

ADDENDUM NO. ONE
REQUEST FOR PROPOSALS
CITY HALL GLAZING REPLACEMENT
PROJECT NO. 340-24
CITY OF THORNTON, CO

TO: Prospective Proposing Firms and all others concerned

DATE: March 3, 2026

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

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

Question 1: "Must the dumpster and lifts need to be inside the staging area?"

Answer 1: Yes, all contractor materials and equipment must be staged inside the staging area when not in use.

Question 2: "In the General Conditions - Section 3 - Contractors Roles, Responsibilities (G) pg.48 - What kind of testing are you specifically looking to test for the Atrium and Ribbon Windows? Simple Hose Water Test AAMA 501.2? Is there a pre-test before work is performed and a test after work is performed?"

Answer 2: Specific testing requirements are not included in the RFP. Please refer to Specification Section 08 81 00 GLASS GLAZING, included in the RFP. Contractor's suggested testing will be considered in evaluation of proposals.

Question 3 "The 2 glass manufactures came back and said that the glass type in spec isn't available to produce. Both vendors (Oldcastle and Trulite) only produce the Guardian SunGuard SNR 35 on the #2 surface on Crystal Grey glass. They do not produce it in the standard Grey glass. Looks like this be acceptable through the submittal process?"

Answer 3: Thornton will consider other glass aesthetics, provided glass meets or exceeds the specified performance requirements. Include substitute product data in proposal. Note: Thornton may ask for samples upon further evaluation of proposals.

Question 4: "In the Glazing Specs 1.08 Project/Site Conditions (A) it mentions that glass products need to be installed above 40 degrees. Will this project only go in time of year where ambient air is above 40 degrees for the to install glass products?"

Answer 4: Notice of Award is intended by April 1, 2026, with installation anticipated sometime after then. Meeting temperature criteria is not anticipated to be a problem. Note: Vendor shall provide schedule that includes product lead times for evaluation. Thornton does not intend to waive the temperature requirement.

Question 5: "What is the roof access?"

Answer 5: Stairs lead to a roof access door.

Question 6: "Can the scaffolding sub-contractor erect scaffolding on the outside of atrium during the day and once erecting is complete then work at night for the glass replacement? Is Colorado Scaffolding (Subcontractor) in reasonable objection by Thornton?"

Answer 6: Scaffolding will be allowed outside of atrium. Submit scaffold plan and vendor in proposal.

Question 7: "Will desk and office equipment be removed or moved back 3'ft-5'ft back for window access by others during the ribbon window replacements?"

Answer 7: Yes, provided advanced scheduled is coordinate by contractor and Thornton.

- 2. The Pre-Proposal Conference Minutes are attached for additional information.
- 3. The following Vendors have been approved to submit proposals on this Project, having attended at least one (1) Pre-Bid or Pre-Proposal Conference:

- Horizon Glass
- Whitestone Construction
- Element 13 Facades
- Calahan Construction
- Colorado Commercial Glazing
- Weaver Construction
- Ken Caryl Glass

- 4. 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:
Patrick Hinterberger 3/3/2026
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 Patrick Hinterberger Date
 Contracts Supervisor

