

SOUTH POOL

NOTICE: Bids will now be accepted via email only to jordanh@superiorcolorado.gov

Bids will not be opened before the deadline. Please submit one PDF of complete bid package and one Bid Schedule in excel format.

RFI #	Sheet	Question / Clarification	Architect / Engineer response	
1		TRENCH DRAIN The trench drain location on the landscape L200 and P090 does not match civil plans. Which should be priced?	Use sheet P090 for pricing	BRS
2		SPECIALTIES The drawing show toilet partitions to be Bobrick Duraline Phantom ECRU but the specs show partitions to be Bobrick Sierra Series SCRS. Which material should be priced?	Price the Bobrick Duraline Phantom ECRU	BRS
3		ALT 3: LIGHTNING PROTECTION Alt 3- confirming lighting protection is required since there are no specifications for this scope. Is there design criteria, layout and specification requirements for the system.	Provide a design-build system.	BRS
4		PV/FLUES There are 3 flues that are to extend through the roof where there are PV panels. Do you want pricing to include Namaste pricing to remove and install the two panels in the way of flue scope? Or will that be by Owner?	Yes, Namaste to remove and reinstall panels out of the way of new flue penetrations. Include Namaste pricing for this scope.	BRS
5		ALT 4: PLUMBING Detail 3/A400 shows concrete column for the new exterior showers. Plumbing supply lines shown to come up from 3 ft of concrete on a footing. Is it possible to run supply lines above soffit and drop down from above?	Yes, it is possible to run supply lines through soffit, Contractor will need to include pricing for demo and repair of existing soffit	BRS
6		ELECTRICAL Please clarify responsibility for system programming, start up and commissioning.	Commissioning requirements can be found in spec section "260923 – Lighting Controls and Devices" section 3.06 – Commissioning.	Reese Hackman
7		ELECTRICAL Are there additional details regarding the bonding grid scope, including extent and inspections/testing requirements?	Please refer to spec section "260526 – Grounding and Bonding for Electrical Systems" section 1.02(C) – Quality Assurance, section 3.04(F) – Installation, section 3.05 – Field Quality Control. Also, refer to E102 General Notes "L-M" for more information.	Reese Hackman
8		ELECTRICAL Please clarify the intended control method for site lighting (photocell, timeclock, or combination) whether it is to be integrated with building lighting control system.	Refer to E102 General Note "S" for site lighting controls (timeclock), E401 General Note "D" for exterior building mounted lighting controls (photocell), and E802 detail 4 for how these items will integrate together	Reese Hackman

9		Who is responsible for cost of permit fees?	Town permit fees are waived.	
10		Is builder's risk required? If so, who is to carrier builder's risk?	The Town does not carry Builder's Risk Insurance. Will address requirement in next addendum.	
11		Per drawings crawlspace access appears on North side but should be in South room.	Existing Crawlspace access is at both locations.	BRS
12		Has coordination with Xcel/Gas & Electric been completed? If so has the install been scheduled?	An application has been submitted to Xcel but install has not been scheduled.	BRS
13		Please confirm if any traffic / events are taking place during construction time frame?	There are currently no scheduled events that will impact the construction and staging areas.	
14		Please confirm if irrigation line is zoned and capable of shut down within limits of construction and do not interfere with watering / maintenance of adjacent park areas.	Irrigation will be isolated in the construction zone. Power to clocks will need to be maintained during construction.	
15		Please confirm pool deck is standard grey concrete with broom or swirl finish	Standard gray with a swirl broom finish	BRS
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17		Please confirm tax exempt project.	Yes. Tax exempt certificate will be provided to awarded contractor.	
18		Please confirm Tap fees, electrical service upgrades, permits are to be paid by Town?	Yes, Town permit fees are waived, and tap fees & electrical upgrade paid by owner	
19		Please confirm is Solar provider will provide removal and replacement of solar array during construction.	Confirmed, Namaste Solar will provide removal and replacement.	BRS
20		Please confirm owner is paying for third party testing	No; see Special Provisions 6. Inspections and Testing	
21		Please confirm if fencing is to be reused. If damaged should GC carry an allowance?	Existing fencing is to be left in place unless otherwise noted to be demolished and replaced with new sections. At contractor's discretion to provide a separate allowance number.	BRS
22		L300 shows pool deck paving as 6" thick concrete over reconditioned native fill but C-8 shows 4" concrete over 6" aggregate base. Neither show any reinforcement. Please confirm spec for the pool deck and if any reinforcement is required.	6-inches concrete over compacted subgrade with no reinforcement but joints cut in per the LA plans. Suggest adding fibers to the mix per Landscape specification: <i>G. Synthetic Fiber: Uniformly disperse in concrete mixture at manufacturer's recommended rate, but not less than 1.5 lb/cu yd..</i>	
23		L200 calls the pool deck concrete to have integral color and detail on L300 says to refer to plans for finish. There was no note on what type of finish is required. Is a light broom finish acceptable?	Standard grey for the concrete color with a swirl broom finish	BRS

