1) Question: How much of the fire alarm is changing?
   
   Answer: The fire alarm will need to be re-configured in all areas that are being renovated. The exact extent will be determined by the GC’s design engineer and the Greeley Fire Department.

2) Question: Brush desk divider PSP007FR. Is this partition by owner? It appears to be furniture. The specified part number is only a frame.
   
   Answer: This desk divider will be a small privacy panel mounted on top of a drywall wall. It is intended to give some privacy between the windows but still be able to see through them as necessary. It will be provided and installed by the GC.

3) Question: Please provide specifications on new pass through window.
   
   Answer: Pass through windows to be aluminum storefront system with laminated glass. There will be an opening in the glass as shown to allow items to be passed from one side to the other.

4) Question: Finish schedule ceiling types are not identified. Please identify ceiling types.
   
   Answer: Ceiling types are called out on reflected ceiling plan pages as reflected ceiling plan key. The intention is to replace any ceilings affected by new construction with matching ceiling grid and tiles. All other ceilings will remain as-is. Some additional ceiling tile replacement may need to occur if damaged by light fixture replacement.

5) Question: Finish schedule on sheet A6.00 shows all restrooms receiving new tile finishes on walls up to 48”. Demolition sheets do not show any work in restrooms. On new floor plans, restrooms 104 and 105 are noted as new white paint. Other restrooms do not show any new work. Please clarify scope of new work in restroom groups.
   
   Answer: No new wall or floor tile shall be included in the restrooms. The only new tile on this project will be the lobby flooring. All restrooms will have walls, ceilings and doors painted.

6) Question: Several rooms on the finish schedule call for base B5. Base B5 is not listed on the legend. Please identify base B5.
   
   Answer: Change finish schedule where noted as base B5 to B3.
7) Question: Finish schedule does not identify which rooms or walls get new paint. Do all rooms with paint finish get new paint? Are there any rooms that do not get new paint?

   Answer: All rooms whether new or existing get new paint. If the ceilings in existing rooms are drywall, they will receive new paint as well.

8) Question: Do window frames need to be painted? If so, how many and what size? Interior only or interior and exterior?

   Answer: All existing exterior window frames are aluminum storefront. Any pre-finished window frames will not need painted.

9) Question: Do we need to paint existing doors and door frames? Interior only or interior and exterior?

   Answer: All door frames and sidelights will need to be re-painted. All interior and exterior painted doors will need to be re-painted. Any pre-finished aluminum doors will not need to be painted. All office doors are stained wood and will need to be cleaned up and re-sealed.

10) Question: Is removal and re-installation of furniture by owner?

    Answer: All furniture removal and re-installation is by owner. GC will be responsible for disconnecting and re-connection electrical power to all furniture systems per the phasing plan.

11) Question: According to the Request for Bids, bidders are required to submit a list of subcontractors they have included in their bid. Does Weld County have a specific form for this list or is it up to each GC to create a form?

    Answer: The listing does not need to be on a specific form. Rather, a listing in a legible format shall be provided.

12) Question: Confirm that a bid bond is not required and that 100% payment and performance bonds are required for the project (costs to be included with the bid).

    Answer: No bid bond will be required. 100% payment and performance bonds will be required, and costs shall be included in the bid.
13) Question: The scope of work document (item #9) indicates that all changes to the mechanical controls shall be Delta Controls by SetPoint. Will SetPoint be contracted through Weld County or are we to carry SetPoints’ bid with our HVAC.
Answer: Weld County will not be contracting with SetPoint. GC must include SetPoint’s price in their bid.

14) Question: Confirm we are only providing conduit and boxes for the data / communications system.
Answer: GC to provide boxes, pull strings and conduits for the data / communications systems. Weld County will provide all cabling.

15) Question: Confirm that a complete bid submission would include the Bid Form (pages 11 and 12 of Request for Bid document), W-9 and subcontractor list. Please indicate if there are any other documents that are to be submitted with this bid.
Answer: All requirements are contained in the bid package.

16) Question: What is the scope for the first-floor break room? The demolition plan does not indicate that anything is being removed. A1.03 (first floor new construction plan) does not show the base or upper cabinets in the breakroom. Please provide a narrative or correct the plan to reflect what work will occur.
Answer: No work will occur in this room other than painting and light fixture replacement. Floor plan to remain as-is.

17) Question: Regarding the replacement of door hardware, will we be replacing all hardware at all locations (existing to remain and remodeled doors) or just the remodeled doors?
Answer: New door hardware will only be installed on new doors. All existing door hardware on doors not changed in this renovation will remain.

18) Question: Reference plan sheet A-0.01 section IV floor covering. Item 5 under that heading indicates “Accent tile option by Weld County”. Please indicate what this includes and what we should plan for. Also, the specifications indicate that there will be walk off carpet. Where will this be located?
Answer: There will be no accent tile included in this project. The floor tile and base as specified will be all. The walk off mat will be installed in the new entry vestibule and will be provided and installed by Weld County.

19) Question: Confirm that all new and existing gyp board walls and ceilings will be repainted as part of this renovation project.

Answer: All new and existing walls and ceilings will be painted as well as all doors and frames. This includes stairwells, railings and exterior painted doors and frames.

