

ADDENDUM NO. ONE
REQUEST FOR PROPOSALS
IMC STORAGE STRUCTURE
PROJECT NO. 127-25
CITY OF THORNTON, CO

TO: Prospective Proposing Firms and all others concerned

DATE: July 29, 2025

PURPOSE: To provide additional information and clarification to the solicitation documents for the above-referenced Project.

1. The following information shall become part of the original Request for Proposal (RFP) for this Project.

A. The bid due date shall be revised to **3:00 p.m., August 5, 2025**.

B. Exhibit C - Scope of Work shall be deleted and replaced with the attached 'Exhibit C, Addendum No. 1, Scope of Work.

2. The following questions and answers are provided for additional clarification to the RFP.

Question 1: Please confirm whether side-entry doors are required for the shipping containers. If side doors are required, please confirm whether they must be located on opposite sides of the containers to allow both sides to open under the roof structure.

Answer 1: Side entry doors are required on the inside of the structure only. This has been updated in the revised Exhibit C.

Question 2: Please confirm whether a 150-amp electrical service is required for this project, or if a smaller service capacity would be acceptable.

Answer 2: 150-amp service is required. This has been updated in the revised Exhibit C.

Question 3: We understand the total project budget is not to exceed \$170,000. In the event our proposal exceeds this amount, would you prefer we present a revised design/scope to stay within budget, or submit the higher-cost proposal for your review? Conversely, if our proposal

comes in under \$150,000, will performance and payment bonds still be required?

Answer 3: Please submit the best possible design that does not exceed the project budget. Bonds are not required if the total cost of the proposal comes in under one hundred fifty thousand dollars (\$150,000).

Question 4: Please confirm whether prevailing wages are required for this project. If applicable, kindly provide the wage determination or relevant labor classification standards.

Answer 4: Prevailing wages are not required for this Project.

Question 5: a. Has the City conducted any environmental assessments or hazardous materials testing for the project site? b. Is the City aware of any existing hazardous materials or contaminated soils at the project location? c. Will the contractor be required to perform or coordinate good faith testing for asbestos or other hazardous materials prior to construction?

Answer 5: Thornton is not aware of any hazardous materials or contaminated soils. Contractor shall include costs for a geotechnical report in their design phase price.

Question 6: Please clarify who will be responsible for the costs associated with required special inspections or third-party material testing—will these be covered by the Owner, or should we include them in our proposal?

Answer 6: Costs for special inspections and third-party material testing shall be included in the proposal.

Question 7: Please confirm whether used shipping containers will be acceptable for this project. If so, are there any minimum condition standards or certifications required, given that structural integrity and lifespan can vary significantly between units?

Answer 7: CSC certification is not required. Cosmetic defects will be allowed, but the containers must be watertight, free of rust and mold, with operable hardware. Thornton intends to use this structure for a minimum of twenty-five (25) years.

Question 8: Will a formal bid form be provided for submission? If not, what level of pricing detail is preferred? Would a CSI Division format or line-item breakdown be appropriate?

Answer 8: No formal bid form will be provided. CSI division format is acceptable.

Question 9: Are there any requirements for stormwater management such as gutters, downspouts, or surface drains? Should these be included in our proposal?

Answer 9: The current pavement grading drains away from the pad. Contractor shall maintain current grading after installation. Gutters and downspouts are not preferred, unless required by code.

Question 10: Is the inclusion of a fire alarm system or emergency lighting required as part of this project? How many fire extinguishers should be provided for this building, and what size/type is preferred?

Answer 10: Fire alarm system is not required. Contractor shall provide emergency lighting and fire extinguishers as required by applicable building code.

Question 11: Please provide information on the existing site. Thornton City Crews removed the existing fabric structure and patched asphalt there. What type of structure anchoring supports were removed or were they simply patched over? What lies below these new asphalt patches?

Answer 11: There were cable anchors (4") in the asphalt to tie the previous building down. Thornton crew removed the anchors and patched the hole with asphalt. The crew only removed enough asphalt to pull the cables out and below the ties was asphalt.

Question 12: Has the Thornton Building Dept. done any preliminary review of your proposed structure?

Answer 12: No, the Thornton Building Dept. has not done any preliminary review of the proposed structure.

Question 13: Since no geotechnical report has been provided for this site, though discussion at the pre-bid meeting indicated there was an existing report available from the original fabric structure project, can we agree that all bidders will use a base bid scenario for a geotechnical report? We suggest that the basis for all proposals includes low-to-no swell potential of the existing gravelly/sandy soils with an assumed maximum allowable soil bearing pressure of 3000 psf.

Answer 13: Yes, all bidders shall assume this basis to establish level bids. Contractor shall include costs for a geotechnical report in their design phase price, and different conditions shall be addressed via change order.

Question 14: Where is the existing electrical service, said to be available in the ground pull box, connected? Is it currently metered from that existing secondary service connection?

Answer 14: The existing electrical service is in the electrical room of the adjacent garage building. To level proposals, assume 350ft of wire length.

Question 15: What size is the existing breaker where the in-ground electrical box is connected?

Answer 15: Two circuits--20 amp each--are currently fed to the in-ground electrical box.

