

Request for Bids

CP 26-01 Courthouse Basement Restoration

ADDENDUM No. 3

The following changes, additions, and/or deletions are, by issuance of this Addendum Number 3, hereby incorporated into the request for bids (RFB) for CP 26-01 Courthouse Basement Restoration, published on 2/10/2026, as if originally contained therein. Execution of the acknowledgement of receipt shall be the bidder's acceptance of the conditions herein set forth. This Addendum Number 3 shall be submitted with and attached to the submitted Bid Form.

Modifications and Inclusions to RFB CP 26-01 Courthouse Basement Restoration:

1. Questions and Answers:

Par.	Question	Answer
a.	What will be required from security for materials and equipment brought into the County Jail Medical Room?	Contractors shall only place tools in the room they are working in and not outside the room in hallways or any other location in the jail. The Contractor shall self-log all tools, equipment, and materials brought into and out of the jail.
b.	Will a lighting schedule be required?	No. All existing lighting is wired to existing switches and there are no changes to the lighting or switches.
c.	Please clarify which permits are required for this project and confirm whether permits and associated fees are to be obtained and paid for by the Owner or the Contractor.	The Contractor shall be responsible for the County building permit. The County permit fee shall be waived. The Contractor shall be responsible for obtaining and paying for a State permit for all new electrical work. This includes the new electrical required for the 2 garbage disposals and 3 GFCI replacements outlets (2 for Kitchenette 2 and 1 for Kitchenette 2)
d.	Will the electrical need to be inspected by the State?	Any new electrical work will be inspected by the State.
e.	Are there proprietary subcontractors to the building, such as for the fire alarm system? (i.e. fire alarm system)	Contractor shall contact Owner before coordinating with the following: Local Electric – 720-531-4075 Economy Air – HVAC – 303-789-9990 Cintas – Fire – 303-542-1601
f.	Please clarify any required third-party testing, inspections, balancing, or commissioning associated with this project	All local jurisdiction inspections will be inspected by the County through the Building Department. After the project is awarded the Contractor will

Par.	Question	Answer
	(including but not limited to firestopping, ceiling systems, or other special inspections), and identify which party is responsible for coordination and associated costs.	<p>receive information about how to schedule inspections. More information can be found at: https://www.clearcreekcounty.us/95/Building-Department</p> <p>Any new electrical work will be inspected by the State. The Contractor is responsible for pulling the State permit, scheduling inspections, and paying the State permit fee.</p> <p>Office equipment to be moved will be logged by the Contractor and checked for functionality by County staff in the presence of the Contractor before work begins.</p> <p>An Owner's rep will visit the site daily to observe work in progress.</p>
g.	The outlets in the Full Rebuild area do not meet current code. Will grounding be required?	Grounding of existing outlets is to be done by others, prior to the anticipated Contract Award date for this project.
h.	In order to install studs along the walls with an existing moisture barrier, the studs will need to be pinned to the concrete floor. How far down can we drill into the concrete before making contact with the existing drain?	The concrete is approximately 1 ½ inches thick and the plastic drain is directly below that with approximately 4 inches of depth until the bottom of the plastic drain. Potential Bidders are to assume pinning studs to floor along the west wall is viable for the Bid submittal.
i.	Are there as-builts available for the building?	There are no as-built drawings available. A markup from 2010 showing the location of sewer pipes in the basement and a set of construction bidding drawings from the 2011 remodel project have been uploaded to each Submittal Folder's Supplemental Info. These documents are for reference only. Contractor shall field verify, as needed.
j.	What size C clips are being used ((refer to page 28 of the technical specifications doc) for the exterior wall where the office spaces are located?	All C clips are to be the same size for the project.
k.	Can you please confirm that an AWI certification is not required for the millwork/cabinetry?	AWI certification is not a requirement for this project. AWI standards are a requirement.

Par.	Question	Answer
l.	The Instructions to Bidders require submission of a Bid Bond equal to five percent (5%) of the Base Bid; however, no Bid Bond form is included within the RFB documents. Please confirm whether a standard surety-issued bid bond form (AIA A310 or EJCDC equivalent) is acceptable for this project. If a County-specific bid bond form is required, please provide it via addendum.	The County Bid Bond Damages Form has been uploaded to each Potential Bidder's Submittal Folder, in the RFB Docs subfolder.
m.	Please confirm that no allowances, contingencies, or alternates are included in the Contract Documents and that bidders are to submit a single lump-sum Base Bid only.	Bidders are to fill out the amended Bid Form completely. The amended Bid Form shall be issued directly after this addendum in a separate addendum. There are no contingencies or alternates. The amended Bid Form with allowances included will be posted to the Submittal Folder under the RFB Docs subfolder.
n.	Please confirm whether any asbestos, lead-based paint, or other hazardous material surveys or reports exist for the basement areas affected by this project and provide copies if available. If no surveys exist, please confirm that bidders should assume no hazardous materials are present and price accordingly.	During the course of the bidding process, it came to the County's attention that the Records Room had not been part of the asbestos sampling and mitigation. A sampling analysis of the project area in the Records Room was completed 1/30/2026 and no trace of asbestos was found. All documents including Asbestos Clearance Report, Asbestos Air Monitoring Report, and Records Rm Asbestos Sample Analysis Results have been provided in each Potential Bidder's Submittal Folder, in the Supplemental Info subfolder. Contractors should assume no hazardous materials are present for submitting a Bid.
o.	Please identify approved construction access points, staging/laydown areas, and contractor parking locations available for this project.	The main entry for construction is shown on the Basement Layout, and the staging area can be directly outside of the main construction entry. Contractor may have use of the adjacent south parking lot for additional staging and parking. The Contractor shall coordinate with the County to determine the exact footprint required for the staging area and Contractor parking.
p.	Please confirm whether temporary power, water, and restroom facilities will be provided by the Owner or are to be	Contractors may use the restroom facilities and water fountain for personal use in the basement and shall leave the facilities in the same

