

ADDENDUM NO. THREE
REQUEST FOR PROPOSALS
THORNTON WATER TREATMENT PLANT SOLAR
PROJECT NO. 22-40
CITY OF THORNTON, CO

TO: Prospective Proposing Firms and all others concerned

DATE: December 16, 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 Contract Time is hereby revised. Contractors shall obtain Substantial Completion within **one hundred fifty (150) Calendar Days** from Notice to Proceed. Delays due to Xcel or permitting outside of the control of the Contract will be treated as Excused per General Condition III.J.

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

Question 1: Does City of Thornton have any preference for a roof or ground mount system?

Answer 1: No, we are looking for the most optimized system cost to production with the 460kW to 520kW system desired.

Question 2: Should the contractor propose maximum system size for the roof first and only proceed to ground mount if the roof cannot meet the requirement? Or Should the contractor propose maximum system size for the ground mount first and only proceed to roof if the ground mount cannot meet the requirement?

Answer 2: See answer to Question 1.

Question 3: Can you identify which areas are available for ground mount solar installation?

Answer 3: Area just north of the treatment plant as shown during the site visit.

Question 4: The City has mentioned in the RFP that it anticipates the system size to be between 460 kW to 520 kW based on available space. Should the contractor stop at 520 kW or should they propose a system size larger than 520 kW if they believe a larger system size can be accommodated given the available roof and ground area?

- Answer 4: For the purposes of this bid, please just provide between the desired system size.
- Question 5: Are there any other criteria for determining the maximum system size than available space (i.e. desired annual energy production or a maximum DC system size)?
- Answer 5: See answer to question 4.
- Question 6: What weightage will the City use for evaluation criteria?
- Answer 6: Thornton does not set weightage for evaluation criteria.
- Question 7: If one contractor submits 460 kW system and another 520 kW system, their total system price and total energy, etc. will be appreciably be different. How will the City evaluate the pricing for such competing proposals when they are not apples to apples (i.e. when there is no fixed system size or fixed energy output that everyone is designing to)?
- Answer 7: Thornton will evaluate the entirety of the information submitted by Contractors.
- Question 8: Can you provide the As-Built or construction drawings (especially the roof drawings showing structural, elevation, and installation detail and the electrical drawings showing single line diagram from the utility meter to the main switchgear)?
- Answer 8: See Addendum No. Two.
- Question 9: Can you provide pictures of the switchgear including nameplate, main breaker, sub-breakers, spare locations?
- Answer 9: See Addendum No. Two. Some information has been retained for security purposes but can be shared with the awarded Contractor.
- Question 10: Can the contractor utilize open cut trench for electrical conduit to the main switchgear?
- Answer 10: No trenching allowed in paved areas.
- Question 11: What are City's requirements for integrating the generator with the newly proposed solar system?
- Answer 11: Contractor shall not integrate proposed solar with existing generator.
- Question 12: Does the City have any monitoring requirements for solar?
- Answer 12: Contractor shall provide ability to monitor solar production on a remote desktop computer.
- Question 13: What is the roofing type, manufacturer and product installed?
- Answer 13: This information will be available to awarded Contractor.
- Question 14: What is the age of the current roof?
- Answer 14: Building was opened in 2021 with new roof.

Question 15: Can you provide the contact information for the roofing contractor who installed the roof?

Answer 15: This information will be available to awarded Contractor.

Question 16: Is the roof under warranty? If so, how many years are left on the warranty?

Answer 16: Yes. Further information will be available to awarded contractor.

Question 17: Does the City have any waiver for permit fees or should the contractor include permit fees in their proposal?

Answer 17: See page 59 of the RFP, General Condition III.N.4. "...no charge to Contractor for these City of Thornton Permits."

Question 18: Does the proposal require a Bid Bond or Bid Guarantee?

Answer 18: No Bid Bond required.

Question 19: Under Project Objectives, the RFP states, "Maximize solar energy generation at the TWTP within site and budget constraints." What is the City's budget for this project?

Answer 19: Approved budget is over \$2.5 Million.

Question 20: Assuming availability of the space, should the contractor exceed 520 kW DC system size to maximize energy generation at the TWTP?

Answer 20: For the purpose of this RFP, just provide 460-520kW bid.

Question 21: Will this be governed by a Davis Bacon / prevailing wage? If so, can you provide the applicable wage determination sheet or a link to one?

Answer 21: No.

Question 22: Is the City exempt from sales tax for this installation?

Answer 22: See page 103 of the RFP, General Condition XXII.D.1-2. This project is exempt from Colorado State and Thornton sales and use taxes on materials and equipment to be permanently incorporated into the Work.

