

Meeting Agenda

Project Name: Project Title: Replace AHU and Return Air System, Columbine Hall Phase 1 of 1
Project # 2019-102M21

Meeting Date/Time: September 23, 2022 – 1:00pm

Purpose: Mandatory Pre-Bid Meeting

1. Introductions

- a. Carolyn Fox – Executive Director of Planning, Design & Construction, and University Architect, UCCS
- b. Jeff Reed – Executive Director Facilities Management & Operations, UCCS
- c. Ralph Henline – Facilities Department, UCCS
- d. Tom Murray – Facilities Department, UCCS
- e. Catherine Robbins – Project Manager, Wember Inc (Main Point of Contact)
- f. Kevin Shell – Project Manager, Wember Inc

2. Procedural Clarifications

- a. All Questions to be submitted via e-mail to: submit@uccs.edu
- b. Answers to any questions of technical nature today are not binding
- c. One Addendum will be posted when questions are answered – information updated includes:
 - i. Update to Cost Proposal due date
 - ii. Scoring Weights for Prequalification and Interview
- d. Bid Bond

3. Schedule

Advertisement	9.12.2022
Mandatory Pre-Bid Conference and Tour	9.23.2022 at 1pm
Date Email Questions Due	9.30.2022 at 4pm
Date Email Answers Issued	10.05.2022
Sealed Bids Due/Public Bid Opening	10.27.2022 at 3pm
Negotiation of General Contractor Contract	10.28.2022
Contract Approval (projected)	11.18.2022
Anticipated General Contractor Start	11.21.2022
Anticipated Construction Start/Finish	12.15.2022/12.31.2023

4. Project Administration

- a. One (1) hard copies of the sealed bid are due 10.27.22 and shall be received no later than at 3:00 pm (MD/ST), and shall be submitted/accepted via hand delivered, at the following address:

Agency: University of Colorado at Colorado Springs
Contact Name: Campus Services Building Front Desk
Address: 1420 Austin Bluffs Pkwy, Colorado Springs CO 80918

- b. Late sealed bids will be rejected without consideration. The University of Colorado, Colorado Springs and the State of Colorado assume no responsibility for costs related to the preparation of submittals.
- c. Contract Questions, refer to: Contractors Agreement (D/B/B) SC-6.21 and The General Conditions of the Contract SC-6.23.
- d. Minimum Qualifications to Note:
 - i. See Bid Advertisement
 - ii. Prevailing Wages

5. Project Scope

- a. **Project Description:** The building was constructed about 1997 and included two built up penthouse air handlers. AHU-1 serves the classroom wing and AHU-2 serves the office wing. Each VAV unit consists of a supply fan, return fans, hydronic heating coil, built up DX cooling coil with evaporative condensing unit and controls. Work associated with the classroom wing was completed in 2016 and is not in this projects scope of work.

The return fans for AHU-2 were installed in a relief fan configuration that requires the building to be pressurized to return air to the penthouse unit through a central shaft. The ceiling plenum was compartmentalized into return air (RA) zones. Transfer ducts were installed to move RA from each zone back to the main RA shaft that allowed RA to move up to the penthouse unit. During the original construction, some RA zones were not provided with a transfer path, some were provided with multiple transfers before reaching the RA shaft and most transfer ducts were sized too small. The lobby area requires pressurization to push air into transfer grilles and duct back to the main RA shaft.

ACM Survey testing and remediation to be an Owner item and is not to be included in this scope, if required.

- b. **Scope of Services:** THE PROJECT CONSISTS OF REPLACING THE R22 DX COOLING COILS, EVAPORATIVE CONDENSING UNIT, R22 COMPRESSORS AND ASSOCIATED REFRIGERANT PIPING AND COMPONENTS FROM THE OFFICE WING PENTHOUSE AIR HANDLING UNIT WITH A NEW R438A DX COOLING SYSTEM. ADDITIONALLY, THE RETURN AIR PATH FOR EACH FLOOR OF WILL BE MODIFIED TO CORRECT BUILDING OVER PRESSURIZATION ISSUES. RETURN AIR MODIFICATIONS INCLUDE PROVIDING NEW TRANSFER DUCTS AND OPENINGS IN ABOVE CEILING GYPSUM WALLS AND PROVIDING NEW LOBBY EXHAUST FANS. ASSOCIATED CONTROL SYSTEMS AND COMPONENTS WILL BE REPLACED DURING THE DX COOLING SYSTEM RENOVATION.

ADD ALTERNATES:

1. REPLACE ALL AHU-2 PNEUMATIC CONTROLS WITH DDC CONTROLS, INCLUDING ACTUATORS, SENSORS, TRANSMITTERS ETC. PROVIDE NEW CONTROL PANELS WITHIN AHU-2. NEW COMPONENTS AND SYSTEM SHALL HAVE A SEAMLESS INTEGRATION WITH EXISTING DDC SYSTEM IN COLUMBINE HALL.
2. PROVIDE ABOVE CEILING FIBERGLASS SOUND ATTENUATION BATTING ABOVE CEILING IN AREA ON EACH LEVEL INDICATED ON PLANS. ACOUSTICAL BATT SHALL PROVIDE 25 DB OF TRANSMISSION LOSS IN EACH OCTAVE BAND FROM 63 HZ TO 8000HZ.

Estimated Construction Cost: \$500,000.00

Approximate Schedule:

Construction Start Date – 12/15/2022

Construction Finish Date – 12/31/2023

- c. LEED Certification is NOT required
- d. Close Out Expectations
1. Project to be “turn key” delivery – punch walk to take place prior to turn over and acceptance of Substantial Completion.

6. Questions

7. Site walk

Submit technical or proposal questions via email

Reminder to Sign-In or you are not here