24		Will the town be responsible to remove and store offsite all furniture, equipment, etc. from the bathhouse and pool area. During the walk through there was a lot of stuff present that would need to be moved in order for the new construction to take place.	GC should plan to dispose of nearly all furniture and equipment, etc.. The Town will have a walkthrough with the awarded GC to identify any items that will be removed by staff prior to construction.	
25		Spec 13 1113 references having a prequalification for pool vendors prior to bid. With the short turnaround time on the RFP, it is unlikely we can submit and get approved pool subcontractors. Does the town have a list of preferred pool subcontractors or can the GC use any pool subcontractor as long as they have experience per the specifications.	Pre-qualification is not required	
26		The Geotechnical report generally noted that existing soils would be suitable for re-use on the site but was based on limited sampling, i.e. no boring where existing pool is. The pool structural design notes that overexcavation may be required. Since existing conditions won't be known until the existing pool/pool deck is demo'd, can we assume just recompact of existing subgrade at new elevations and re-use of onsite soil for backfill.	Yes, assume recompact of existing subgrade at new elevations and re-use of onsite soil for backfill.	BRS
27		The pool geotechnical notes PL200 and geotechnical report note an underdrain/sump for the new pool. The drain is not noted on the civil plans so extent of piping or requirements for sump are unknown.	Waiting on response - will upload an addendum to address as soon as possible.	
28		There is a detail in the Geotech for PVC liner and also details on PL200. The Geotech just shows the PVC liner under the pool and wrapping 1 to 2' up the bottom of the wall. The pool drawings show the PVC liner under the pool and a MiraFi barrier wrapping the entire wall of the pool. Please confirm which detail is wanted.	BRS - Refer to Pool Drawings detail for pricing	BRS
29	M-3	11 A & B on M-3 of the RFB contradict eachother. One states the contractor is responsible for all permits including an Army Corps of Engineers 404 permit. Then item B states "All fees for permits issued by the Town shall be waived". Please confirm that the GC is not to include any permit fees.	Town permit fees are waived.	
30	M-1	Section 6 on M-1 states Testing and Inspections are by contractor. Please confirm this is correct, as this is atypical from our usual experience with public work.		
31	Spec 13 1113-6 / RFB L-10 Section 5.02	Spec section 13 1113 -6 section 1.09 states a 1 year warranty, while the RFB L-10 states a minimum of 2 years. Please confirm that the RFB overrules and the entire project is tied to a minimum 2 year warranty.	Correct; defer to General Provisions 5.02 General Warranty	

32		The documents do not address Builders Risk Insurance. Is the client going to carry their own, or does the GC need to include these costs in their estimate? If owner is supplying, please provide for bidders to review so that all requirements are met.	The Town does not carry Builder's Risk Insurance. Will address requirement in next addendum.	
33	RFB: L-7	Section 3.07 of the RFB states "Contractor shall pay all taxes imposed by law in connection with the Work and shall procure all permits and licenses necessary for the prosecution of the Work. Contractor shall obtain from Town the State-issued tax-exempt number for exemption from the sales and use tax which Contractor shall use for purchases that are necessary for the Work". Please confirm if the GC is to include taxes or if they are exempt for this project.	Project is tax exempt. Tax exempt certificate will be provided to awarded contractor.	
34	13 1113 - 3	Spec section 13 1113 - 3 states "Pool contractor prequalification is required prior to bid. This must be received by the Architect fourteen (14) days prior to the bid date on the appropriate AIA form. (AIA A305)". Please confirm this is not required. If required, please state if this is to be emailed or hand delivered.	Pre-qualification is not required.	
35		The bid form states that the GC is to submit a xcel file of the bid form with bid submission. With this project being hand delivered, is the contractor to submit a flash drive with the excel document on it?	Bids will now be accepted via email only to jordanh@superiorcolorado.gov ; Bids will not be opened before the deadline. Please submit one PDF of complete bid package and one Bid Schedule in excel format.	
36	RBB	The RFB states that we are to submit a list of subcontractors. Can you confirm if this is required of every bidder at bid time, or will this be a requirement of the selected GC; post award?	This is required of every bidder at bid time.	
37		The RFB is silent on when award is to be made. Please confirm when a selection / award will be made.	Bid results will be posted within a day of bid opening. We will immediately beginning checking qualifications. The selected bidder will be notified of the intent to award, and the formal award will happen at the May 11 Council meeting	
38	L200	The scale on L200 appears to be incorrect. Please confirm the correct scale.	Scale is 1" = 10'-0'	BRS
39	L300	L300 detail 4 states that footing design for the shade structures is for bidding purposes only and that adjustments will be made using the unit price for cast in place concrete after manufacturer designs them. Though, the bid form does not request any unit prices for any scope of work. Please clarify.	Provide a separate line item under section 03 Concrete on your bid form.	
40	A011 / P021	A011 shows a couple floor drains being removed while P021 shows all floor drains being demolished. Please confirm the plumbing plans are correct.	Refer to P021 for pricing.	BRS
41	P021	P021 note 1 states remove existing plumbing fixture and all associated piping. The GC recommends abandoning lines and cutting and capping below slab instead of removing all existing underground piping. Please confirm this is acceptable.	Price the removal of noted plumbing fixtures and associated piping. There is a concern with there not being enough room to add the new piping if the existing stays in place.	BRS

42	A131	General note on A131 states "Contractor to coordinate with owner & PV installer to remove (E) PV Panels where needed before construction". Though, no specs are given for roofing. Please confirm all PV panel removal and replacement is outside of this contract, or provide scope/spec.	Contractor to coordinate with solar provider for them to remove the panels and reinstall.	BRS
43	RFB	If the contractor is awarded both jobs will a separate superintendent be required for each location?	See General Provisions 3.01 Completion/Supervision of Work: Contractor shall maintain a supervisor or superintendent on site at all times when Contractor or any subcontractor is performing Work.	
44	A100	Detail 1 on A100 appears to have an incorrect scale. Please confirm the correct scale.	Scale is 1" = 20'-0"	BRS