ADDENDUM NO. TWO

REQUEST FOR PROPOSALS

IMC STORAGE STRUCTURE

PROJECT NO. 127-25

CITY OF THORNTON, CO

TO: Prospective Proposing Firms and all others concerned

DATE: August 4, 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 proposal due date shall be revised to **3:00 PM, Friday August 15, 2025**.
   B. 'Exhibit C (Addendum No. 1) Scope of Work' shall be deleted and replaced with the attached 'Exhibit C (Addendum No. 2) Scope of Work'.

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

   Question 22: If the full scope described in the Exhibit C is not possible within the $170,000 budget, shall we remove features or submit a proposal exceeding the budget?

   Answer 22: The budget cannot be exceeded. Thornton is looking for the best value within the project budget. If the full scope is not feasible within the budget, the size of the structure or some features may have to be scaled down to meet the budget.

   Question 23: Shipping containers with side doors are only available in 40' lengths in the high cube configuration. These containers are more costly than standard containers. As a potential value engineering option, can we use standard shipping containers with custom-cut side openings finished with metal trim, in lieu of purchasing high-cost side-door containers?

   Answer 23: Custom openings are acceptable, but they must have a roll-up door installed to seal them. Contractor shall determine the cost-benefit of this option in lieu of the high cube containers with the side doors installed.

   Question 24: Are surface-mounted bollards acceptable, or do they need to be embedded in asphalt with concrete footings to achieve a crash-rated installation? Additionally, please confirm your preferred height and

diameter specifications for the bollards.

Answer 24: Bollards are intended to withstand vehicle crashes. Bollards shall be schedule 40 steel pipe, 6" diameter, 36" tall, painted yellow and embedded in concrete.

Question 25: The existing conduit at the pull box is too small to pull a 150A service. Trenching/boring new conduit back to the panel will not be cost-efficient. How shall we proceed?

Answer 25: Utilize the existing circuitry for this project. The 150A service has been removed from scope in this Addendum.

3. 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. TWO

DocuSigned by:
Patrick Hinterberger
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8/1/2025

Patrick Hinterberger — Date
Contracts Manager

EXHIBIT C

(ADDENDUM NO. 2)

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.

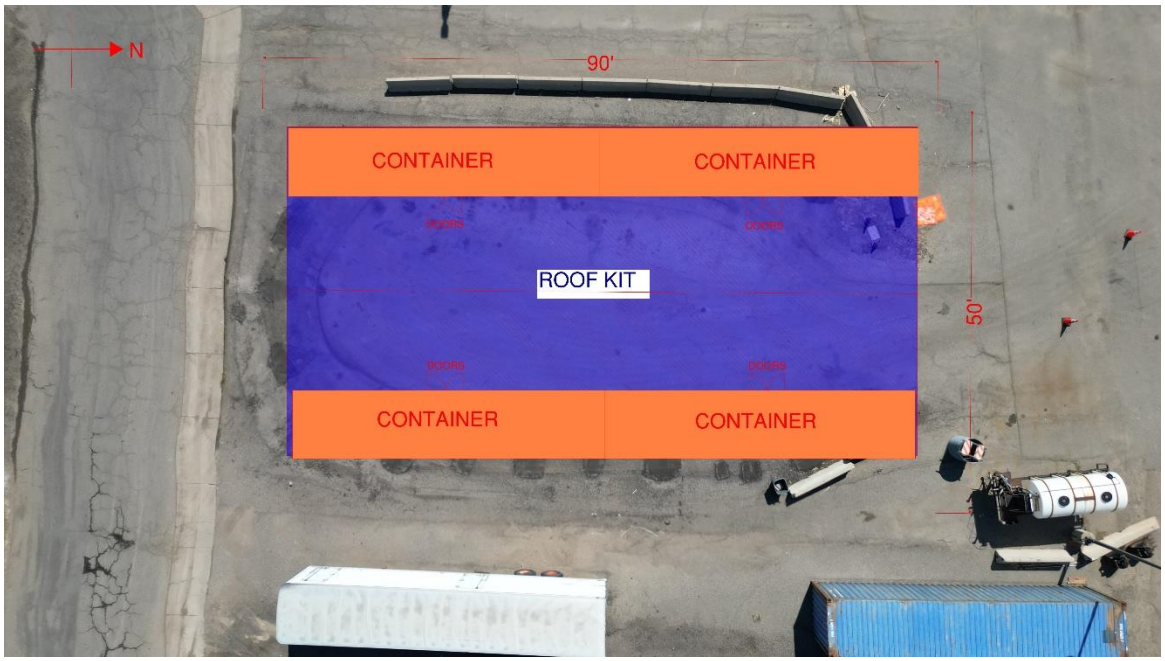
D. Final Design Specifications for items such as the concrete mix, structure kit, electrical and lighting, paint, etc. shall be included in the Final Design Submission.

