



RFP 747-17 Residence Halls Remodel

Addendum 001
Issued April 6th, 2017

The questions submitted for this RFP are listed below, with CMC's response in red font. If you are still uncertain about a specification or other detail, please state your assumption and submit your bid. Note that if your bid is selected for final review, interviews will be conducted at CMC's Edwards campus on the morning of April 19th, 2017.

1. The color (Avonite Palermo) selected for the solid surface shower walls is not available in 1/4" thick material. I can price 1/2" thick walls but it will be considerably more expensive. How would you like me to proceed? Would you like a 1/4" thick price with a different color then an upcharge for the selected color?
Due to availability of 1/4" thickness material, all references to solid surface color "Avonite Palermo" shall be changed to "Avonite Sandstorm"
2. I understand the room count for each residence hall but how many rooms are ADA in each residence hall? Please provide the number of "Standard" and "ADA" units at each campus.
Prospective bidders have sufficient information to determine this.
3. Does CMC have any "Preferred Contractors" that they would like/require bidders to include as part of the bidding process?
 - **Data Cabling: Wilson Cabling 970-434-7003**
 - **Below are some contractors we use, but it is up to the contractor to determine if they use our vendors or not.**
 - **For the last remodel, Accent on Tops was the contractor for solid surface countertops: 970-984-2000.**
 - **Steamboat Contractors typically used;**
 - **Electric: Central Electric (970-871-9611)**
 - **Painting: Southwestern Painting (720-300-2121)**
 - **Cleaning: Service Master (970-846-3799)**
4. The 1st Note on REN1 indicates "Provide new drywall ceiling in all sleeping rooms. Is a layer of drywall to be laminated to the existing?"
 - **New drywall is not required for 3rd floor rooms (Leadville and Steamboat)**
 - **At Spring Valley, ceiling treatment shall be as follows: remove ceiling popcorn texture, fill and tape ceiling joints, and re-coat ceiling.**

5. The 2nd note on REN1 indicates "at 3rd floor locations, tape and mud all joints including existing drywall at wall surfaces." Are we re-taping existing drywall?
No, see answer 5.2
6. The 3rd Note on REN1 indicates "At Sopris Hall: Fur out existing ceiling with Resilient Channel at 24" OC. "Please provide detail of existing assembly. Spec section 9260 calls for 2 1/2" insulation within 1/2" furring. This does not work, provide detail including existing conditions
This is not required. See No. 5 above.
7. Is new in wall blocking to be provided at "ALL" new accessory locations and if so should it be in base bid or T and M?
Wall blocking is required for all bathroom accessories. It should be part of the base bid.
8. Shower faucets and valves are not called out to be demoed on DEM1 on Standard Rooms, only ADA rooms. Are the Standard Room Bathrooms to receive new shower faucets and valves?
Yes.
9. ADA Rooms to receive new entry door in existing frame and new frame and door in ADA bathrooms per REN. Walk through discussions referenced new "Accordion Doors" for ADA? Per walk through repaint non ada bathroom doors and refinish all entry doors.
 - **New swinging doors are not to be installed. Entry door is to be refinished. Bathroom door will be painted.**
 - **Accordian doors for the ADA rooms will be supplied by CMC. These will be installed by the contractor.**
10. Walk through discussions on "door silencers" , cannot drill fire rated frames
 - **Do not drill the fire rated frames.**
 - **We discussed door silencers via hinge spring adjustment and jamb weather stripping.**
11. New "access panels" are for Glenwood Campus only
Yes
12. Are there accent walls for paint colors in any rooms? Discussed at walk through but not on plans and specs
 - **Bid for up to three different wall colors, (from standard color palette), at Spring Valley and Leadville.**
 - **No accent walls at Steamboat.**
13. Sleeping area 1x4 light fixture to have dimmable switch. Please confirm entry and bathroom light fixtures are NOT dimmable?
Entry and bathroom light fixtures are not dimmable.
14. What is meant by "kitchen addition" on Detailed Budget Sheet?
Only fill out the "Total Project" tab on the Bid Sheet. The "Partial Project" tab is incorrect.
15. Walk through discussions on owner providing carpet and contractor installing, which is not referenced on plans and specs?

CMC will handle the carpet change, both material and labor. This is Steamboat only.

16. Walk through discussions on Carbon Monoxide Detectors. Are they to be included? Existing at Leadville.
CMC does not have any gas appliances in the residence hall rooms, therefore they are not required.
17. Walk through in Steamboat discussions on Existing Ceramic Tile in Entry and Bath to remain with new resilient base? ADA in Steamboat has existing LVT which was discussed as "To Remain"? In general can flooring demo and renovation plans be provided for both Standard and ADA rooms in each campus as there are various different existing and proposed flooring specs that are not clear on the existing plans and specs.
 - **Steamboat flooring does not change in any room.**
 - **Leadville: All units: Bid as new tile flooring and wall base in entry and bath.**
 - **Spring Valley: All units; Bid as new tile flooring and wall base in bath; keep LVT in entry.**
18. Clarify Note on REN1 "At shower locations fur out existing CMU walls to new shower enclosure. Install 1/2" Cementous board on all 3 sides..." Is this at Glenwood Springs only? Is this for "Standard" and "ADA"? Is green board an acceptable alternate?
Typical of all renovated units: showers will have solid surface veneer, backing to this veneer shall be as specified in 09260:A.1.6. (water resist).
19. Alternate Hallway Price is to include: demo of wall base, painting walls and ceilings and new resilient base?
Yes, paint ceilings in addition to what is listed in Specification Section 01100:1.2-D
20. On REN1 "Standard Demolition Plan" appears in bottom left of plan. Is this a typo or is there a "Standard Renovation Plan"
This is a typo, Detail 17/REN1 shall read "Standard Renovation Plan"
21. Blinds, all blinds to remove by contractor and reinstall new owner provided (except Glenwood owner is to remove store and reinstall)
 - **Contractor will demo blinds at the Leadville and Steamboat locations. CMC will purchase new blinds. The contractor will install the new blinds.**
 - **Spring Valley will remove their existing blinds and re-install them**
22. Steamboat will require no new Whiteboards. Glenwood and Leadville will require new Whiteboards.
Correct.
23. Electrical receptacles in all restrooms to be raised to accommodate new backsplash
Anywhere an electrical receptacle location conflicts with installation of a new backsplash, the receptacle shall be raised to accommodate the backsplash.
24. Does this job need to be bonded?
Colorado Mountain College asks that construction jobs over 50k have performance and payment bonds.

25. Additional requirements discussed during the walk-thru's:

- **Door kick plates are required on the exterior of the entry and bathroom door; 2 total per room.**
- **Please include a price for painting the lounge room on each floor being remodeled. This includes walls, ceiling and replacing the baseboard. The ceiling does not have to be changed.**

26. Addition

Do not cut and re-terminate the keystone jacks. The keystone jacks can be pulled from the face plates and tape the jacks inside the wall. Please test and verify each jack when they are done for connectivity. If they are broken after the remodel, whoever fixes them will need to verify IEEE certification.