

**ADDENDUM NO. ONE**

**CHEROKEE STREET TANK PAINTING**

**PROJECT NO. 22-712A**

**CITY OF THORNTON, CO**

TO: Prospective Bidders and all others concerned

DATE: October 16, 2025

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

1. The following shall Add to, Modify, and/or Delete portions of the Project Manual and Drawings for the Project-noted above.

The Project Manual shall be modified as follows and can be found attached to this Addendum:

*The Bid Proposal sheets are modified to change the billable rate for Line Item #5 from Each to Square Feet.*

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

Question 1: "Will the city will take care of draining the tank and any Lock out necessary prior to mobilization?"

Answer 1: Yes. The Tank is currently empty and will remain out of service until the internal coatings are completed.

Question 2: "Who will be performing the coating inspections?"

Answer 2: S&S Coatings, Inc.

Question 3: "Do the existing coatings contain lead?"

Answer 3: No.

Question 4: "What is the desired mobilization date?"

Answer 4: Notice to Proceed is currently planned for mid-November with a project start shortly thereafter.

Question 5: "What is the project budget?"

Answer 5: The estimated bid range is \$500,000 to \$2,000,000

Question 6: "Is the Plan Holders List available?"

Answer 6: Yes. Contractors may obtain the list through the [www.BidnetDirect.com](http://www.BidnetDirect.com) website.

Question 7: "What are the project's bonding requirements?"

Answer 7: A 5% Bid Bond is required with the submission of the bid. After award, the winning Contractor will be required to furnish a Performance Bond and a Material & Labor Payment bond, both for 100% value of the award.

Question 8: "What is the planned access point for man lifts?"

Answer 8: Contractors may create an access point at the previous access point by cutting the welds. That access point is approximately 10-foot by 10-foot.

Question 9: "Is water available on-site and can the tank drain be utilized for water drainage?"

Answer 9: No. Contractor's may use a hydrant approximately 325 feet away from the project site and a discharge site approximately 500 feet away. Contractors will be responsible for moving the water to and from the supply and discharge points. Contractors shall coordinate with the City of Northglenn representatives prior for access to the supply and discharge points.

Question 10: "Can you please clarify the intention of Line Item # 5 on the bid sheet?"

Answer 10: The Unit of Issue for Line Item # 5 should be "square feet", not Each. Please see the revised Bid Proposal Sheets included in this addendum.

Question 11: "What is the project timeline?"

Answer 11: The Project's allowed duration is currently 100 Calendar Days from Notice to Proceed. However, the entire project must be completed and the tank returned to service no later than May 1, 2026.

Question 12: "Who will be responsible for final sanitation of the tank prior to being put in use?"

Answer 12: The Contractor will be responsible for final cleanup and sanitation of the tank.

Question 13: "The specifications state the temperature must be 55F and rising to apply the new coating. Will the City make exceptions for cold weather work?"

Answer 13: The City will consider exceptions to the temperature requirements provided the application is in accordance with the paint manufacturer's recommendations.

Question 14: "Are the load ratings for the rafters known?"

Answer 14: No. However, the roof is considered to have a load rating for 30 psf.

Question 15: "Does the tank include a 'painter's ring'?"

Answer 15: No. Not to the City's knowledge.

Question 16: "Will the local landfills accept the Polyurea waste?"

Answer 16: The City does not know what waste will be accepted by local landfills. Contractor's are responsible for determining the appropriate waste methods.

Question 17: "Is dry-blasting of the tank internals to create profiles allowed?"

Answer 17: Yes. Dry-blasting to create surface profiles is allowed. However, Contractor's should be aware dry-blasting to remove the polyurea coating is not recommended.

Question 18: "How can bid documents be obtained?"

Answer 18: All bid documents can be found on [www.BidnetDirecct.com](http://www.BidnetDirecct.com) website under the solicitation documents section or the COT website.

3. The Pre-Bid Conference Attendee list is provided for general information.

- Paul Morris – City of Thornton
- Mark Mazzucco – City of Thornton
- Adam Teunissen – JVA Engineering
- Stephen Bazant – TMI Coatings
- Brian Collins – Coblaco Services
- Eric Thaldorf – PPS
- Jarin Mandros – Mandros Painting
- Terrence McCarthy – Mistras Group
- Mark Schmitz – S&S Coating Services
- Christian Shanley – QualCorr
- Chrostopher Shealy – QualCorr
- Amber Coombes – Wall Coating Systems, Inc.
- Ford Ayat – Wall Coating Systems, Inc.
- Andrew Richardson – Swedish Industrial Coatings
- Jon Ladja – Earth Saving Solutions
- Jonathan Camping - RMI

4. This Addendum becomes part of the Contract Documents. All other conditions and requirements of the Contract Documents will remain unchanged. Receipt of this Addendum must be acknowledged in the space provided on the Bid Proposal Form in the Project Manual.

