1. Will pre-bid questions be accepted until – Monday, January 13, 2020 at 5:00pm?  
   Answer: Yes

2. Will the entire site need to be protected with temporary fencing?  
   Answer: Only the active construction and storage areas.

3. Please confirm all building permit fees will be waived.  
   Answer: Yes, building permit fees will be waived.

4. Will there be any permits required for sidewalk closures? If so, will the fees be waived?  
   Answer: There maybe fees for sidewalk closures through the City of Greeley. The contractor will be responsible for those fees.

5. Kawneer storefront is specified in the division 08 specs. Can Old Castle be substituted?  
   Answer: Other manufacturers may be substituted for review and approval.

6. Are there any required or preferred fire alarm contractors?  
   Answer: No preferred contractors. However, the installed system shall be FireLite.

7. Are there any required or preferred fire sprinkler contractors?  
   Answer: No preferred contractors.

8. It was observed that there are no fire sprinklers in the south building. Notes on the front page of the plans suggest that there is no additional fire sprinkling is required. Please confirm.  
   Answer: Only the basement level of the North building is sprinkled. No additional fire sprinkler work is required with this design approach.

9. With limited site parking, will contractors be required to pay for street parking. What will daily rates be?  
   Answer: There will not be any on-site parking. Any parking needs for contractors or subcontractors will need to be coordinated with the City of Greeley.

10. Can an additional job walk be arranged for subcontractors to do a site visit?  
    Answer: No.

11. Is there an established estimate or budget for this project from the Architect?  
    Answer: The Architect has not established a budget for the construction.

12. Are there be any new window shades to be included in the project?  
    Answer: No, owner will provide new shades.
13. Page 10 of the instructions to bidders talks about Pollution Insurance. The nature of the work on this does not involve a pollution risk. Can the cost for this insurance policy be omitted from the bid estimate?
   Answer: Yes

14. The roof plan seems to be missing a section of roof on the north building on the west side of the building (see attached photos). Please confirm.
   Answer: Yes, please include the walkway covering in bid for new roof.

15. The existing roof appears to be rock ballast over rubber membrane. We assume there is insulation and plywood substrate under that. Please confirm.
   Answer: The construction of the existing roof is unknown.

16. Please confirm the existing exterior Kawneer system is the Encore system 1 ¾” X 4 ½” as stated on sheet A-04. Visually, it appears to be the Kawneer VG451T 2” X 4 ½”.
   Answer: Confirm existing storefront system with Kawneer.

17. What is the exterior aluminum storefront color?
   Answer: The new storefront will be dark bronze. The existing storefront (currently blue) will be field painted to match. Contractor to submit color samples during construction.

18. Please confirm if the intent is to remove the entire storefront framing (2-bays) in order to install one continuous sub sill.
   Answer: The intent is to provide the infill where the doors are being removed and to be weather tight. If the two bays have to be removed to achieve this, the contractor shall include it in the bid.

19. On door hardware, it says in specs to match existing, but it also lists out specs for Locks/levers/strikes/hinges/gasketing/stops/closures & exit devices. I took a picture of what is existing in the building now. My door subcontractor said the existing is different then what is listed in the specs. My question, do we go by specs or what is existing?
   Answer: Any new hardware in the North Building shall match the North Building. All hardware for the connector and South Building shall be per specification.

20. Specs call for Corner Guards on outside corners. Can we get a count to how many that would be, not identified on drawings.
   Answer: The contractor shall do a take-off based on the drawings.

   Answer: Standard signage to obtain appropriate certificate of occupancy is required to be provided by the general contractor. Additional signage will be provided by the County.

22. Not all skylights are being removed, do some stay?
   Answer: All skylights are to be removed, patched, insulated (polyiso and batt as required) and roofed. Some existing skylight openings in the South Building are being
used for duct work. New curbed openings are to be provided. The North Building skylight will be removed and patched. Remove drywall and framing for North Building skylight and extend first floor grid ceiling to cover.

