



## *Bighorn Consulting Engineers*

386 Indian Road  
Grand Junction, CO 81501  
Phone 970-241-8709

December 13, 2019

Project Title: Regional Center Capital Improvements, GJRC Group Home A/C, FY 17-18

State of Colorado Project #2017-030P16

Bid Addendum #2 (Questions in Black, answers if Blue)

1. Is this a lump sum bid for all locations or should contractors bid each location individually? Contractor to bid per the Bid Assemblies listed on sheet T1-1. There would be 12 price proposals and the owner may accept the Assemblies in any order.
2. Sheet T1-1 under Scope of New Work (2) says to relocate fire sprinkler systems to accommodate new equipment. Since access was limited at the site walk thru what amount of allowance (\$) should contractors put in their bid to accommodate the fire sprinkler relocation at each site if needed? This will help ensure apples to apples bidding. This item is contractor's responsibility to ascertain existing conditions and the extent to which these systems in note #2 will affect new system installation. That said, in the (7) homes with a detached garage floor plan, ALL of the fire sprinkler piping can be seen as it is installed just under the ceiling and covered with Decoshield. In the 29-1/4 and 30 Road homes, the main living space has the same living condition. The fire sprinkler piping that was extended into the attached garage space is in the attic. If you need to conduct another site investigation, contact Jim Korber at 970-985-0909 to arrange this.
3. Sheet T1-1 under General Construction notes (6) says "Any work that disturbs or alters the roof and roofing material is to be returned to pre-construction conditions and the roof made weather tight." How many and what type of roof penetrations will need to be repaired at each location? It is not anticipated that new roof penetrations will be required for the new system. It is anticipated that the demolition of the existing evaporative coolers will require existing roof penetrations to be capped/sealed. Short answer is any and all penetrations the contractor makes throughout the course of the project, no matter how many, are theirs to repair and return to a water-tight condition per this note. The drawings list Flag Note 1 concerning the new gable entry for equipment access. Addendum #1 stated that additional gable entries could be created by the contractor for their convenience. These additional entries must be finished out the same way as stated in Flag Note #1.
4. What is the roofing material at each location? Have the roofs ever been replaced? If yes in what year? All of the roofs are asphalt shingles over a wood



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deck. They have been replaced once but the exact year is not known but it was prior to 1999. Color matching is the responsibility of the contractor.

5. In regard to the attic access doors. Will contractor be responsible for providing the locks? If yes, please provide a spec for the locks. Access doors to have latch with padlock locking capabilities. Owner to provide the locks for the new access doors.
6. Can the concrete housekeeping pads for the condensing units be poured on the existing grade? If not, please provide a profile of what the subgrade needs to be under the concrete pads. Remove 6" of the existing soil and replace with road base. Compact and request approval from the owner of subgrade prep before pouring new pad. Ensure new pads are level. As an alternative to pouring new concrete housekeeping pads, it is acceptable to use a prefabricated condensing unit support pad made of an acceptable weatherproof material.
7. Eight of the nine locations require the electrical contractor to obtain a peak demand value from the utility company and perform different work based on the result. For bidding purposes should contractors assume that the peak demand will not exceed the limits set forth at each location and that new services panels will not be required? Unfortunately, only one property had records of peak demand: F 1/4 Rd. Due to the minor variances between houses, I could not justify that all were identical and so included the note for monitoring to satisfy the requirements of the NEC. Attached as "Demand for Specified NSF & WSF as of 03-27-18.pdf", is the historical demand values for the F 1/4 Rd showing a peak demand of 12kVA extending over a three-year history. All properties are similar in square-footage, installed appliances and HVAC equipment. The bills associated with the properties reflect similar energy usage profiles. I do believe that all houses are similar enough that it would be safe to bid as though they will have peak demands below the limit on the plan, though it should be noted that this is not a guarantee.
8. If peak demand values are not available from the electrical company the electrical company is required to meter the home for a month. The anticipated start date of the project is in late February early March. Will the metering during the month of March accurately reflect the peak demand that should be used to calculate the new load? The heat for each property is currently provided by two furnaces, the cooling by two evaporative coolers. So, the peak power should be relatively uniform through the seasons, and if anything, higher in the winter if portable heaters are allowed on the premises. The peak electrical demand for the F 1/4 Road Property reflects this trend for the last three years. Historically, the winter months have been roughly 3kVA higher than the summer months. So the demand value recorded in March will be reasonable to utilize for the demand



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values, with the caveat that the weather be considered during the month of recording. In the event that we experience another cooler late winter as last year, the recorded value will stand. However, if this next spring is as warm as the preceding years, a 3kVA addition to the recorded numbers would be a conservative, but reasonable addition to achieve a demand value.

9. Would the owner consider obtaining base bids assuming no new service panels with an alternate bid for if new service panels are required? **This would be reasonable for these projects.**
10. Can the owner provide the demand usage for last year at each location? This should be on the electricity bill statements. **See above and attached electrical information.**
11. Has asbestos testing been performed at any of the locations? If yes can a copy of the reports be provided? If not, who will be responsible for asbestos testing and the mitigation if necessary? **Since they were built in 1980/81 it is doubtful there is any asbestos present but we cannot prove that as of today. We do not have a complete and comprehensive asbestos report for any group home. Owner will provide asbestos report prior to start of construction of this project.**
12. What is the amount of the bid bond (%) for this project? **\$279,000.00.**
13. How many wet copies of the bid bond do you require? **One.**
14. Will retainage be withheld? If yes in what amount? **Yes, 5% of the contract award.**
15. Will liquidated damages be applied to this project? If yes in what amount per day? **No.**
16. Sheet T1-1 under project access (7) says parking in group home driveways will not be permitted by contractor. After driving by some of the locations today on street parking is limited and or prohibited such as at the 418 30 Rd. Will the owner consider allowing one vehicle to be parked in the driveway at each location? **Yes, we can coordinate per location – circumstances will differ for each location.**
17. What is the amount of the bid bond (%)? **See above.**
18. How many copies do you require? **See above.**
19. Will retainage be withheld? Is so in what amount? **See above.**



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20. Will Liquidated damages be applied to this project? **No.**

21. In regard to the electrical permitting – will the electrical permit be handled through Mesa County/City of Grand Junction or will it be a state permit/inspection – please advise? **The permitting process will be handled through the state.**

Submit plans to:

[https://www.colorado.gov/pacific/dora/DPO\\_Electrical\\_Plumbing\\_Permits](https://www.colorado.gov/pacific/dora/DPO_Electrical_Plumbing_Permits)

Contractor is responsible for applying for permit and paying for fees.