**END OF ADDENDUM NO. ONE**

DocuSigned by:

*Patrick Hinterberger*

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10/16/2025

Patrick Hinterberger  
Contracts Supervisor

Date

**BID PROPOSAL**  
**CHEROKEE STREET TANK PAINTING**  
**PROEJCT NO 22-712A**

**To: City of Thornton**  
**Attention: Contracts and Purchasing Director**  
**9500 Civic Center Drive**  
**Thornton, Colorado 80229**

The undersigned Bidder, having examined the Specifications, Drawings, and all other documents contained in the Contract Documents, and having examined the Project site where the Work is to be performed, and having familiarized itself with all local conditions affecting the Work and having knowledge of the cost of Work, hereby proposes to execute and perform the Contract set forth in these Contract Documents, of which this Bid Proposal forms a part, and shall do the Work therein described in accordance with the terms and conditions therein set forth, and shall furnish all required labor, Materials, Equipment, tools, Construction Equipment, transportation and services for said Work, and shall pay all applicable fees, permits, taxes, and other incidental costs, all in strict conformity with the Contract Documents, for an amount computed upon the basis of the quantity of Work actually performed at the Bid Proposal prices provided below.

It is understood that any listed quantities of Work to be performed at Unit Prices, except those items specified to be paid at plan quantity, are approximate only and are intended principally to serve as a guide in evaluating Bid Proposals, and the Work will be paid by measuring actual quantities and multiplying the actual quantity by the agreed upon Unit Price. Listed quantities of Work specified to be paid at plan quantity are given as a convenience to assist the Bidder during the bid process and are approximate only, and both Bidder and Thornton agree that regardless of the actual final in place quantity the items of Work specified to be paid at plan quantities will not be measured for payment, and payment will be made based on the plan quantity specified multiplied by the agreed upon Unit Price.

It is further agreed that any quantities of Work to be performed and Material to be furnished at Unit Prices may be increased or decreased as may be considered necessary, in the opinion of Thornton, to complete the Work fully as planned and contemplated and that all quantities of Work or Materials, whether increased or decreased, are to be performed at the Unit Prices set forth in the Bid Proposal, except as provided for in the General Conditions.

It is further agreed that any Lump Sum Prices may be increased to cover Changed or Extra Work ordered by Thornton, but not shown on the Drawings or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of Work so ordered.

It is further agreed that any combination of Unit Prices and Lump Sum Prices contained in the Bid Proposal, as applicable, may be used by Thornton to price Changed or Extra

Work regardless of the scope or quantity of the change, except as may be otherwise provided for in the General Conditions.

By submitting this Bid Proposal, the Bidder acknowledges its understanding that the Bid process is solely intended to serve the public interest, in achieving the highest quality of services and goods at the lowest price and that no right, interest, or expectation shall vest or inure to the benefit of a Bidder as a result of any reliance or participation in the process. In submitting this Bid Proposal, it is understood that the right is reserved by Thornton to reject any or all Bid Proposals and waive informalities or irregularities in Bid Proposals.

The undersigned further agrees, if awarded the Contract for the Work included in this Bid Proposal, to begin and to complete the Work contemplated in accordance with all the conditions set forth in the Contract Documents.

The undersigned has carefully checked the Unit Prices, Lump Sum Prices, and Extended Prices inserted by it and understands that they are the Bidder's sole responsibility and that Thornton will not be responsible for any errors or omissions on the part of the undersigned Bidder in preparing this Bid Proposal.

The undersigned certifies that this Bid Proposal is genuine, not collusive, or made in the interest or behalf of any person not named as provided in the Instruction to Bidders and that the undersigned has not, directly or indirectly, induced or solicited any other Bidder, or induced any other person, firm or corporation to refrain from submitting a Bid Proposal, and the undersigned has not in any manner sought by collusion to secure for itself an advantage over any other Bidder.

The undersigned has attached a certified check without endorsement or conditions, payable to the City of Thornton, in the sum of five percent (5%) of the Bid Proposal, drawn on a bank which is a member of Federal Reserve System or which is a member of the Federal Deposit Insurance Corporation, or attach a cashier's check for five percent (5%) of the total Bid Proposal amount, or attach a Bid Bond written by a surety company approved by Thornton and listed in the most recent Federal Register Circular 570 or having a current Best's rating of A or better for five percent (5%) of the total Bid Proposal amount.

