

ADDENDUM NO. ONE

REQUEST FOR PROPOSALS

**GENERAL MECHANICAL/HVAC PREVENTIVE MAINTENANCE AND
CONSTRUCTION SERVICES ON-CALL**

PROJECT NO. 302-25

CITY OF THORNTON, CO

TO: Prospective Proposing Firms and all others concerned

DATE: December 2, 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. Proposals will be received until **5:00 p.m.**, local time, **December 12, 2025**
 - B. EXHIBIT A – SERVICE PROVIDER’S SCOPE OF WORK shall be deleted and replaced with EXHIBIT A – SERVICE PROVIDER’S SCOPE OF WORK (ADDENDUM NO. ONE)
 - C. EXHIBIT C – SCHEDULE OF CHARGES shall be deleted and replaced with EXHIBIT C – SCHEDULE OF CHARGES (ADDENDUM NO. ONE)
 - D. EXHIBIT F – FACILITIES EQUIPMENT LIST shall be included in the General Service Agreement.
2. The following questions and answers are provided for additional clarification to the RFP.

Question 1: Will Thornton be providing the boiler maintenance and chiller maintenance kits for all equipment?

Answer 1: The City of Thornton will provide the boiler maintenance and chiller maintenance kits for all equipment.
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

Patrick Hinterberger
Contracts Manager

Date

Project Name: General Mechanical/HVAC Preventive Maintenance and
Construction Services On-Call, Project No.: 302-25

Pre Proposal Conference Minutes

Date: Nov 19, 2025
Time: 9:00 AM
Location: CH Council Conference Room

1. Introductions and Roles/Responsibilities
 - Thornton Staff:
 - PM: Jim Tully, Building Maintenance Supervisor
 - CA: Adam Reiner, Contract Administrator
 - Other: Walter Schulenberg, Gabriel Alatorre, Gilbert Arellano, Building Maintenance
2. Sign-In Sheet: Mandatory
3. Bid Process (CA)
 - Schedule
 - Questions not taken after close of business on November 25. Questions must be emailed to adam.reiner@thorntonco.gov. Answers to all questions received before deadline will be answered in Addendum.
 - 1st Addendum tentatively scheduled for issue on December 2. Addenda distributed on BidNet and Thornton Website. Prior to submitting Bid, check Contracts bulletin board to be certain you have received all Addenda.
 - Proposals due before 5:00 PM, December 5 at City Hall 2nd floor office of Contracts Manager (Support Services), or uploaded to BidNet. Late bids will not be accepted.
 - Proposals will be evaluated by the selection committee.
4. Scope of Work
 - Scheduled Preventive Maintenance
 - Emergency On-Call Tasks
 - Competitive Bid Tasks
5. Site/Facility Tour
 - City Hall, 9500 Civic Center Drive
 - Justice Center, 9551 Civic Center Drive
 - Mcallister Park, 750 W 96th Ave
 - Fire Station #2, 9667 Huron St
 - Thornton Water Treatment Plant, 920 Thornton Parkway
 - Arts and Culture Center, 9209 Dorothy Blvd
 - Community Connections, 9471 Dorothy Blvd
 - Zone 2 , 3 Pump station, 1000 Thornton Parkway
 - Community Building, 2141 E. 95th Ave.

- Community Center, 2211 Eppinger Blvd
- Fire Station #1, 2300 Thornton Parkway
- MSC, 8651 Colorado Blvd
- Wes Brown Water Treatment Plant, 3651 E. 86th Avenue
- Police Training Center, 9000 Colorado Blvd
- East Cooley Pump Station, 9800 McKay St
- Margaret Carpenter Recreation Center , 11151 Colorado Blvd
- Active Adult Center – 11181 Colorado Blvd
- Fire Station #3, 11257 Birch Dr.
- Fire Station #5, 14051 Colorado Blvd
- 3A Pump Station, 14055.5 Colorado Blvd
- Hilltop Repeater Station – 4500 140th Ave Trailwinds
- Holly St Pump Station, 12663 Holly St
- Thornton Public Safety Facility - 13150 Quebec Street
- Tuscon Rogers pump station, 13600 East 168th Ave
- Hammer Pump Station, 14790 Riverdale Road
- Fire Station #8, 15343 Monaco St
- Big Dry Creek Lift Station, 16400 Colorado Blvd
- Fire Station #7, 15705 York St
- Thorncreek Golf Course, 13555 N. Washington St
- Fleet Maintenance Facility – 1330 East 126th Ave
- IMC Complex, Admin Building and WVS Building – 12450 Washington St.

file: General Mechanical/HVAC Preventive Maintenance and Construction Services On-Call, Project No.: 302-25

PRE-PROPOSAL CONFERENCE

DATE: Nov 19, 2025 **TITLE:** General Mechanical/HVAC Preventive Maintenance and Construction Services On-Call

BID/PROJECT NO: 302-25

TIME: 9:00 am **CONFERENCE ROOM:** City Hall Council Conference Room

NO.	CONTRACTOR / FIRM	E-MAIL	PHONE
1	Colorado Mechanical Systems (CMS)	ckirk@coloradomech.com	303-495-8420
2	Colorado Mechanical Systems	jkemper@coloradomech.com	720-215-2615
3	UPM Mechanical	Cherman.P@upmmechanical.com	720-441-8113
4	Colorado Chiller Services	Dave@coloradochillerservices.com	303-638-2931
5	US ENGINEERING	collin.newton@use.com	720 814-0883
6	US Engineering	justin.cahorn@usenrby.com	303 817 9594
7	RK Service	Anthony.Stallings@rk-service.com	719-357-0423
8	RK Service	Kevin.Morgan@rk-service.com	3621-6173
9	MTECH	cole.charlesworth@mttech.com	720.694.7647
10	Johnson controls	stephan.legarburd@jci.com	720-902-2985
11	Tim Steakley	Timothy.Steakley@rk-service.com	303 476-8343
12	Nate Diller	natediller@dillermechanical.com	970-397-8362
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