23. If 3rd party special inspections are required for testing and inspecting structural elements and concrete, will that cost be by the owner or does the GC need to include?
Answer: 3rd Party testing will be provided by the County.

24. Please confirm if the existing roof is structurally sloped or will need tapered insulation once replaced.
Answer: The construction of the existing roof is unknown. The roof scope shall be revised to remove existing ballast, remove existing membrane, replace any damaged or rotten decking or insulation, cover with 1/4” Densedeck and provide new membrane and replace ballast.

25. Any work to interior brick walls?
Answer: Cleaning and patching per drawings, sheet A-10.

26. Exterior painting consist of window/door frames, concrete wainscot and trim at roof? No brick work?
Answer: Exterior doors are to be painted as well. All painted exterior surfaces shall be painted. No brick work is required.

27. Security, Fire Alarm and HVAC Controls – is their specific subcontractors we need to use that currently handle the scope for Weld County?
Answer: There is not a specific fire alarm company. However, the fire system shall be FireLite. Security contractor will be the County’s responsibility. The HVAC controls are standalone.

28. Sheet EO: Electrical Spec #7: only stating EMT to be used. Will MC Cable be allowed?
Answer: MC cable is acceptable where concealed.

29. Drawings state the existing floor slab needs to be patched and leveled. Is there a specific area that needs leveled?
Answer: With the exception of the hole in the existing storage room which gets an infill slab, patching and leveling quantity is unknown. After the carpet is removed and the demolition is complete, patching of any holes and damaged concrete shall be patched prior to carpet installation.

30. Basement, does it receive all new flooring?
Answer: Yes, carpet provided & installed by owner.

31. Does entire basement area get a fresh coat of paint?
Answer: Yes, all finished areas which also includes the basement.

32. Bid due date is listed as Jan 20th, 2020. This is MLK day. Is this due date still actual?
Answer: No, the bid due date is now Feb. 3rd, 2020 @ 10:00 AM.
33. Is a bid bond required?
   Answer: No bid bond is required on this project. However, a payment and
   performance bond will be required for selected contractor.

34. Steel beams have a 9'-4” spacing callout, with no joists in between. Is this a correct callout for
   the decking to span?
   Answer: This is correct. Three-inch deck, in lieu of typical 1 1/2” deck is being used
   to span this distance.

35. Please confirm the exact glass make-up for the exterior storefront. Are we to match existing and
   if so, what is existing?
   Answer: The glass is unknown. The contractor shall coordinate with their glass
   supplier.

36. Is electronic submission truly the preferred method?
   Answer: Yes. If a hard copy is provided, then also provide an electronic copy on a
   flash drive.

37. #5 of the RFP discusses bonding on contract amount plus force account, can you give
   clarification as to what you mean by force account? Is this on potential change orders?
   Answer: The force account for this project is not required.

38. Can you also provide an example contract? It is listed as attached but I don’t believe it was.
   Answer: Sample contract can be obtained by contacting the Weld County
   Purchasing Department.

39. Please confirm the existing Model# and Serial# for the (4) roof top units that are scheduled to be
   replaced in the south part of the building.
   Answer: Existing Model and Serial Numbers (from north to south):
   a. RTU-1
      MN – Goodman PGB030100
      SN – 9905618191
   a. RTU-2
      MN – Goodman PGB024075
      SN – 0004638591
   a. RTU-3
      MN – Goodman PGB024075
      SN – 0008610379
   a. RTU-4
      MN – Goodman PGB030100
      SN – 0905618190

40. Please confirm if the existing roof top units in the south part of the building are original to
   building. If not, do you have existing curb dimensions available?
Answer: They do not appear to be original. New curbs shall be provided as follows:

- RTU-1 – 52”x44”
- RTU-2 – 52”x39”
- RTU-3 – 52”x39”
- RTU-4 – 52”x44”

41. On the existing buildings what is the existing substrate metal, concrete or wood? Note 10 on A13 says to patch deck after demolition of refrigerant lines and unused skylights.
Answer: The roof construction is unknown. The assumption is wood deck.