Par.	Question	Answer
	furnished by the Contractor.	condition as prior to Contractor use. A hose spigot located on the east side of the building may be used by the Contractor.
q.	The specifications reference limited work within the County Jail medical room; however, this scope is not clearly shown on the Basement Layout drawings. Please provide clarification on the exact location, limits of work, and any drawings or details that define the jail-related scope.	The project work to be performed in the Jail Medical Room was discussed at the mandatory Pre-Bid Meeting and covered again in Pre-Bid subcontractor walkthroughs.
r.	The specifications reference Pre-Mitigation 360-Degree Models (Model 1 and Model 2) to establish restoration conditions. Please provide access to these models and clarify which areas/spaces are governed by each model. Additionally, please confirm whether these models are the controlling reference in the event of discrepancies with the drawings.	Potential Bidders have access to Model 1 and Model 2 via links in the Technical Specifications. Please refer to the Technical Specifications for information about where each Model relates to in the basement and how the models are intended for use by the Contractor.
s.	The documents note that certain doors, hardware, and trim may be stored onsite for reuse. Please provide an inventory list and locations of Owner-furnished or reusable materials and confirm which items are to be reinstalled versus replaced new. Please also confirm the condition and suitability of stored materials for reinstallation.	All door trim is existing in place, except for 2, which are on site in the basement. All 14 doors with hinges attached are in storage onsite in the outside Cones units. Hinges are still on doors. Owner will provide hardware screws. Condition of doors and trim are good.
t.	Please confirm whether the building will remain occupied during construction and identify any areas requiring phased work, after-hours work, or special coordination with County operations, including any restrictions related to noise, dust, or daytime work.	Construction hours and coordination with the County is addressed in the Technical Specifications and addenda.
u.	The specifications indicate that fire alarm and sprinkler shutdowns require advance notice. Please clarify the required notification process, responsible parties, minimum lead time, and any required forms or permits for life safety system	Owner's representative will be able to perform a shutdown of the fire alarm system in the basement and the fire/sprinkler system in the jail with up to 1 day's notice. No permits or forms are necessary.

Par.	Question	Answer
	shutdowns.	
v.	For the window at the reception area, is it to be installed in a hollow metal or uchannel top and bottom? What are the dimensions of the window?	The Lobby window install is no longer part of this project's scope.
w.	Is there a spec on the carpet tile? If not, what material allowance should we carry for this item?	The amended Bid Form with allowances included will be posted to the Submittal Folder under the RFB Docs subfolder.
x.	Please provide the make and model numbers for the sinks, faucet and garbage disposals required for the Kitchenette.	The amended Bid Form with allowances included will be posted to the Submittal Folder under the RFB Docs subfolder.
y.	Will the GC's need to provide new closet door, frame & hardware, or are the closet door, frame and hardware frames to the closet in storage with the rest of the doors?	Contractor shall provide new closet doors, frames, and hardware. The amended Bid Form with allowances included will be posted to the Submittal Folder under the RFB Docs subfolder.
z.	During the job walk it was mentioned that the video surveillance would only need to be plugged in and mounted on the ceiling. Can something be put in writing that any and all wiring for the cameras are to be outside of this contract.	Contractor shall not be responsible for the functionality of mounted devices. Contractor shall be responsible for protecting in place the existing wiring and devices attached to the wiring.
aa.	What Vendor does the County use for video surveillance?	Integrated Systems
bb.	Will modifications to the fire alarm be required for the renovation? If so to what is the extent of the work and who is the Vendor who does this work for the County?	There are zero modifications to the fire alarm system.
cc.	Is this a tax exempt project?	Refer to Instructions to Bidders section of the RFB, ARTICLE 20.

2. Additional Information

Par.	Information to note
a.	A copy of the pre-bid sign-in sheet has been provided in each Potential Bidder's Submittal Folder.

