



RFP #780-18

Steamboat Residence Hall General Contractor

Addendum 001

Issued February 12, 2018

1. Are you a Non Profit? Or do we include sales tax with the proposal?

Colorado Mountain is exempt from sales tax.

2. Do we submit the paperwork as a carpet store only? Do we have to join with the general contractors to place bid on the carpet only. I ask this because one of the general contractors got in touch with me and suggest we work together.

This RFP is for a General Contractor. The selected General Contractor will hire the subcontractors.

3. In the case of a direct glue down carpet do you wish us to propose a pressure release glue rather than the standard adhesive? Pressure release makes it easy to remove the carpet in the future.

Price as specified, CMC may negotiate this substitution after award of bid.

4. Are we responsible to put in the new cove base after installation?

CMC will provide base, GC to install, see answer to #10 below.

5. How do we do the billing? Our policy is to receive 50% deposit upon the signing of the contract with the balance due upon the completion of our installation.

All billing agreements will be through the selected General Contractor.

6. Do you wish us to bid the pull up and disposal of the old carpet?

Yes, please reference Specifications and Demolition Notes tag 5, Sheet DEM 1.

7. Would you like us to order one or two extra rooms of carpet in case of future needs?

Yes, please reference extra stock; Specification 09680, 1.2.D.

Demo Sheet

8. Note 20 remove shower faucet and valve are not shown on the standard room. Verify that all shower faucets and valves are to replace.

Correct, Note 20 applies to Standard Demolition Plan also.

9. Item 13 is shown on the floor plans, note 13 says not used. Verify that no work is to be for note 13.

Correct.

10. Confirm that note 14 to remove base is for all walls of the rooms and that owner will supply base and adhesive.

Note 14 refers to all walls with existing vinyl or rubber base.
CMC to supply base only, GC to install and include all other material and methods required for proper installation, including adhesive

11. No demo note is shown to remove popcorn on the ceilings, Renovation plan has a note at the bottom of the page that calls to renovate ceilings in all sleeping rooms. Please confirm that the ceilings in the sleeping rooms are to be renovated. Also have the ceilings been tested for asbestos and can an asbestos survey be supplied?

Renovate all ceilings in sleeping rooms.
Reference Apartment Demolition Notes, Sheet APT1
Refer to note "remove popcorn texture", Sheet REN1
Building constructed in 1996, ceilings have not been tested.

12. Note 21 calls to remove existing thermostats, but no note on Ren1 to install new thermostats, please advise.

Delete Demolition Note 21 on Sheet DEM1 and Sheet APT1

13. Note 27 calls for window shades to be salvaged, please verify.

GC to remove window shades but retain for CMC to reinstall after construction.

Ren Sheet

14. Notes 3, 10, 26 and D3 call for owner furnished material, contractor installed, please verify.

Delete Renovation Note 26 on Sheet REN1 and Sheet APT1

15. Note S7 calls for all countertops, wall tops and window sills to be Solid Surface, previous remodel used plastic laminate for all horizontal surfaces. Please verify. If plastic laminate to be used, P3 sink will need to change to top mounted.

All countertops, wall tops and window sills to be bid as solid surface.

16. Note S18 calls for shower walls and floor to be ceramic. A note at the bottom of the page calls for the showers walls to have new solid surface enclosure walls. Please clarify.

Note S18 applies,
Delete the following note on bottom of Sheet REN1:
"Install new solid surface enclosure walls and seal all seams"

17. Note 8 calls for shower rods to be owner purchased and installed, please verify.

Correct

18. Note S18 calls for shower walls to be 4"x12" ceramic and 2"x2" ceramic on the shower bases. Specs 09300 lists the floor tile to be 12"x12" and the wall tile to be 2"x2", these seem to be revered. The shower walls in last years remodel were 12"x24" horizontal, using smaller tile on the walls will result in more grout lines, which will be harder to clean. Please clarify.

Regarding shower stall tile, please bid 12"x 24" wall (horizontal), and 2" x 2" for (vertical)

19. Notes C-D1 and C-D2 call for the doors in the dorm rooms to be painted. These existing doors are stained with a clear finish, do you want the doors to be refinished as they are now the frames painted?

Intent is to sand and reseal existing doors that are stained.

20. Note C-D1 calls for silencers on the frames, Product Cut Sheet D1-A-ss shows a rubber bulb smoke seal. Do you want smoke seal installed on these doors in lieu of silencers?

No silencers required where bulb seal is applied.

21. Note 25 calls to replace the HVAC grilles in the bedroom and bathroom with white. The existing rooms have white in the bedroom and clear aluminum in the bathroom. Do you want both to be white, or match existing?

Replace with white.

22. Specifications list the Mowhawk Solo carpet as a closed loop commercial grade carpet. The Mowhawk Solo carpet is a plush residential grade carpet. Please verify if you want to use this carpet in the dorm rooms.

Mohawk Solo or equal in Apartment unit only.
Provide closed loop commercial grade carpet in all other rooms.

Apt Sheet

23. Demo notes for the Shared Bath indicate that most items remain, replace ceiling light, new outlets and switches and paint walls and ceiling. During the walk-thru, it was discussed that there should be new cabinet, sink, shower area, etc. Please clarify what work is to be included in the bid for the Shared Bath.

Items discussed during the walk-thru may be considered after award of bid, however scope of work within the Apartment shared bath should be bid as the drawings indicate.

24. Master Bedroom Wardrobe notes call for solid surface cubby shelves, note S16 on this page calls for plastic laminate shelves. Please clarify.

Plastic laminate shelves are acceptable.

25. Master Bath notes indicate that only the shower is to be replaced with new valve and faucet and ceramic walls and base plus new outlets and switches and painting. Please confirm that this is all work in the bath.

Correct

26. The Shaw Synchronize carpet specified for carpet in the apartment is no longer made. Can you specify a different name?

Mohawk Solo or equal

Specifications

27. Specifications 01100 Summary calls for a wall repair unit price based on square footage. Do you have an estimated square footage amount for the project to use for the bid?

Extent of existing wall repair is unknown, therefore CMC is looking for a unit price based on square footage. A preconstruction walkthrough with awarded GC will determine this.

28. Specifications 09900 Paint calls for an alternate price to paint the hallways. Is the base to also be removed and replaced in this price? Since there are 2 wings, please indicate the limits for each wing.

Delete Specification 09910 Paint; 1.1.A. and replace with:
"A. Provide painting and surface preparation."