Project Name: City Hall Glazing Replacement Project No. 340-24

Pre Proposal Meeting Agenda

Date: February 10, 2026
Time: 1:00 PM
Location: CH Training Room

1. Introductions and Roles/Responsibilities
 - o Thornton Staff:
 - PM: Jim Tully
 - CA: Adam Reiner
 - CC: Gilbert Arellano, Gabriel Alatorre
2. Sign-In Sheet: mandatory
3. Proposal Process (CA)
 - o Schedule
 - Questions or substitution requests deadline is 4:00 PM on Jan February 24. Email to adam.reiner@thorntonco.gov. Answers to all will be answered in Addendum.
 - 1st Addendum tentatively scheduled for issue on March 3. Addenda will be posted to BidNet and Thornton website. Prior to submitting Bid, check to be certain you have received all Addenda.
 - Proposals due 4:00 PM, March 6 at City Hall 2nd floor office of Contracts Manager (Support Services) or on Bidnetdirect. Late bids will not be accepted.
 - o Proposal Form
 - Follow instructions closely. Include the following:
 - EXHIBIT 1, ACCEPTANCE OF CONDITIONS STATEMENT
 - EXHIBIT D, SECHEDULE OF PAY ITEMS AND PRICES
 - EXHIBIT E, CONTRACTOR'S SUBCONTRACTOR LISTING
 - EXHIBIT 3, REFERENCE AUTHORIZATION AND RELEASE FORM
 - Provide written narrative of means & methods
 - Provide draft schedule
 - Five references for similar projects.
 - Financial information
4. Project Overview
 - o Award
 - Notice of Award "NOA" anticipated by March 30, 2026
 - Contract will be sent for signature after receipt of contractor bonds & insurance.

- Kickoff meeting and NTP will be scheduled after execution.
 - Substantial Completion within 130 days from NTP. Liquidated Damages of \$497 per day for each Calendar Day not substantially complete.
- Permits
 - N/A
 - Construction
 - Means and methods of installation shall be by Contractor.
 - Contractor shall be responsible for all field measurements prior to ordering glass.
 - Contractor shall provide CPM schedule to Thornton within 30 days of NOA. This schedule shall show anticipated dates when windows will be worked on each floor, so Thornton office staff can plan.
 - City hall is open to the public from 8:00 AM to 5:00 PM.
 - Ribbon windows may be installed from inside or outside the building during public hours, with prior coordination with Thornton.
 - Atrium cannot be closed during public hours. If working during normal hours, contractor shall provide all public protection while working on these areas, or plan to do these after hours (after 5:00 pm on M, W, Th, F, or any time on the weekend. No afterhours work allowed on Tuesdays.
 - Whether providing protection or paying costs for after-hours labor, these costs shall all be included in bid.
 - All lifts and hoisting shall be included in bid.
 - No glazing panels shall be removed that cannot be reinstalled the same day.
 - Parking & Staging – contractors may place storage containers in North parking lot. Contractor is responsible for security of all stored materials.
 - Insurance & Bonds
 - GC limits \$2M/\$5M General Liability (Thornton named as additional insured) and \$1M Auto Liability.
 - Builders risk not required.
 - Performance & Payment Bonds at 100% of contract value.

6. Site/Facility Tour

file: City Hall Glazing Replacement, Project No. 340-24

Certificate Of Completion

Envelope Id: EBB6823B-22BA-4758-A8EA-86F821906972	Status: Completed
Subject: Complete with Docusign: 340-24 Addend No1 3-3-26.pdf, 340-24 prebid minutes 2-10-26.pdf	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Adam Reiner
Time Zone: (UTC-07:00) Mountain Time (US & Canada)	9500 Civic Center Drive
	Thornton, CO 80229
	Adam.Reiner@thorntonco.gov
	IP Address: 199.117.212.4

Record Tracking

Status: Original	Holder: Adam Reiner	Location: DocuSign
3/3/2026 11:08:35 AM	Adam.Reiner@thorntonco.gov	

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:
Patrick Hinterberger
6DA8F281E4154C8...
Signature Adoption: Pre-selected Style
Using IP Address: 73.229.51.84

Timestamp

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Viewed: 3/3/2026 1:30:03 PM
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

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Contracts Administration
SSContractsandPurchasing@thorntonco.gov
Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:
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ID: 1c8e2cf2-6e47-4ae6-bbfa-10e7c270e53f

Witness Events

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Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	3/3/2026 11:10:28 AM
Certified Delivered	Security Checked	3/3/2026 1:30:03 PM
Signing Complete	Security Checked	3/3/2026 1:30:11 PM
Completed	Security Checked	3/3/2026 1:30:11 PM

Payment Events

Status

Timestamps

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- 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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