injury (Per Person)</td>
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</tr>
<tr>
<td>Boil &amp; Injury (Per Accident)</td>
<td></td>
</tr>
<tr>
<td>Property Damage (Per Accident)</td>
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</table>

C. UMBRELLA LIABILITY

<table>
<thead>
<tr>
<th>TYPE OF INSURANCE</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EACH OCCURRENCE</td>
<td>$5,000,000</td>
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<tr>
<td>AGGREGATE</td>
<td></td>
</tr>
</tbody>
</table>

D. WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY

<table>
<thead>
<tr>
<th>TYPE OF INSURANCE</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.L. EACH OCCIDENT</td>
<td>$100,000</td>
</tr>
<tr>
<td>E.L. DISEASE - 90 EMPLOYEES</td>
<td>$100,000</td>
</tr>
<tr>
<td>E.L. DISEASE - POLICY LIMIT</td>
<td>$500,000</td>
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</table>

E. POLLUTION LIABILITY

<table>
<thead>
<tr>
<th>TYPE OF INSURANCE</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limit / Aggregate</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101 Additional Remarks Schedule, if more space is required)

The Regents of the University of Colorado, a Body Corporate, are named Additional Insured with respect to liability and defense of suits arising out of the activities performed by, or on behalf of the Contractor, including completed operations regarding Project #.

CERTIFICATE HOLDER

University of Colorado
Office of University Risk Management
1800 Grant Street, Suite 700
Denver, CO 80203

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 26 (2009/09)

The ACORD name and logo are registered marks of ACORD.
Notice to Contractors:
ENVIRONMENTAL RESPONSIBILITIES

Given To: 
Contractor: 
Signature: 
Project No.: 
Date: 
Project Name: 

Contractors working on the UCB campus must comply with all applicable University, City, State and Federal environmental regulations and standards. This includes but is not limited to:

- Developing and implementing Storm Water Management Plans, obtaining associated permits (i.e. dewatering), and using erosion control techniques and Best Management Practices (BMP's) to protect drains and sewer systems from inappropriate discharges, paying special attention to preventing any contaminants from entering storm sewers or surface water collection systems.
- Properly managing and disposing of hazardous and regulated materials.
- Controlling dust, odors, vapors, debris and run-off during project activities.
- Reporting spills or releases of hazardous materials immediately. Call 911 and during weekdays report to EH&S 303-492-6025.

You are expected to do your part to promote awareness and compliance. Violations can result in serious penalties and fines for contractors!

On the reverse side of this flyer you will find examples of the kinds of environmental and safety issues and practices that often require attention at construction sites.

Questions, Comments or Concerns? – Please Contact:
Environmental Health and Safety 303-492-6025.

ENVIRONMENTAL & SAFETY REMINDERS at Construction Sites

Spills and Emergencies: Post contingency/preparedness plan; prevent releases to the environment. Call 911 immediately to report hazardous spills, & workday report to EH&S 303-492-6025

Construction Waste & Debris: Keep saw-cut shal, drywall mud, grout and mortar, paint, sediment, and all Waste other wastes and process water OUT OF GUTTERS, STREETS, STORM DRAINS, AND PARKING LOTS! Use proper BMP’s to protect from run-off and discharges, see website for examples of BMP’s related to project activities: http://www.bouldercounty.gov/www/pace/government/index.html, sweep and shovel solid materials to contractor supplied construction dumpsters, allow solids to settle before pouring off water to the sanitary sewer, identify drains in advance and designate sanitary sewer drain(s) where it’s OK to dump liquids that are pre-approved by EH&S 303-492-6025.

OSHA: Follow applicable regulations for confined space entry (e.g. tunnels), MSDS, product identification & labeling, PPE, trenching and shoring, fall protection, welding vision screens, etc.

Asbestos & Lead-Based Paint: Assume all building materials are asbestos-containing unless written report(s) indicate otherwise. A pre-construction environmental site assessment (ESA) is required prior to beginning work—call EH&S Asbestos/Lead Unit 303-492-6168.

Dust Control: Use wet methods, exhaust fans, HEPA vacs, barriers, etc.; watch for fire alarms in buildings that could be activated by dust; visible emissions are not permitted.

Hazardous Materials & Waste: Includes paints and solvents, oils, fuels, coolants, corrosives, cleaners, pesticides, PCB light ballasts, mercury vapor lamps, smoke detectors, rechargeable and lead acid batteries, and many other materials and products. Do not place in the trash or down the drain. Coordinate disposal with EH&S Hazardous Materials Unit 303-492-8531.

