

SPECIAL CONDITIONS
Colorado Mountain College
Spring Valley Campus
Calaway Building Fire Suppression System
February 2016

DESCRIPTION

Design and installation of the fire suppression system for the Calaway Building at Colorado Mountain College Spring Valley Campus.

ADDITIONAL ITEMS

1. Construction Drawings and Specifications:

a. The design drawings included with this bid package are for bidding purposes only. Plans provided are for reference only. Contractor will be responsible for providing appropriately certified (NICET 3 or Fire Protection P.E.) plans as well as final as-constructed drawings. All design and construction shall be in compliance with appropriate NFPA standards.

b. Construction specifications for this project shall be:
All applicable sections of the National Fire Protection Standards (NFPA).

2. Warranty:

The contractor shall warranty all work for a period of two (2) years.

3. Schedule:

Work shall commence no earlier than May 9, 2016 and shall be completely finished no later than July 31, 2016. Completion shall include all contract items.

4. Insurance Requirements:

Contractor shall be required to have insurance coverage as described in the required insurance statement contained in the RFP. For convenience these are shown on the following page.

Colorado Mountain College Insurance Requirements

All vendors/companies (herein referred to as "Vendor") providing services to/for Colorado Mountain College District ("CMC") must maintain the following types of insurance with minimum limits of liability as stated below for the duration of the contract:

Coverage Minimum Required Limits

Commercial Gen Liability (CGL)

\$1,000,000 Occurrence/\$2,000,000 aggregate

\$2,000,000 Products / Completed Operations aggregate

The Vendor shall maintain CGL coverage for itself and all additional insureds for the duration of the services performed for CMC and maintain Completed Operations coverage required herein in full force and effect until the expiration of any applicable statutes of limitations. Colorado Mountain Junior College District and its affiliates shall be listed as an additional insured, including without limitation for Ongoing Operations and Products and Completed Operations. The insurance shall include a provision that such insurance afforded by the policy for the benefit of the additional insureds shall be primary and non-contributory to any insurance or self-insurance maintained by the additional insureds. In addition, a Waiver of Subrogation shall be issued in favor of CMC.

Automobile Liability

\$1,000,000 Combined Single Limit

If Vendor uses any type of motor vehicle to perform a service for CMC, Vendor shall provide Automobile Liability insurance covering the use, operation and maintenance of any automobiles, trucks, trailers or other vehicles owned, scheduled, hired or non-owned by vendor/company providing bodily injury, including death, and property damage coverage. Colorado Mountain Junior College District and its affiliates shall be listed as an additional insured. The insurance shall provide a provision that such insurance afforded by the policy for the benefit of the additional insureds shall be primary and non-contributory to any insurance maintained by the additional insureds. In addition, Waiver of Subrogation shall be issued in favor of CMC.

Workers' Compensation

Statutory Limits (\$100,000/\$500,000/\$100,000)

If Vendor has any employees, Vendor shall carry Workers' Compensation insurance in compliance with state law. The Workers' Compensation and Employer's Liability Insurance policy for the Vendor shall contain a Waiver of Subrogation in favor of CMC.

Additional Provisions

CMC requires that insurance carriers be licensed to conduct business in the State of Colorado and a minimum A.M. Best Rating of A-. Vendor shall require in all Vendor's subcontracts, if any, the same limits and coverage required herein.

A copy of Vendor's Certificate of Liability Insurance, along with additional insured, primary and non-contributory endorsements and the Waiver of Subrogation, must be issued from Vendor's agent or carrier at least (5) working days prior to commencing work. Each insurance policy shall state that CMC will receive thirty (30) days prior written notice of any cancellation, non-renewal, or material alteration of the Vendor's insurance policies.

Certificate Holder: Colorado Mountain Junior College District
Risk Management Department
802 Grand Avenue
Glenwood Springs, CO 81601

Note: Additional coverage may be required dependent upon the nature and scope of services provided and/or work performed. Any deviation from these requirements must be discussed with and approved by CMC Risk Management **prior** to work commencing.

Please direct questions to: gpedrick@coloradomtn.edu Phone: 970-947-8375 Fax: 970-384-8507

5. Staging and Traffic Control:

A staging area will be made available to the contractor in a portion of the parking lot on the east side of the building. Contractor will coordinate with the facility manager.

The Contractor may be required to provide traffic control at the parking area containing the staging area of the work site. It is expected that a portion of the parking area can be taken out of service for the duration of this project.

The Contractor shall be responsible for providing all labor, material and equipment necessary for traffic control and construction warning signs.

6. Existing Utilities:

Contractor shall be responsible for obtaining locations for all utilities in the construction areas. The Contractor shall make such investigations as he deems necessary to verify the actual field conditions. The Contractor shall take sole responsibility for damage to any utility line encountered whether or not located on the drawings, as well as paying for the cost of fines and /or revenue lost by a utility company resulting from outages. The Contractor shall notify the utility companies for field locations before the start of construction. No change in the Contract Price will be allowed for deflecting utilities up or down to clear a proposed improvement. Similarly, no change in the Contract Price will be allowed for supporting utilities along the trench wall when utilities may remain in essentially their current location, vertical and horizontal. Alignment of the new pipelines may be varied to minimize conflicts with existing utilities with the approval of the Engineer.

The protection of all existing utilities is the responsibility of the contractor. The cost incurred to repair damaged utilities shall be the responsibility of the contractor.

7. Work shall be performed between school sessions, if possible. (I.e. fall/spring/summer sessions) detail
8. Building Structures and Fixtures - All portions of the building and its fixtures disturbed by the construction activity shall be repaired, reset, or replaced if damaged, in their original location and condition.
9. Restoration– Restoration shall consist of restoring the building to match the pre-construction condition except where necessary for new construction as approved by the facilities manager.
10. Work shall be performed in sections defined by building wings if reasonably possible, or at least in specific modular areas, in order to minimize impact to on-going building operations. This will necessitate multiple fire suppression system inspections. CMC will pay for the necessary additional inspections. Contractor will recommend phasing subject to the approval of the facility manager.

11. Contractor will be responsible for all demolition and construction waste and shall provide their own dumpster and hauling.
12. CMC will be responsible for general state school building permit. Contractor will be responsible for local permits as required (plumbing/electrical/etc.).
13. Contractor will be responsible for protection and moving of furniture within rooms, as necessary for access. The building/office occupants will be responsible for personal items in the room. Coordinate work area schedules with the facility manager.
14. Building/room/area specific items:
 - a. CMC will provide the contractor with specific paint and finish requirements for the building. Generally this will mean matching the existing finishes. Exposed pipe will be painted to match its background.
15. The existing fire suppression system may be shut down during construction of the expansion of that same system.