Question 16: The new structure will be unheated and uninsulated. Therefore, should we assume that only uninsulated overhead and walk doors will be required?

Answer 16: Yes, doors are not required to be insulated.

Question 17: Please confirm that 12 x 12 overhead door (OHD) size is adequate for this structure.

Answer 17: 14' x 12' is preferred to fit larger equipment if needed.

Question 18: Please confirm that the existing asphalt surface, as it exists, can be used as the finish surface inside and around the outside of the new building structure.

Answer 18: The existing asphalt surface is intended to be used as the finish surface inside and around the outside of the new building structure. Contractor shall include patch back of any asphalt disturbed by foundation installation.

Question 19: Please confirm the base of all perimeter walls will need to be adequately enclosed as to become rodent proof / leak proof.

Answer 19: Yes, the base of all perimeter walls will need to be enclosed as to become rodent and leak proof.

Question 20: There were no concrete aprons at the previous walk door and overhead door locations in the fabric structure. To meet building code(s), the exit doors are to have a minimal sloped landing at each required door location. Will you require any type of minimally sloped apron at the overhead door location(s)?

Answer 20: Provide sloped landings if required by code.

Question 21: Will exterior and/or interior pipe bollards be required at the overhead door location(s)?

Answer 21: Include four (4) bollards at each overhead door: one (1) on each side, inside and outside.

3. The Pre-Proposal Conference Minutes are attached for additional information.
4. The Pre-Proposal Conference Sign-in Sheet is attached for additional information.
5. All other terms and conditions shall remain unchanged except as provided by this Addendum. Proposing firms must acknowledge receipt of this Addendum in their Proposal.

END OF ADDENDUM NO. ONE

DocuSigned by:	
<i>Patrick Hinterberger</i>	7/29/2025
<small>6DA8E284E4154C8...</small>	
Patrick Hinterberger	Date
Contracts Manager	

EXHIBIT C

ADDENDUM NO. ONE

SCOPE OF WORK

City of Thornton

IMC Storage Structure, Project No. 127-25

I. Project Description.

Thornton's Infrastructure Maintenance Building is located at 12450 Washington Street., Thornton, CO 80241. The Infrastructure Department needs an enclosed storage facility to store and maintain various equipment. This will be located behind the building (east) where the old salt storage dome was removed by Thornton. Thornton desires a structure made of shipping containers, placed parallel to each other, with a prefabricated metal roof kit will be built from the top of the containers to create the covered storage space between them. The open ends shall have metal walls, each with an overhead door capable of driving vehicles into and a standard entry door. The interior shall have lighting and convenience outlets per applicable codes.

II. Design Tasks.

As an integral part of the project, the Contractor shall be responsible for the creation, submission and execution of the construction design elements.

- A.** Within sixty (60) Calendar Days after Notice to Proceed. The Contractor shall submit design documents for final approval. It is anticipated Thornton representatives will play an integral part of the Project Team throughout the design process, thus eliminating the need for multiple design submissions. However, the final design will be submitted and approved by Thornton prior to the start of any construction activities.
- B.** Contractor is responsible for designing to the Lump Sum price for construction. In the event the approved design cannot be built within the Lump Sum price, Contractor shall work directly with the Project Manager to either increase the Lump Sum price or reduce project scope to meet the Lump Sum price.
- C.** The Final Design will be submitted via scaled construction drawings stamped by a State of Colorado licensed engineer and submitted to the Building Department for permitting.
- D.** Final Design Specifications for items such as the concrete mix, structure kit, electrical and lighting, paint, etc. shall be included in the Final Design Submission.

- E. Contractor shall be responsible for the development and verification of all safety elements.

III. Required Elements.

A. Site

The site footprint is 90' long by 50' wide asphalt paving. Shipping containers shall be oriented along the long side.



B. Containers

Containers shall be 8' wide and 8' tall and 40' long, with one (1) double-swing door in the long side of the container (inside the storage space). No doors are required at the ends. The Ideal length will be two, 40' long containers set end-to-end on each side. Used containers may be purchased, provided they are certified to manufacturer specifications for new containers.

C. Roof Kit

Roof structure shall be like Trilar Industrial Solutions Kit 2 or approved equal. Roof shall be placed atop the containers, with the ridge running parallel to the containers.

D. Enclosure

The open ends of the structure shall be enclosed with Trilar Industrial Solutions Enclosure Kit #2 or approved equal. The south end of the structure shall have one powered overhead door for equipment, and one standard entry door. The north end of the structure shall be enclosed with no doors.



E. Foundation

The Contractor shall design and install the most cost effective and efficient foundation type to meet the building department requirements.

F. Electrical

There is an existing service that is capped at a box roughly 20 feet from the site. Contractor shall include a new 150 amp panel fed from this service. The building shall contain LED lighting and convenience outlets per code as applicable to a warehouse structure.

IV. Other Elements.

- A.** During the design phase, the Contractor shall perform load analysis and include an applicable foundation.
- B.** The Contractor shall be responsible for all restoration of all existing pavement that is disturbed by foundation installation.
- C.** Thornton will provide the Contractor with all available information regarding subsurface conditions to include a Geotechnical Investigation Report and any known utility locations. However, the Contractor and Designer retain the responsibility for site verification and utility locates as appropriate.
- D.** Contractor shall be responsible for paying and obtaining all permits.

