

**CMC Dillon Campus Addition
General Contractor RFP Addendum #002**



Please note the following information in regards to RFP 450-09 Dillon Addition

Please remember that proposals are due by 4:00pm Mountain Time on Thursday, January 28, 2010.

Please remember that the CMC Purchasing website address is www.coloradomtn.edu/purchasing. All documents related to this proposal will be posted there and this will serve as the official location for any information related to this solicitation. Please check this website prior to your submittal to ensure you have the most current information available.

Please see the following list of questions presented from GC candidates with answers provided by the bh Partners.

#	Description	Page	Q&A	
1	Plans	T-1.0	Q	Several drawings appear to be missing from the bid documents according to the sheet index listed on sheet T-1.0. They are SP 1.0 New Site Plan; SP 1.1 Existing Conditions Site Plan; A3.0 Existing Condition Pictures; A4.0 Specifications and S-3 Framing Details. Please provide these documents.
			A	All missing sheets have been posted on CMC's website.
2	Perimeter Dimensions	S1	Q	Several of the perimeter dimensions on A-1.0 have a question mark in front of them. Are these dimensions still to be determined? The dimensions noted on S1 of the structural drawings do not have a question mark preceding them. However, the Structural General Notes 8 & 9 on S1 refer to contractor verification of the dimensions noted with the architectural plans. For bidding purposes can we at least assume the structural drawings are correct?
			A	The question marks in front of the dimensions on the architectural drawings are supposed to be the plus/minus symbol (+). Since existing conditions could vary, this symbol provides an approximate distance to be verified & confirmed in the field. Per Structural General Notes, the project dimensions should be verified with the architectural drawings & existing conditions prior to construction. Discrepancies should be brought to both the Architect & Engineer's attention please.
3	Plumbing	P1.0	Q	Sheet P1.0 has a note referring to the 3" sanitary waste from the new toilet room which states; "route new 3" waste to nearest available 4" waste in basement below. Field verify size and location." Please provide the approximate distance to the nearest point of connection with the invert elevation available at that point of connection. We must determine if adequate fall is available or if a sewage ejection pump will be required. Please provide adequate design clarification for this installation.
			A	Since as-built information is minimal, assume an adequately sized sanitary line exists in the Womens Restroom located at the northwest corner of the Basement Floor Level. Contractor will need to provide scoping of the sanitary line to verify size, routing & depth; this work is to be done & reviewed with Engineer & Owner prior to construction. The existing concrete slab floor will need to be sawcut for access to the sanitary line; patch & repair to match existing conditions/finishes after the work is complete. See attached revised drawing P1.0.
4	Plumbing	P1.0	Q	Sheet P1.0 does not give a specific location for connection to the domestic HW and CW lines. Please provide approx. distance from new toilet room to designated points of connection for these services for bidding purposes.
			A	Route new 1/2" hot & cold water lines approximately 30' south into the existing building above the ceiling of the Basement Floor Level. See attached revised drawing P1.0
5	Geotech		Q	Is there a geotechnical report available for this project? If so, may we have a copy of it?
			A	Yes, a copy of the HP GeoTech issued report is available & has been posted to CMC's website.
6	Geotech	S2	Q	Reference is made in several places on S2 that a representative from the Geotechnical Engineer will make field observations of the exposed subgrade prior to placement of the foundation. Who is the Geotechnical Engineer of Record for this project and who is responsible for the costs associated with these field observations and associated reports?
			A	H.P Geotech is the Soils Engineer of record. The Owner is responsible for costs associated with field observations & associated reports.
7	Plans	S3	Q	Drawing S1 refers to a loose intel schedule on 3/S3. Please provide drawing S3.
			A	All missing sheets have been posted on CMC's website.
8	Roofing	S1	Q	Sheet S1 – Roof Framing Plan Note 1 refers to removal of existing roof metal decking but the reference is noted on the new addition. Please clarify this note.
			A	The existing metal roof at the canopy should be removed & replaced per the structural drawings. The existing metal roofs at the other portions of the existing structure are outside the scope of work for this project.
9	Roofing	S1	Q	There is a note that has been added to the Roof Framing Plan Notes on S1 that references sheathing attachment as directed by the structural engineer. There are no sheathing attachment notes on the drawings provided (possibly on missing drawing S3?).
			A	The note makes reference to sheathing attachment at the exterior wall assembly. The inner layer of gypsum sheathing should be attached to the steel studs with screws spaced at 4" o.c. beginning 2" from the panel edge in lieu of the spacing described in UL detail U418. The outer layer should be attached per the spacing described in U418. Use same size screws as described in U418 for both layers. The gypsum sheathing on the opposite face of the framing should be attached to the steel studs with screws spaced at 4" o.c. beginning 2" from the panel edge in lieu of 12" o.c. as described in note 6 of U418. Use the same size screws as described in U418.
10	Specifications		Q	Are there additional reference specifications available for review?
			A	No, all the architectural & engineering specifications are included in the drawings as part of the construction documents.
11	Fire Protection		Q	Please have your architect confirm whether or not fire extinguishers will be required near the 2 new exit doors.
			A	See Comments from Lake Dillon Fire Rescue as posted on CMC's website for type & locations of fire extinguishers.
12	Security		Q	Do you have an alarm company that is currently under contract?
			A	Commercial Specialists of Western Colorado does the repair work for alarm system; The monitoring service is CMS Monitoring (parent company BJ Company);Western States tests and inspects fire suppression system.
13	Architectural		Q	Is the old drive through window to remain between closets #103 & #104? If so could we get a detail for the adjustable shelving?
			A	Yes, it's intended to keep the existing window in place. Contractor to propose design/detail for Owner & Architect review prior to construction.
14	Demo	S1	Q	Page S1 Foundation note #16 details new decking and concrete over below grade access, are we to demo existing lid?
			A	Yes, demo the existing slab/lid and replace per S1.