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

III. <u>Required Elements</u>.

A. Site

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



B. Containers

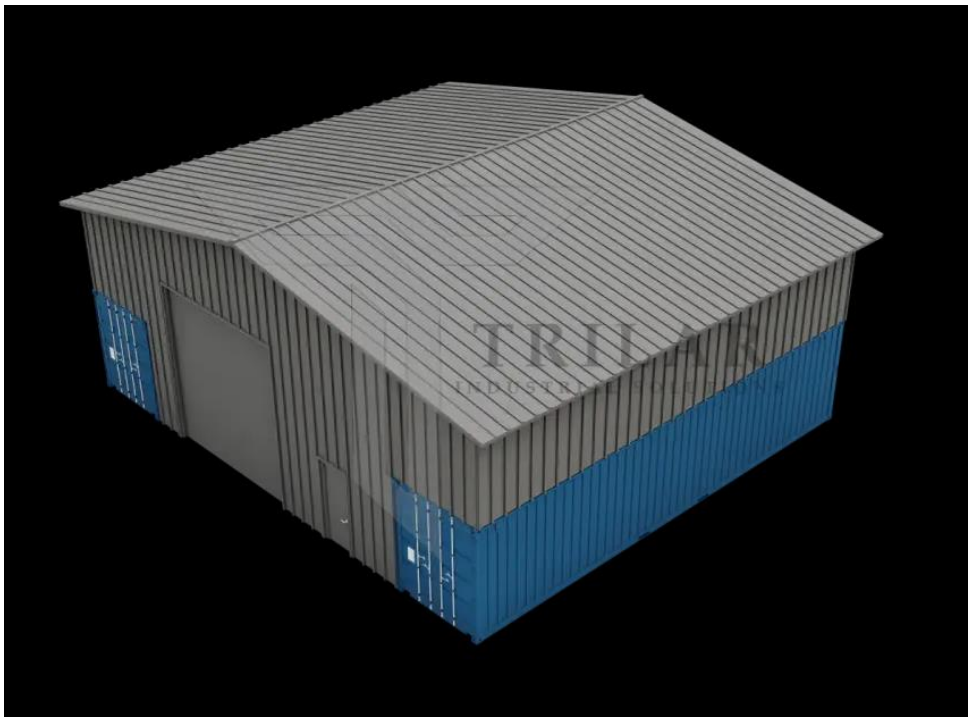
Containers shall be 8’ wide and 8’ tall and 40’ long, with one (1) double-swing door in the long side of the container (inside the storage space). No doors are required at the ends. The Ideal length will be two (2), 40’ long containers set end-to-end on each side. Used containers may be purchased, provided 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.

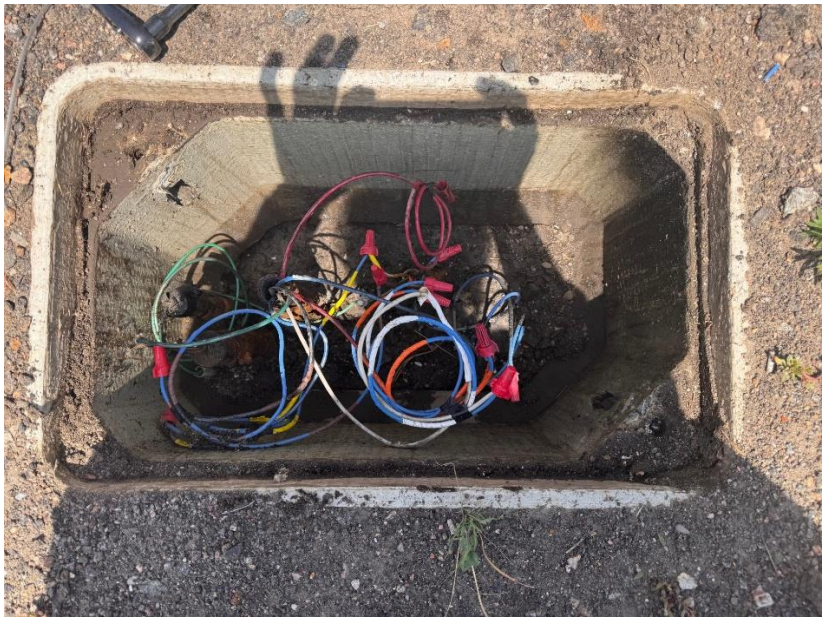


E. Foundation

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

F. Electrical

There are two (2) existing 20-amp circuits capped at a box roughly 20-feet from the site, fed from the adjacent garage building. Contractor shall reuse these circuits. 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.