V. Construction.

Upon Acceptance of the Final Design, the Contractor will then be responsible for the construction of all elements per the approved Contract Drawings. Contractor shall be responsible for all aspects of all construction activities.

Project Name: IMC Storage Structure, Project No. 127-25

Pre-Proposal Conference Minutes

Date: July 9, 2025

Time: 9:00 AM

Location: IMC Community Room 130

1. Introductions and Roles/Responsibilities
 - Thornton Staff:
 - PM: Joe Romero
 - CA: Adam Reiner
 - CC:
 - Other: Jim Tully
2. Sign-In Sheet: Crumpton & Associates Architects; Reliant Construction; CG Construction; Novus; Whitestone Construction; Collab Architecture; Bauen Studios; WCC.
3. Proposal Process (CA)
 - Schedule
 - Questions not taken after close of business on July 18, 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 23, 2025. Addenda distributed by Bidnetdirect and COT Website. Prior to submitting Proposal, check Contracts bulletin board to be certain you have received all Addenda.
 - Proposals are due by 3:00 PM, July 29 at Thornton City Hall, 9500 Civic Center Drive, Thornton, CO, or uploaded to Bidnet. Late proposals will not be accepted.
 - Proposals shall be reviewed by the selection committee prior to award.
 - Proposal Form
 - See RFP for specific documents required.
 - 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 process to prevent proposal shopping, except however, Thornton reserves right to reject subcontractors after the Proposal.
 - Acknowledge all Addenda in space provided.
 - Sign and date Proposal.
 - Bid Bond is not required.
4. Project Design Overview (CA or PM and AE)
 - Schedule
 - Notice of Award "NOA" anticipated by August 15, 2025.

- Substantial Completion 180 days from NTP. Liquidated Damages of \$497 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
- Site Conditions
- Plans, Elevations, Details
- Technical Specifications
- Special Considerations, such as work hours, traffic restrictions, safety, etc.

5. Special and General Conditions Review (CA)

- Insurance
 - GC limits \$2M General Liability (Thornton named as additional insured) and \$1M Auto Liability.
- 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

file: **Project Name: IMC Storage Structure, Project No. 127-25**

PRE-BID CONFERENCE MEETING

DATE: JULY 9, 2025 **TITLE:** IMC STORAGE STRUCTURE

BID/PROJECT NO: 127-25 **TIME:** 9:00 AM **CONFERENCE ROOM:** IMC COMMUNITY ROOM 130

NO.	CONTRACTOR / FIRM	E-MAIL	PHONE
1	Crumpton & Associate Architects for WCC.	gerald@crumpton	726 427 5421
2		crumpton and associate architects. com	
3	DAN LEBELLER / RELIANT CONSTRUCTION	DANLE@RELIANT-CONSTRUCTION.COM	303-392-0620
4			
5	RICK YAKISH / CG CONSTRUCTION	rick.cg.construction@outlook.com	303.374.5474
6			
7	Ari Domingo / NOVUS	Ari@novusconstruction.com	720-644-7603
8	Rendon Beckwith White Stone Construction	Rendon@whitestoneconstruction.com	720.402.6200
9	JORDAN LOCKNER / COLLAR ARCHITECTURE	JORDAN@COLLARARCHITECTS.COM	970-715-9907
10	CHAD GREEN / BAUEN STUDIOS	cgreen@bauenstudios.com	303.845.0887
11	WCC DAVID BOE		
12			
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Subject: Complete with Docusign: 127-25 Addend No1

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Certificate Pages: 5

Initials: 0

Adam Reiner

AutoNav: Enabled

9500 Civic Center Drive

Envelopeld Stamping: Enabled

Thornton, CO 80229

Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Adam.Reiner@thorntonco.gov

IP Address: 199.117.212.4

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Location: DocuSign

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Adam.Reiner@thorntonco.gov

Signer Events

Patrick Hinterberger

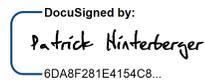
patrick.hinterberger@thorntonco.gov

Sr. Contract Administrator

SHI OBO City of Thornton

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Signature

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Timestamp

Agent Delivery Events

Status

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Intermediary Delivery Events

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Contracts Administration

SSContractsandPurchasing@thorntonco.gov

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Adam Reiner

adam.reiner@thorntonco.gov

Contract Administrator

SHI OBO City of Thornton

Security Level: Email, Account Authentication (None)

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Signature

Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/29/2025 11:08:40 AM
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Signing Complete	Security Checked	7/29/2025 11:31:04 AM
Completed	Security Checked	7/29/2025 11:31:06 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise SHI OBO City of Thornton of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at clerk@ThorntonCO.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to clerk@ThorntonCO.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to clerk@ThorntonCO.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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- You can access and read this Electronic Record and Signature Disclosure; and
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- Until or unless you notify SHI OBO City of Thornton as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by SHI OBO City of Thornton during the course of your relationship with SHI OBO City of Thornton.