Request for Bids (RFB)
For the construction of
SUPERIOR COMMUNITY CENTER RECEPTION REMODEL
Project No: PW 2025-12
Addendum #1
Date: November 17, 2025
Submittal Deadline: November 24, 2025, 1:00 P.M.

This Addendum shall become part of the RFB. The following are responses to questions raised by vendors in response to the RFB issued on October 29, 2025.

1. Please provide a construction start date.
    - *We anticipate approval of the construction contract at the 12/8/2025 Town Council meeting and would like construction to begin in early January of 2026 and conclude as soon as possible, but before March 15, 2026.*
2. Per "Instructions to Bidders" section 2.17 and section 2.22, bid bonds, bid schedule, and bid summary are noted to be delivered in separate sealed envelope. Part I - Request for Bids states that we will be submitting 1 electronic copy of the bid. Can you please clarify what items can be delivered electronically and what items need to be delivered in person?
    - *All required items should be submitted electronically via email to jordanh@superiorcolorado.gov*
3. Please confirm if the building will remain open and occupied during construction activities. If yes, will there be any specific requirements for dust control, noise mitigation, and logistics?
    - *Yes, the building will remain open and occupied during construction activities. Contractor shall incorporate the following industry-typical requirements into the work:*
      Dust Control:
        - *Provide temporary dust partitions to isolate construction areas.*
        - *Protect nearby HVAC systems, including covering return air grilles as needed.*
        - *Perform regular housekeeping, including daily sweeping, vacuuming, and debris removal.*
        - *Protect adjacent occupied areas, equipment, and finishes from dust migration.*

      Noise Mitigation:
        - *Limit high-noise activities to approved hours as coordinated with the Owner.*
        - *Provide advance notice for any loud work such as demolition or saw cutting.*
        - *Utilize low-noise methods and equipment where feasible.*

      Logistics / Safety:
        - *Maintain safe and code-compliant egress paths and ADA access at all times.*
        - *Provide barricades, signage, and physical separation between construction and occupied areas.*
        - *Schedule deliveries, material staging, and debris removal to minimize disruption.*
        - *Coordinate any required utility shutdowns with the Owner in advance.*
        - *Implement site-specific safety and security measures for all workers and activities.*

4. Per sheet A1.11, an access control keypad is called out adjacent to the new staff office door. Please clarify if the GC is responsible for keypad, wiring, and terminations for keypad, or if that will be "By Owner"

    - *Keypad device is to be provided and installed by the owner's vendor **(see addendum attachment for vendor and spec used on other SCC doors)**. The General Contractor and GC's subcontractor(s) are responsible for providing power and low-voltage wiring to the keypad location and wiring through the storefront frame as required, providing all conduit, cabling and associated infrastructure. GC and/or GC's subcontractor(s) shall provide and install electric door hardware, including an electric strike, in coordination with the Owner's vendor.*

5. Is there an allowance you would like the GC to carry to refinish the side face of existing steps after casework bench/steps are removed? If so, is there a specified allowance value the design team would like carried for this scope?

    - *GC to carry an allowance of $5,000.00 to refinish the vertical face of the existing concrete after casework/steps/bench removal.*

6. Per detail 2/A5.01, the General Contractor is to carry an allowance for grinding and/or refinishing the concrete surface where casework is removed.
   Please confirm if there is a specified allowance value the design team would like carried for this scope, or if the General Contractor should use best judgment in establishing an allowance amount.

    - *GC to carry an allowance of $5,000.00 to refinish the vertical face of the existing concrete after casework/steps/bench removal.*

7. In the Specification Div. 05 2C asks for a " Delegated Design Submittal: for railings including analysis data signed and sealed by a qualified professional engineer responsible for their preparation." The height difference at the guard rail only appears to be about 2 feet, can you confirm if this is required?