Par.	Information to note
b.	Contractors shall be required to maintain a daily sign-in sheet for all workers onsite.
c.	Contractors shall be required to keep a daily log of project details (date, name), site conditions (weather), personnel/subcontractor headcount, work performed, equipment usage, materials delivered, safety incidents, and photo documentation. Daily logs with daily photos shall be posted to a shared website that can be accessed by the County. The Contractor may choose the website as long as it is accessible by County staff, or the Contractor may post to a project folder on the County's SharePoint site.
d.	Correction to Addendum No. 1, Par. e: The replacement drywall in the hallway leading to the Archives Room in the Flood Cut area requires a double layer of drywall to match the existing drywall: <u>3/8-inch-thick drywall to be in front of 5/8-inch-thick drywall</u> . The amended Basement Layout will be updated to reflect this and made available through a separate addendum.
e.	Closet doors are to be replaced in kind, see Figure 1 and Figure 2 below.
f.	Contractor shall not puncture the existing moisture barrier along the exterior walls.
g.	"Acoustical Insulation" has been changed to "Fiberglass Insulation" on the amended Basement Layout.
h.	Door frame replacements are to be hollow metal frame.
i.	The Contractor is responsible for documenting preconstruction existing conditions by providing a video of the areas to be reviewed and approved by the Owner.
i.	The Basement Layout, Technical Specifications, and Bid Form have been amended as part of this addendum and will be posted in the Submittal Folder, in the RFB Docs subfolder.

3. Scope Additions

Par.	Description of Work
a.	Electrical will need to be provided for the installation of the 2 new garbage disposals.
b.	Remove exposed wood stud wall in Lobby area, do not replace. (see Figure 3)
c.	Demo existing drywall in Lobby area. (see Figure 3)
d.	Demo exposed wood studs along the hallway wall of Office 11, to be replaced with metal studs. (see Figure 4)
e.	Demo exposed and/or damaged wood studs along east exterior wall in the Breakroom. (see Figure 5)

Par.	Description of Work
f.	The floor in the breakroom room in the Carpet Only area shall be leveled with a quick-set leveling compound before installation of carpet tiles and luxury vinyl plank flooring. (see Figure 5)
g.	Luxury vinyl plank flooring shall be installed in front of the Breakroom kitchenette in the Carpet Only area, covering approximately 8 ½ x 3 ½ feet.
h.	1 ½-inch-thick rigid foam board is to be installed on exterior walls in the Full Rebuild and Flood Cut areas where there is existing moisture barrier.
i.	8 outlet boxes along the west exterior wall will need to be replaced with boxes that extend far enough out to accommodate the 1 ½-inch-thick rigid foamboard and 5/8-inch-thick drywall. (see Figure 6)
j.	The 8 window sills along the west exterior wall will need to be replaced with sills that extend far enough to accommodate the 1 ½-inch-thick rigid foamboard and 5/8-inch-thick drywall. (see Figure 6)
k.	New cover plates will need to be installed on any existing outlets and light switches that are missing cover plates.
l.	Door frame replacements are to be hollow metal frame.
m.	Install an enclosure in northwest corner of Office 12 for the existing sump pump that is approximately 3 x 3 feet, floor to ceiling, with 24-inch-wide flat panel wood door painted to match walls and satin nickel passage doorknob. (see Figure 7)
n.	A 12 x 48-inch MDF flush access panel shall be installed in the Full Rebuild area where the west bathroom wall meets the exterior wall, as shown on the amended Basement Layout, painted to match wall. (see Figure 8)
o.	Existing metal studs in the office walls of the Full Rebuild area that are not attached and/or missing screws shall be properly attached with the appropriate screws.
p.	GFC-I outlets are to be installed for the 3 outlets in kitchenettes (2 outlets for Kitchenette 1 and 1 outlet for Kitchenette 2.
q.	Fiberglass insulation is to be installed behind new drywall for interior walls, <u>including Flood Cut area</u> .
r.	Installation of existing interior 1-way mirror window between Office 8 and Office 9. This mirror was previously installed between Office 5 and Office 11, as shown in the 360 and is now being stored in the basement. See Figure 9 .

4. Scope Removals

Par.	Information to note
a.	Installation of the Lobby area window is removed from the scope of this project.
b.	Cabinetry in the Lobby area has been removed from this scope.

5. Figures



Figure 1: Closet 1 previous closet doors



Figure 2: Closet 2 previous closet doors



Figure 3: Lobby area – demo freestanding wall on right (no replace), demo and replace existing drywall on left and center walls



Figure 4: Office #12 - demo exposed wooden studs, replace with metal studs



Figure 5: Breakroom wall - demo existing wood studs and drywall, quick-set compound to level floor



Figure 6: Exterior wall in Full Rebuild area with outlet boxes that need to be replaced with deeper boxes and window sills to be replaced



Figure 7: Location of sump pump enclosure with door



Figure 8: Location of 12 x 48-inch access panel to be installed



Figure 9: Pre-flood mitigation photo showing 1-way mirror previously installed between Office 5 and Office 11