It is expressly understood that the check or bond is given as security and as a guarantee that the Bidder will, if awarded the Contract, timely execute the Contract, furnish an acceptable Performance Bond and Labor and Material Payment Bond on the forms included in the Contract Documents if required, furnish the required insurance, and furnish the other documents required by the Contract. The undersigned expressly acknowledges that the amount thereof represents the agreed damages that Thornton will sustain if the Bidder fails or refuses to execute and deliver within ten (10) Calendar Days from and including the date of the Notice of Award, the Contract, the required Performance Bond and Labor and Material Payment Bond, the required insurance, and the other documents required by the Contract, in which event said check or bond shall be immediately payable to and retained by Thornton.

The Bidder grants Thornton the right to hold the lowest three (3) Bid Proposals received, together with the accompanying Bid Proposal securities, for a period of sixty (60) Calendar Days after the date of submission of the Bid Proposals and to delay Notice of Award until the end of such time period.

The undersigned Bidder further grants Thornton the right to award this Contract on the basis of any possible combinations of base Bid Proposal and add or deduct alternate(s), if any, that best suits Thornton's needs.

The undersigned Bidder further agrees to furnish to Thornton all such information and data deemed by Thornton to be necessary to determine the ability of Bidder to perform the Work, and within two (2) Business Days of Bid Proposal submission, shall provide Thornton a completed Reference Authorization and Release Form, a copy of which is included herein.

The Bidder's attention is directed to the fact that all applicable state and federal laws, county and city ordinances, licenses and regulations of all authorities having jurisdiction over the Project shall apply to the Contract throughout, and they will be deemed to be included in the Contract the same as though herein written out in full.

The undersigned Bidder acknowledges that the City of Thornton Charter Section 7.4 prohibits Thornton from making Contracts with firms which employ certain relatives of Thornton employees unless the City Council determines that the making of such a Contract is in Thornton's best interest. For the purposes of this Charter Section, relative shall include domestic partners. The undersigned Bidder attests to the following:

No City Council Member, member of a board or commission, Municipal Judge, City Manager, City Attorney, or employee of the City of Thornton or any such person's family member, domestic partner, or person assuming a relationship being the substantial equivalent of the above, has an existing or pending, direct or indirect, financial, pecuniary or personal interest in the Bidder or with this Invitation for Bid Proposals, except as follows (list, if none state "None"): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned Bidder acknowledges the following Addenda (if none, so state):

Addendum #	Dated	Initial
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Bidder expressly agrees to the following provisions:

- A. That the Bid Proposal stated shall include the utilization of the Subcontractor(s) and Supplier(s) listed in the List of Subcontractors/Suppliers below.
- B. That the Subcontractor(s) and Supplier(s) listed below shall not be changed by the Bidder unless the Subcontractor(s) or Supplier(s) are unable to perform due to bankruptcy, labor strikes, or termination of business by the Subcontractor(s) or Supplier(s).
- C. That any Subcontractor(s) and Supplier(s) shall be subject to Thornton's approval.

List below any Subcontractor(s) and Supplier(s) whose contract(s) exceeds ten thousand dollars (\$10,000).

	SUBCONTRACTOR/SUPPLIER	TYPE OF WORK
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____

Attach additional sheet if more space is needed.

## SCHEDULE OF CONTRACT PAY ITEMS AND PRICES CHEROKEE STREET TANK PAINTING, PROJECT NO. 22-712A

No.	Description	Unit	Qty	Unit Price	Cost
1	Mobilization	LS	1	\$	\$
2	Bonds and Insurance	LS	1	\$	\$
3	Doorsheet Removal / Reinstall	LS	1	\$	\$
4	MFL Floor Scan	LS	1	\$	\$
5	Floor Welding Repairs	SF	100	\$	\$
6	Existing Polyurea Coating Removal	LS	1	\$	\$
7	Blast and Paint Interior	LS	1	\$	\$
8	Cathodic Protection System Modifications	LS	1	\$	\$
<b>TOTAL</b>					<b>\$</b>

Indicate if you are claiming eligibility for Local Vendor Consideration by checking below, and if so, supply the required documentation.

Yes, Bidder claims eligibility for Local Vendor Consideration.

No, Bidder does not claim eligibility for Local Vendor Consideration.

Total Bid Proposal \_\_\_\_\_ Dollars  
(Words)

\_\_\_\_\_ Cents  
(Words)

\$ \_\_\_\_\_  
(Numerals)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Firm Name: \_\_\_\_\_

Authorized Signer (Print Name): \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Bidder's Legal Status: \_\_\_\_\_

State of Organization: \_\_\_\_\_

Firm's Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Witness: (Attest and Seal if Bid Proposal is by Corporation)

\_\_\_\_\_