    - *Although the guardrail at this location is not explicitly required by code for the change in elevation, it remains a project requirement. The guardrail must be designed with the same level of care as a code-mandated guard, as the elevation difference still poses a safety risk to building occupants. A Delegated Design Submittal is required to be submitted to the owner and the design team.*

8. Can you include the IP-2 call out on the drawings where this scope of work is required?

    - *Per the General Finish Notes on A7.01, IP-2 is to be used on "architectural metals." This would include the metal guardrail. IP-2 is called out under in the "Other Finishes" material schedule on the same sheet.*

9. Can you confirm that the names and addresses of subcontractors is required to be included with the bid?

    - *Yes.*

10. Will construction team be able to use the restrooms in the building?

    - *Yes.*

11. Does the town have an in house contractor for communications work or will the GC be responsible for this scope of work?

    - *GC will be responsible for all.*

12. Can the south end of the parking lot be used for contractor staging area?

- *Yes – staff will coordinate the staging area with the selected vendor. It may also be possible to use an area on the west side of the building for construction material delivery and building entry.*

13. Is a job site trailer required or is there an area for a site superintendent to set up a small office inside the Community Center?
    - *A jobsite trailer is not required or encouraged. We would recommend setting up a small office area adjacent to the work area or using other available work areas throughout the building - for instance, there are small cubicles/workspaces upstairs and tables throughout the public areas. Please note that it will not be possible for the contractor to occupy any enclosed conference rooms during construction.*
14. Are there any hours, days, or weeks restricted for construction activity that could disturb the Community Center staff?
    - **Work hours will be restricted to 7:00 A.M. to 5:00 P.M. Monday through Friday**, unless otherwise requested in advance and approved by the Town's Project Manager.
    - The following dates will require specific start or end times due to standing public events:
        - **Wednesday 2/4: End at 4:00 pm**
        - **Friday 2/6: Begin at 10:00am**
        - **Wednesday 3/4: Begin at 10:30am**
        - **Friday 3/6: Begin at 10:00am**
15. Are there any proprietary vendors such as fire alarm, HVAC controls, or any low volt contractors to coordinate with?
    - *The General Contractor and their sub-contractors shall coordinate/consult with Security Central for the fire alarm system. There are no proprietary vendors required for HVAC controls or low-voltage.*
16. From the site walk, it was observed that two fire alarm strobe lights are existing on the North wall of the new staff office 136. Do both need to be relocated? Or just the strobe mounted on the grey column facing West? Do any additional devices need to be installed?
    - *Fire-alarm design drawings have not been provided. The General Contractor is responsible for contracting with a qualified fire-alarm subcontractor. The subcontractor shall determine the required scope of work—per applicable codes—including whether existing strobes must be relocated and whether any additional fire-alarm devices, notification appliances, or strobes are needed.*
17. Please confirm low volt communication and data scope is by Owner.
    - *With the exception of the Owner's Vendor-provided keypad, all other low-voltage communication, data, etc., is to be provided by the General Contractor.*
18. Please confirm the Card Reader for the New Staff Office 136 is by Owner.
    - *Keypad device is to be provided and installed by the owner's vendor. The General Contractor and GC's subcontractor(s) are responsible for providing power and low-voltage wiring to the keypad location and wiring through the storefront frame as required, providing all conduit, cabling and associated infrastructure. GC and/or GC's subcontractor(s) shall provide and install electric door hardware, including an electric strike, in coordination with the Owner's vendor.*

19. If GC is handling the card reader and electric door hardware, can you please provide specs?
    - *Keypad device is to be provided and installed by the owner's vendor. The General Contractor and GC's subcontractor(s) are responsible for providing power and low-voltage wiring to the keypad location and wiring through the storefront frame as required, providing all conduit, cabling and associated infrastructure. GC and/or GC's subcontractor(s) shall provide and install electric door hardware, including an electric strike, in coordination with the Owner's vendor.*
    - *GC to price appropriate electric strike in coordination with the door and storefront system.*
20. Will the metal sculpture hands in the proposed New Staff Office 136 be removed by the Owner prior to construction, or do you want the GC to handle removing and relocating it?
    - *This will be relocated by staff prior to construction.*
21. Can you provide more detail on the guardrail shown on 2/A5.01? It calls to match adjacent ramp configuration and finish; however, the existing railing does not have midrails as shown on the details.
    - *The adjacent ramp does have midrails – see image. A virtual walkthrough of the Community Center is available for viewing at the following link :* Google Maps Virtual Tour of SCC