2. The Pre-Proposal Conference Sign-in Sheet is attached for additional information.
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. THREE

DocuSigned by:
Patrick Hinterberger
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12/16/2025

Patrick Hinterberger
Contracts Supervisor

Date

PRE-CONSTRUCTION MEETING

DATE: December 10, 2025 TITLE: Thornton Water Treatment Plant Solar

BID/PROJECT NO: 22-40 TIME: 10am CONFERENCE ROOM: TWTP

NO.	CONTRACTOR / FIRM	E-MAIL	PHONE
1	Patrick Hinterberger/COT	Patrick.hinterberger@ThorntonCO.gov	303-538-7648
2	Lucas Lupo / Douglass Colony Group	llupo@douglasscolony.com	303-807-7608
3	Cody Sampson / Apollo Solar Energy		720-568-8787
4	Jon Pomas / Sandbox Solar	jon.pomas@sandboxsolar.com	970-966-0133
5	Danny Weaver / Sandbox Solar	DannyWeaver@sandboxsolar.com	970-217-9653
6	Kevin Horton / Remove and Replace Solar	kevin@rrsolar.com	(720) 710-1995
7	Joe Campbell "	joe@rrsolar.com	303-349-9667
8	Mark Pain	mark@rrsolar.com	
9	MARK MAZZUCCO		
10	Joni Zimmerman / Solon	joni.zimmerman@solonamerica.com	303-585-1025
11	Ryan Simmons - Active Energies Solar	ryan@activeenergies.com	970-401-2102
12	Brandon Atrol - Solarise Solar	batrol@solarisesolar.com	719-201-0504
13	Jesse Baldwin - Solarise Solar	j.baldwin@solarisesolar.com	218.370.0889
14	Daniel Barham / Freedom forever Solar	dbarham@freedomforever.com	469-620-2142
15	MATT McNEANEY - CIRCUITS ENERGY SOLUTIONS	MATTM@CIRCUITS.CO	303-725-1943
16	Rick Solner - Spear C&I	rick.solner@spearcommercial.com	512-484-1392
17	Karthik Reddy - Ecolectrics	Karthik@ecoelectrics.com	601-942-0366

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NO.	CONTRACTOR / FIRM	E-MAIL	PHONE
1	Patrick Hinterberger/COT	Patrick.hinterberger@ThorntonCO.gov	303-538-7648
2	Arturo Lefevre / Spear	arturo arturo.lefevre@spearcommercial.com	303 862 1866
3	Nathan 1st light	Nhuges@1stle.com	720-425-9501
4	Rick DeFino / Vanguard Solar Services	rick@vanguardsolarservices.com	720 731 2007
5	Greg Pitts / Vanguard Solar Services	greg@vanguardsolarservices.com	(720) 731-2001
6	Jatze Swingen / Vanguard Solar Services	jatze@vanguardsolarservices.com	720-319-9539
7	Nick Hirsch / Draco Solar	Nick@Draco.Solar	970-518-1730
8	Alex Falconburg - Apollo Solar Energy	alex@harnessoursun.com	720-230-6686
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Certificate Of Completion

Envelope Id: 825C3FB6-B12B-4025-BAB2-7646B90B143C
 Subject: Complete with Docusign: 22-40 Addend No3 12-16-25.pdf
 Source Envelope:
 Document Pages: 5
 Certificate Pages: 1
 AutoNav: Disabled
 Envelopeld Stamping: Disabled
 Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Status: Completed
 Envelope Originator:
 Patrick Hinterberger
 9500 Civic Center Drive
 Thornton, CO 80229
 Patrick.Hinterberger@ThorntonCO.gov
 IP Address: 199.117.212.4

Record Tracking

Status: Original
 12/16/2025 4:50:01 PM
 Holder: Patrick Hinterberger
 Patrick.Hinterberger@ThorntonCO.gov
 Location: DocuSign

Signer Events

Patrick Hinterberger
 Patrick.Hinterberger@ThorntonCO.gov
 Sr. Contract Administrator
 SHI OBO City of Thornton
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

 6DA8F281E4154C8...
 Signature Adoption: Pre-selected Style
 Using IP Address: 199.117.212.4

Timestamp

Sent: 12/16/2025 4:50:14 PM
 Viewed: 12/16/2025 4:50:19 PM
 Signed: 12/16/2025 4:50:33 PM
 Freeform Signing

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/16/2025 4:50:14 PM
Certified Delivered	Security Checked	12/16/2025 4:50:19 PM
Signing Complete	Security Checked	12/16/2025 4:50:33 PM
Completed	Security Checked	12/16/2025 4:50:33 PM
Payment Events	Status	Timestamps