20) Question: Will the GC be required to provide a dumpster for the owner furnished owner installed carpet debris? If so, how many dumpster pulls shall we include (so we are all bidding the same quantity)?

Answer: Carpet installers will remove their own scraps and trash. GC will not need to provide a dumpster for other trades outside of their own scope and sub-contractors.

21) Question: Is there a published budget for this project? If so, please provide the amount.

Answer: We do not have a published budget for this project.

22) Question: The phasing schedule / sequence provides schedule durations for each phase. Are the bidding GC’s to include general conditions for the stated duration or shall the GC’s produce a schedule indicating what they feel the project duration should be? Has all the carpet been procured and is being stored locally? We want to make sure there is not a delay in the OFOI scope of work.

Answer: The schedule provided is goal. The project may be completed in more time or less time than allotted. The GC will be expected to provide General Conditions for the duration of the project regardless of the time line. The carpet has not arrived yet but it is not a long lead time product. It will be here in time for the scheduled installation.

23) Question: Since all work will be performed from 5:30 PM to 6:30 AM, will there be a coordination meeting each morning to cover the nights progress and any issues that occurred? Please let the bidders know what the expectation will be as far as the items listed above.

Answer: We will not require a coordination meeting every morning to discuss the previous nights progress. We will however require a progress meeting once a week. We will require that a representative be briefed on a daily basis so that if any questions do arise there will be someone to discuss them with. An emailed daily report should be sent to the team members on
a nightly basis discussing progress and any issues encountered and how they were addressed. Also, there should be someone available to address any emergency issues that may need to be resolved should they arise.

24) Question: Furniture by owner?
   Answer: All furniture will be purchased and installed by owner.

25) Question: Voice and data by owner?
   Answer: All voice and data cabling will be by owner. GC will be responsible for boxes, conduit and pull strings.

26) Question: All existing door frames get a fresh coat of paint?
   Answer: All new and existing door frames and sidelights will be painted.

27) Question: Wall tile, do we have any specs? Size? Manufacturer?
   Answer: Delete references to wall tile in restrooms. The only new tile will be the floor tile and base in the lobby.

28) Question: Vestibule is it carpet or tile?
   Answer: Entry vestibule 101 will be carpeted by owner.

29) Question: Room finish for restrooms, one says B2, the other says B5. What is B5?
   Answer: Change base noted as B5 to B3.

30) Question: Wall heights are 6” above grid?
   Answer: Yes, for wall type A. Other wall type will go to deck.

31) Question: A-1.03 call for wall type B, but no description.
   Answer: Change wall type B designation on A-1.03 to wall type 8 as shown on A-2.01
32) Question: A-1.00, note 9 for demo does not appear anywhere in drawings. Is this in the scope?
   Answer: Demo note 9 is not used.

33) Question: Room finish schedule has W1 (5/8” gyp bd) for wall finish, but I assume this means paint because these are existing walls.
   Answer: If the room noted with W1 is existing then paint all walls. New drywall will only be required on new wall construction.

34) Question: Finish schedule has CE types, do these apply to this project.
   Answer: CE types refer to ceiling finishes. These are called out on reflected ceiling plan drawings. The CE types on the room finish schedule are not used.

35) Question: On the floor sequence maps it lists 8 – 10 weeks. Is this your assessment of how long for that phase? Does that include WC portion of scope, flooring / base?
   Answer: This timeline is our assessment based on previous projects. It may change during the construction process. It is intended to include all owner furnished equipment including furniture and flooring.

36) Question: You have anticipated August 15TH as a start date? So our schedule should be based on that start date?
   Answer: The August 15TH date is the anticipated contract date. This will be dependent on how fast the GC can provide all of the necessary insurance and bond forms as well as signatures.

37) Question: Low voltage by owner?
   Answer: Owner will provide data and voice cabling inside GC supplied boxes and conduit. All other low voltage required will be by GC.

38) Question: Demo notes state all window treatment to be re-used. Do we need to remove them during construction? Clean them? What is expected of GC in regards to blinds?
   Answer: Blinds in areas that are being demoed and will have new walls built should be removed and stored to keep them clean. In areas where we are only painting and carpeting, they can remain in place if they are not mounted to a painted surface. They will need to be removed and replaced instead of being painted around.
39) Question: Will Weld County handle the removing of items from office / cubicle as needed for demo? Or GC move?

   Answer: Weld County will remove all furnishings in areas that will be renovated prior to demolition beginning.

40) Question: For the refrigerators GC is installing. Do these have ice makers in them? Will we need plumbing or just electrical for them?

   Answer: GC to provide water and power for the new refrigerators.

41) Question: Clarification on drawings, it states if not shown as part of the phasing plan it gets new floor and paint, will work into schedule. So is every room on all three floors receiving paint and new flooring? Does that include restrooms and storage rooms?

   Answer: Rooms that have flooring noted as F1 and F2 on the room finish schedule are the only rooms that get new flooring. The break room noted as F4 is existing. All rooms that are marked with W1 and W2 on the room finish schedule get painted. The wall tile in the restrooms is existing, we will repaint the drywall portion of the walls and ceilings in them.