22. Are the existing U-frame guardrails being removed by GC and being replaced with the guardrail shown on page 2/A5.01?
    - *The existing u-frame guardrails are to be removed in the demo scope. This has been clarified on the drawings. See Rev #2.*
23. Can you provide thicknesses for the high-pressure laminate paneling at the reception desk?
    - *3/4" min HPL paneling.*
24. Is a construction schedule required with the bid submission, or does the schedule refer to the bid schedule?
    - *Both a construction schedule and the bid schedule should be provided with the bid submission.*
25. Sheet A1.11 detail 2 enlarged demo RCP does not indicate ceiling demo or lighting relocation at the existing gypsum ceiling where the new staff office is located. Is the new ACT ceiling intended to cover the existing ceiling and existing fixtures are to remain as is?

- *The existing light fixtures are to be removed. The existing gypsum ceiling may remain, the new ACT ceiling will conceal the existing ceiling. This has been clarified on the drawings. See Rev #2.*

26. A product specification is not indicated for the upholstery material. Please indicate if there is a specified product for bidding.
    - *GC to bid Knoll Textiles; Premier 100% silicone upholstery material. This has been clarified on the drawings. See Rev #2.*
27. Sheet A7.11 detail 6 reception desk elevation shows a Town of Superior logo on the millwork. No product specification is provided. Please clarify if this is an owner provided logo.
    - *Yes, that will be owner-provided.*

Thank you for your continued interest in this RFP. Submittals are due November 24, 2025 at 1:00 P.M.

Town of Superior

Town of Superior 2025 Community Center Reception Remodel
Pre-Bid Meeting
November 6, 2025
PLEASE PRINT CLEARLY

Name	Company	Cell Phone	Email
DILLON BERENDT	BRAVE BEAR CUSTOM BUILDERS	720.636.5713	dillon@bravebearcustombuilders.com
Dylan Good	Revolution Flooring	303-809-4908	dylan@revoflooring.com
Colton Burral	DS Constructors	970-652-3214	cburral@dsconstructors.com
TOM RZEPKA	WHITESTONE CONSTRUCTION	303-661-0613	TOMR@WHITESTONE-CONSTRUCTION.com
JANEK REMILLARD	ALLIANCE FIRE	303-587-0385	ESTIMATING@ALLIANCEFIRECO.com
Kristina Mondok	Dohn Construction	720-569-5435	Kmondok@dohnconstruction.com
Ari Domingo	Novus Construction	720-614-7003	ari@Novusconstruct.com
Austen Jorgensen	Mappco Construction	970-732-9987	austen@mappco.com
Don Calahan	Calahan Construction	3-587-9839	steve@Calahan.com
Marco Carrazco	Bluepainting Services	970-404-4180	info@bluepaintingservices4LC.com

Town of Superior 2025 Community Center Reception Remodel
Pre-Bid Meeting
November 6, 2025
PLEASE PRINT CLEARLY

Name	Company	Cell Phone	Email
D. W. Nelson	Growling Bear	970.353.6964	garyshironaka1@growlingbear.com
Dennis Griess	GZ Construction	303-591-5915	dennis@gzbuilt.com
Brandee Risch	C+H Phipps Construction	970-420-3301	Brandee.Risch@gnphipps.com
Garrett Hardy	Buildings By Design	970-842-5837	estimating@buildingsbydesign.com
Ryan White	PG Arnold Construction	970-631-6527	ryan.white@pgarnold.com
KEITH SEIDEN	P G CONSTRUCTION	720-854-4872	KEITH@PG-CONSTRUCTION.COM
Josh Wallace	Dohn Construction	970-566-1495	jwallace@dohnconstruction.com
DAN LETELLIER	RELIANT CONSTRUCTION	303-392-9620	DANL@RELIANT-CONSTRUCTION.COM
Malcolm Lew	Electric Specialties	720.957.4690	malcolm@electricspecialties.co