

Project Name: Ault Farms 19 & 30 Perimeter Fencing, Project No.: 25-170A

Pre Bid Meeting Minutes

Date: July 8, 2025

Time: 10:30 AM

Location: 16754 County Road 84, Ault, CO 80610

1. Introductions and Roles/Responsibilities
 - Thornton Staff:
 - PM: Mike Flowers
 - CA: Adam Reiner
 - CC: Brian Foss
2. Sign-In Sheet: Cass Fencing; Town & Country Fence; Integrated Wall Solutions; Contract Equipment Operators; High Pointe Companies; Freedom Homes, LLC; Double T Welding; Lifetime Fence; Moises Urbina.
3. Bid Process (CA)
 - Schedule
 - Questions not taken after close of business on July 11, 2025. Questions must be in writing – fax, e-mail, or regular mail. Answers to all questions received before deadline will be answered in Addendum.
 - 1st Addendum tentatively scheduled for issue on July 17, 2025. Addenda distributed by Bidnetdirect and COT Website. Prior to submitting Bid, check Contracts bulletin board to be certain you have received all Addenda.
 - Bids due 1:00 PM, July 22 at Agriculture Stewardship Office, 16754 County Road 84, Ault, CO 80610. Late bids will not be accepted.
 - Bid Proposal Form
 - Do not write conditions on the Bid form, do not write on the form except where input indicated. Also, do not leave blank spaces where input is requested. If “not applicable,” “none” or “\$0”, so state.
 - Fill in subcontractors intended to be used on the Project whose subcontract will exceed \$10,000. Thornton’s intent is to not change these subcontractors after the Bid process to prevent bid shopping, except however, Thornton reserves right to reject subcontractors after the Bid.
 - Bid the quantities as specified on the schedule of charges. Actual quantities installed shall be adjusted via change order at the bid rates.
 - Acknowledge all Addenda in space provided.
 - Sign and date Bid.
 - Bid Assembly
 - Submit Bid Proposal form, subcontractor listing, schedule of charges and signed and dated form.

- Submit in a sealed envelope addressed to Contracts Manager and state Contractor's name, Project Name, and Project No. on outside of the envelope.
 - Include bid bond (your form or American Institute of Architects (AIA) form OK), cashier's check, or certified check in amount of five percent (5%) of the base Bid.
 - Bidders may want to make copies of the Post-Qualification forms to have on hand if you are low Bidder.
4. Project Design Overview (CA or PM and AE)
- Schedule
 - Notice of Award "NOA" anticipated by August 1, 2025.
 - Substantial Completion 90 days from NTP. Liquidated Damages of \$248 per day for each Calendar Day not substantially complete. Substantial Completion means must be ready for use for its intended purpose.
 - Scope of Work or Services

The Project consists of constructing approximately 20,700 linear feet of wildlife-friendly, 4-strand wire fence around two pastures, with gates, and as further described in the Contract Documents.
 - Thornton staff will stake corners of properties
 - As an example of this type of fence, bidders may view farm #60-4, which was installed last year.
 - Contractor shall be responsible for clear & grubbing vegetation as needed to install the fence.
 - Materials may be staged on site.
 - Technical Specifications – see Project Manual
5. Special and General Conditions Review (CA)
- No Permit required
 - NOA: Have ten (10) Calendar Days to get signed Contracts, Bonds, Insurance certificates, additional insured Endorsements, and W-9 Forms back to Thornton.
 - Notice to Proceed "NTP" – note submission deadlines for product lists, schedules following NTP.
 - Substantial Completion – means only minor Punch List items remaining, owner' issues Cert of Substantial Completion, which stops Contract time.
 - Contractor completes Punch List and gives written notice that Work is ready for final inspection and Initial Acceptance.
 - Final pay application certified by owner, (but not paid until below satisfied).
 - Advertisement period for verified claims (explain process).

- Must submit affidavit on payment of subs/suppliers (AIA form OK), consent of surety to release final payment, O&M manuals, in service training, warranties and guarantees, etc., before Thornton will release final payment.
 - Initial Acceptance = start of Warranty Period.
 - Final Acceptance = end of Warranty Period.
- Parking – onsite parking allowed.
 - Insurance
 - GC limits \$2M General Liability (Thornton named as additional insured) and \$1M Auto Liability.
 - Tests and Inspections - none
 - Utility Coordination: Contractor is responsible to call for utility locates.
 - Coordination with other Contractors and entities: Other contractors may be working on the farm houses. Do not impede their access.
 - Submittals
 - CPM schedule (GC 3.10 within thirty (30) Calendar Days of NOA).
 - Product list (SC1.13 D prelim list due within thirty (30) Calendar Days of NTP).
 - Submittal schedule (GC 3.12.5 due within thirty (30) Calendar Days of NOA).

6. Questions and Answers

7. Site/Facility Tour

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