

CITY OF NORTHGLENN

**Request for Proposals
Northglenn Civic Center Phase III Implementation
Former Rec Center Abatement and Demo
[RFP No. 2023-014]**

ADDENDUM NO. 1
DATED: May 15, 2023

TO: PROSPECTIVE BIDDERS

The following adds to, supplements, amends or clarifies by way of explanation, portions of the Contract Documents, Specifications, and Drawings for the above named project.

NOTE: It will be the responsibility of the Bidder to acknowledge receipt of Addenda on the Bid Form as part of his/her submitted proposal. Failure to do so may be grounds for the City to reject the proposal.

Question Response

Attached to this addendum you will find RFP Question and Response Form.

Additional Site Visit

It was requested by various persons in attendance at the original site walk that we consider allowing for an additional opportunity for measurement purposes. Based on these requests, we will allow for this opportunity. We will schedule Monday, May 22, 2023 between 1:00 pm and 3:00 pm as an “open house”, meaning you can drop in any time in-between those hours. This is voluntary and open to any firm wishing to walk the facility again.

Revised Schedule

As a result of adding in the additional site visit, the schedule will be revised to allow for additional time to submit the final proposal. The following outlines the remaining steps in the procurement process and the new dates for submittal of proposals.

Additional Site Visit “Open House”	May 22, 2023 between 1-3 PM
RFP Responses Due	June 8, 2023 – 2:00 PM MDT
Notify Top Ranked Firm	June 12, 2023
Contract Reconciliation (if required)	week of June 12, 2023
Contract Award by City Council	following Contract Reconciliation (TBD)
Notice to Proceed/Begin Services	July 2023 (after City Council award)

Additional Documents

It was noted in questions submitted by various firms that the demolition plans were not included as part of the original RFP documentation. Also requested were as-builts or plan drawings of the facility. Both of these documents can be accessed through the following link: [Additional Files - Abatement and Demo RFP](#).

City of Northglenn
Eric Ensey, Senior Planner

ALL ITEMS IN CONFLICT WITH THIS ADDENDUM ARE HEREBY DELETED.

END OF ADDENDUM NO. 1

ATTACHMENT E
NORTHGLENN REC ABATEMENT & DEMOLITION
RFP QUESTION AND RESPONSE FORM

UPDATED DATE: **5/16/2023**

ITEM NO.	DATE OF QUESTION / RESPONSE	QUESTION / RESPONSE	STATUS OPEN / CLOSED
Q-001	5/9/2023	Can a subsequent walk be scheduled for sub vendors such as scaffolding to facilitate abatement activities?	
R-001	5/11/2023	See addendum 1 for additional site visit, May 22nd, between 1-3PM	CLOSED
Q-002	5/9/2023	Will a CDPHE third party PM waiver be provided by the city?	
R-002		The city may determine if a PM is required based on project complexity.	CLOSED
Q-003	5/9/2023	Will the city be contracting air clearances directly or should the GAC carry air clearances	
R-003		The GAC should contract air clearance specialist.	CLOSED
Q-004	5/9/2023	What is the depth of the foundation coating? And will Terracon sign demolition permit application with coating left in place for demolition?	
R-004		Amendment document "Foundation Sealant Estimate" developed by Terracon is included, showing estimated depths of the foundation. However, the Contractors are still required to field verify quantities and update allowances following award process.	CLOSED
Q-005	5/9/2023	Can as-builts be provided?	
R-005	5/11/2023	As-builts will be included as a link with this Addendum.	CLOSED
Q-006	5/10/2023	In Attachment A, was the subfolder "Demo plans Northglenn" intentionally left blank?	
R-006	5/11/2023	This folder should have contained the demo drawings for the building, generated by AMD Architects. They will be included as a link with this Addendum	CLOSED
R-007	5/10/2023	In section VIII, item 3 - please clarify item a1. Do you mean three (3) of each Public Facing/Municipal Facilities/Client, totaling nine (9) example projects for that line item? Or just three (3) of any Public Facing/Municipal Facilities/Client?	
R-007	5/11/2023	Three (3) total public projects, not nine (9)	CLOSED
Q-008	5/10/2023	In section VIII, item 3 - items a2. and a3. are repeated. Is this intentional? If not, please clarify what the intended line items should be. Or if it was intentional, please clarify - would we need to provide two relevant examples that support us being the right fit for the project?	
R-008	5/11/2023	Consider line a3 a duplicate. Project total count should be 3 public and as many other projects you feel have a similar scope or relevancy to fit within the prescribed page limit noted within this section.	CLOSED
Q-009	5/10/2023	For proposal submission - the cover sheet says we can submit to the city clerk's office or email in to your RFP inbox. However section VIII states five (5) hard copies with one (1) electronic copy on a flash drive is required. Please clarify if we are able to submit our proposal via email without submitting the hard copies and a flash drive.	
R-009	5/12/2023	Vendors can either submit the electronic version via a flash drive with their hard copies or email it to the email address in the RFP.	CLOSED
Q-010	5.9.23	Based on the provided sampling data from Terracon all the samples of the block filler shown are below 1% therefore they are not asbestos containing and go with the demolition of the building?	
R-010		Sample #105-CA5-337 (black mirror mastic) contained a 1.5% Chrysotile (confirmed by point count analysis) compound in the second layer of the sample. Since Terracon could not distinguish this compound material from the rest of the CMU block filler in the Theater, Gymnasium and Pool areas, the block filler in these areas is considered by Terracon to be a homogeneous asbestos-containing material.	CLOSED
Q-011	5.9.23	Could you arrange an additional site visit for contractors to bring subs through to walk the site?	
R-011	5/11/2023	See addendum 1 for additional site visit, May 22nd, between 1-3PM	CLOSED
Q-012	5/10/2023	Is there a minimum threshold for bonding ability?	
R-012	5/15/2023	There is no minimum threshold for bonding.	CLOSED
Q-013	5/10/2023	Is there a backfill/compaction spec?	
R-013	5/11/2023	Not at this time, the goal is to begin soil abatement after the building is removed so minimal compaction is required.	CLOSED
Q-014	5/10/2023	Is the contractor expected to carry the CDPHE SWMP permit?	
R-014	5/11/2023	Yes, for the site disturbance this will be required by the contractor performing the demolition/abatement scope of work.	CLOSED
Q-015	5/10/2023	For bidding purposes, does owner want an alternate for abating the foundation if it become required?	
R-015	5/11/2023	While this is not anticipated based on findings on the abatement report, an alternate can be provided. The goal of the demolition/abatement is the most cost effective method to bring the building down safely abated.	CLOSED
Q-016	5/9/2023	Can a rewalk please be granted to bring in subs and have more time to visualize measure etc.	
R-016	5/11/2023	See addendum 1 for additional site visit, May 22nd, between 1-3PM	CLOSED