Odors and Vapors, IAQ: Use protective measures as barriers, smoke eaters, exhaust fans, ventilation system controls, etc. to capture harmful odors/vapors; watch for building air intakes & coordinate work with building occupants to avoid exposures/complaints.

De-watering: Water must be visibly clear without a petroleum “sheen” to be discharged; solids must be settled-out or removed prior to discharge. De-watering permits may be required from the Colorado Department of Public Health and Environment (CDPHE) - Water Quality Division 303-692-1500.

EXHIBIT IV
Abatement Cost Estimates

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>QTY</th>
<th>UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Asbestos abatement (subcontractor)</td>
<td>1</td>
<td>LS</td>
<td>$12,750</td>
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<tr>
<td></td>
<td>Estimated Subtotal Costs</td>
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<td>$12,750</td>
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<tr>
<td></td>
<td>*GC General Conditions (10% of Subtotal)</td>
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<td></td>
<td>$1,275</td>
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<tr>
<td></td>
<td>*GC G &amp; P (15% Subtotal: add only if not included in Subtotal above)</td>
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<td></td>
<td>$1,913</td>
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<tr>
<td></td>
<td>Total Construction Costs</td>
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<td></td>
<td>$15,938</td>
</tr>
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</table>

Design Costs
- Project Bidding Documents
  - Total Design Costs $0

Miscellaneous Costs
- EH&S (abatement work clearance)
  - $250
- Industrial Hygiene
  - $1,250
  - Total Miscellaneous Costs $1,500

Facilities Management Costs
- Fac Man Proj. Support
  - Total Facilities Management Costs $438

Contingency
- Project Contingency (10% of Construction, Design, and Fac. Man. Costs)
  - $1,787
  - Total Contingency Costs $1,787

**Total Estimated Project Costs** $18,781

Note:
Asbestos abatement includes removal and disposal of anticipated friable asbestos materials, only as necessary to legally comply with structure moving regulations.
PRELIMINARY PROJECT COST ESTIMATE

Department of Facilities Management, Office of Design and Construction
Project: GV TERRACE
Project Number: CP160470
Date: 30-Oct-12
Project Manager: Jim Faber

Cost of Work

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>QTY</th>
<th>UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
<td></td>
<td>GC General Conditions (10% of Subtotal)</td>
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<td>$1,050</td>
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<tr>
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<td>GC Q &amp; P (15% Subtotal, add only if not included in Subtotal above)</td>
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<td></td>
<td>$1,575</td>
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<tr>
<td></td>
<td>Total Construction Costs</td>
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<td></td>
<td>$13,125</td>
</tr>
</tbody>
</table>

Design Costs

| Project Bidding Documents | $0 |
| Total Design Costs        | $0 |

Miscellaneous Costs

| EH&S (abatement work clearance) | $550 |
| Industrial Hygiene           | $7,250 |
| Total Miscellaneous Costs    | $1,550 |

Facilities Management Costs

| Fac Man Proj. Support | $369 |
| Total Facilities Management Costs | $369 |

Contingency

| Project Contingency (10% of Construction, Design, and Fac. Man. Costs) | $1,499 |
| Total Contingency Costs     | $1,499 |

Total Estimated Project Costs

| $16,490 |

Note:
Asbestos abatement includes removal and disposal of anticipated friable asbestos materials, only as necessary to legally comply with structure moving regulations.
## PRELIMINARY PROJECT COST ESTIMATE

**Department of Facilities Management, Office of Design and Construction**

**Project Number**: CP160470

**Date**: 30-Oct-12

**Project**: GV TERRACE

**Project Manager**: Jim Faber

### Cost of Work

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>QTY</th>
<th>UNIT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
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<td>*GC General Conditions (10% of Subtotal)</td>
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<td>$950</td>
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<td>*GC O &amp; P (15% Subtotal, add only if not included in Subtotal above)</td>
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<td><strong>Total Construction Costs</strong></td>
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<td><strong>$11,875</strong></td>
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### Design Costs

- Project Bidding Documents: $0
- **Total Design Costs**: $0

### Miscellaneous Costs

- EH&S (abatement work clearance): $250
- Industrial Hygiene: $750
- **Total Miscellaneous Costs**: $1,000

### Facilities Management Costs

- Fac Man Proj. Support: $334
- **Total Facilities Management Costs**: $334

### Contingency

- **Total Contingency Costs**: $1,371

### Total Estimated Project Costs

**$15,080**

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**Note:**

Asbestos abatement includes removal and disposal of anticipated friable asbestos materials, only as necessary to legally comply with structure moving regulations.