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15	Landscaping	SP-1.0	Q	Are we to price the Landscaping portion also?
			A	Yes, as shown on sheet SP-1.0. Please note that Landscaping is an Alternate as noted in the specifications on sheet A-4.0.
16	Architectural	T1	Q	On page T1 under project notes #9 states there is to be a tile wainscot 4' tall, can you provide more details on the bathroom finishes.
			A	The New Floor Plan on sheet A-1.0 denotes tile for the floor. The specifications on sheet A-4.1 describe the tile finishes.
17	Project Manual		Q	Will there be a project manual issued?
			A	No. See response to question #10 above.
18	Indirect Costs		Q	What general conditions document and insurance requirements should be used for this project?
			A	Subcontractor shall carry and pay for statutorily required worker's compensation insurance, general liability insurance in the minimum coverage amount of \$5,000,000 general aggregate and \$1,000,000 each occurrence, and automobile liability insurance (bodily injury and property damage, including owned, hired and non-owned autos) in the minimum coverage amount of \$1,000,000 each accident, to insure the liability of the parties hereto for any personal injuries (including death) to persons or property damage as a result of any act, omission or negligence of the Contractor. The College shall be endorsed on the Contractor's general liability policy as an "Additional Insured." Contractor shall furnish to the College a certificate of insurance in a form acceptable to the College to show that the above insurance is in force and further providing that the insurance will not be cancelled or changed until the expiration of thirty (30) days after written notice of such cancellation or change has been mailed to and received by the College via certified mail, return receipt requested. If the Contractor fails to procure and maintain such insurance, the College shall have the right (but not the obligation) to procure and maintain said insurance, and the Contractor shall pay the cost thereof and provide all necessary information to effect such insurance.
19	Contract		Q	What will be the form of contract? AIA A101?
			A	Owner will use the standard CMC construction contract used for all projects over \$100k. DRAFT copies will be supplied to shortlisted candidates.
20	Indirect Costs		Q	Is this project state and city sales tax exempt? Yes, the CMC is a tax exempt entity.
			A	The college tax exempt certificate is available upon award.
21	Indirect Costs		Q	Will the owner pay the permit fees?
			A	Bldg permit fees are by owner.
22	Roofing	A1.0	Q	On sheet A1.0, the roof plan states the new roof is a ballasted membrane roof. Addendum #1 included specification section 075200 for a modified bituminous roof. Which is correct?
			A	Addendum 001 as posted on CMC's website is correct.
23	Landscaping	A1.0	Q	Sheet A1.0 references a site plan for landscaping, etc. Please provide this site plan.
			A	All landscaping information is on sheet SP-1.0 and in the specifications on sheet A-4.0.
24	Roofing	A2.0	Q	Detail 1 on sheet A2.0 references new soffit material. What is this material?
			A	Sheetrock as described in the specifications on sheet A-4.0.
25	Plans	A3.0	Q	There a few references to sheet A3.0. Please provide sheet A3.0.
			A	All missing sheets have been posted to CMC's website.
26	Architectural	A1.0	Q	Please provide the flooring and wall finishes needed for the bathroom.
			A	The New Floor Plan on sheet A-1.0 denotes tile for the floor. The specifications on sheet A-4.1 describe the tile finishes.
27	Geotech		Q	The geotechnical report states that a perimeter drain is not warranted. Do we include the perimeter drain shown? If so, the section notes terminate the perimeter drain at a drywell. The plans do not show a drywell.
			A	Drain & drywell to be provided only as recommended by the Soils Engineer.
28	Plumbing		Q	The section also indicates a 4" pipe for radon protection. Would it be acceptable to assume that the pipe will follow the entire foundation and that SDR-35 can be used?
			A	Provide as recommended by the Soils Engineer.
29	Indirect Costs		Q	Please confirm the project is Prevailing Wage as stated at the prebid.
			A	The project is prevailing wage as required by law.
30	Indirect Costs		Q	Please confirm that you request Payment & Performance bond included in the proposal cost.
			A	Yes, please include these costs in your proposal.
31	Fire Protection	T-1.0	Q	Is the existing building sprinkled? Do we need to sprinkle the new addition?
			A	Yes & yes. See Code Data notes on sheet T-1.0.
32	Architectural	A2.0	Q	On sheet A2.0 it references to match existing stone veneer on elevations shown but there are no specifications stating what the stone veneer should be. Please provide stone veneer information.
			A	Contractor to field verify the existing stone veneer & provide samples for Owner and Architect review.
33	Insulation	A4.0 & A4.1	Q	Please provide a specification for the Rigid insulation (this includes the ½" for the exterior building walls, the 1.5" foil faced for under the interior SOG, and the 1.5" on the exterior of the foundation below grade), the drainage mat (sub grade on exterior of foundation), and the asphaltic dampproofing.
			A	This information can be found in the specifications on sheets A-4.0 & A-4.1.

If you are still uncertain about the college's needs after evaluating the information we have provided to this point, please submit your base bid based upon the best solution given the information available. You are also welcome to offer value-engineered alternatives where appropriate. Thanks again for your interest in this project.