42. On the existing buildings where is the slope and how are the roofs draining?
Answer: The South Building slopes toward the west and drains to gutters. The North Building slopes to internal roof drains.

43. On the existing buildings there appears to be a missing roof portion that is shown on google earth is that to be included in the drawings and if so can a new roof plan be sent out to scale to reflect that?
Answer: This is to be included. The revised roof plan is attached.

44. On the existing buildings is there currently a slope or are we to add the slope with full taper?
Answer: The roof scope shall be revised to remove existing ballast, remove existing membrane, replace any damaged or rotten decking or insulation, cover with 1/4” Densedeck and provide new membrane and replace ballast. The existing slope is to remain.

45. On the new connector building is that roof to be structurally sloped or are we to add full taper and where is that roof draining to and is it to a gutter, drain or scupper?
Answer: Refer to drawings A-13, A-21 and A-31. Gutters and tapered insulation are shown.

46. 2 layers of 1.75” R=20 insulation to be the base minimum insulation thickness?
Answer: Yes, R-20 is the minimum on the new portion. The thickness may be manufacturer dependent.

47. Are the Gas line supports on the existing buildings to be replaced and if so with what and how many?
Answer: All gas line, electrical and similar supports are to be replaced along with the roof per code and roof manufacturer’s requirements.

48. How many existing pipe penetrations are on the existing buildings?
Answer: There are approximately 5 vent, 1 gas, 3 fans, 6 RTU curbs, 6 RTU elec and 4 electrical penetrations.

49. There appears to be some expansion joints or something from the photos that were taken. If this is the case how many are there and is there a detail for them?
Answer: Expansion joint locations are unknown.
50. There appears to be more mechanical penetrations on the google earth image then are depicted on the drawings. Is there a count and size for the penetrations?
   Answer: There are approximately 5 vent, 1 gas, 3 fans, 6 RTU curbs, 6 RTU elec and 4 electrical penetrations.

51. Are we to add all new wood that is shown on details drawings including at the top of the parapet?
   Answer: The parapets are to remain. The roof scope shall be revised to remove existing ballast, remove existing membrane, replace any damaged or rotten decking or insulation, cover with 1/4” Densedeck and provide new membrane and replace ballast.

52. Do the existing parapets support the height of the base insulation and full taper if it is indeed full taper?
   Answer: The parapets are to remain. The roof scope shall be revised to remove existing ballast, remove existing membrane, replace any damaged or rotten decking or insulation, cover with 1/4” Densedeck and provide new membrane and replace ballast.

53. Who is responsible for framing the parapets?
   Answer: Any work related to this will be the responsibility of the winning bidder and/or sub-contractors; not the County.

54. What is the height above the finished roof system desired for the new parapet height?
   Answer: Refer to plans and Questions & Answers.

55. The minimum height above the structure for the additional parapet appears to require engineering (10” minimum to a gravel stop edge, let alone a coping cap) stacking blocking or creating a free standing parapet are both unadvisable without engineering.
   Answer: The parapets are to remain. The roof scope shall be revised to remove existing ballast, remove existing membrane, replace any damaged or rotten decking or insulation, cover with 1/4” Densedeck and provide new membrane and replace ballast

56. What shall be the Finish on the exterior wall of the new parapets?
   Answer: The existing parapets are to remain. The connector exterior is EIFS.

57. The current perimeter height is approximately 4” new perimeter insulation thickness shall be 8” to 12” thick depending on location of the roof drains.
   Answer: The parapets are to remain. The roof scope shall be revised to remove existing ballast, remove existing membrane, replace any damaged or rotten decking or insulation, cover with 1/4” Densedeck and provide new membrane and replace ballast.

58. Will an average R- value be permitted?
   Answer: The stated R values shall be minimum.

Additional Notes:

1. New EPDM roofing shall be Class A Fully Adhered (EPDM) for the connector. The replacement roofs for the North and South Buildings shall be Class A Ballasted (EPDM)
2. The South Building will get new AHU and Fan curbs.

3. All roof mounted utilities will be routed over new roof with new supports.