

---

**THIS ADDENDUM SHALL BECOME A PART OF THE SOLICITATION  
AND MUST BE ACKNOWLEDGED**

**Request For Proposal 23-014 – Public Health Phase Two Building Improvements - Dated January 6, 2023**

**CLARIFICATIONS:**

**23-014 – Public Health South Phase 2 Building Improvements**

- Answers to 2<sup>nd</sup> round of questions that were due on February 10th, 2023. (Including images)
- Bid submittal date moved to March 8<sup>th</sup>, 2023, 12:00 PM (MST)
- Updated architectural drawings/reports. No MEP updated plans are provided at this time.
  - 1 EPC Public Health South RevADD\_2-16-23
  - EPC Dpt of Health inspection rpt
  - Map Phase II accent walls
  - PHS Asbestos disposal manifest 2021
  - PRFI Log EPC Public Health South No. 2\_51EC\_2.14.2023\_FINAL
  - PRFI Log EPC Public Health South No. 2\_TDGresponse\_02-16-23

El Paso County will only accept electronic bid proposals submitted through the Rocky Mountain E-Purchasing system. A Submittal Log will be posted after the County has had an opportunity to review and verify the submittals offered to the County.

The original Offer must be received before the due date and time through electronic package through the Rocky Mountain E-Purchasing system. The Vendor is responsible for ensuring their proposal is posted by the due date and time outlined in the solicitation document.

If the submittal arrives late, it will not be included in the electronic lockbox.

**ADMINISTRATION:**

- Responses should follow the Response Format on pages 22-23 and include all responses to all mandatory requirements.
- We will be verifying submittals include the following:
  - The question period has expired.
  - Submittal properly acknowledged (Cover Sheet)
  - Addendum acknowledged
  - Required Documentation
  - Evaluation Criteria Documentation
  - Submission Form
  - Pricing Form
  - Completed W9
  - Universal Entity Identifier (UEI) Number
  - Additional Attachments, if applicable

If a submittal is missing any of the above-mentioned documentation the submittal may be returned to the vendor as non-responsive and be deemed ineligible to participate.

Signature below indicates that applicant has read all the information provided above and agrees to comply in full. This addendum is considered as a section of the Request for Proposal and therefore, this signed document shall become consideration and fully submitted with the original package.

PRINT OR TYPE YOUR INFORMATION

Company Name: _____	Fax: _____
Address: _____	City/State/Zip: _____
Contact Person: _____	Title: _____
Email: _____	Phone: _____
Authorized Representative's Signature: _____	Date: _____
Printed Name: _____	Title: _____
Email: _____	Phone: _____

## Additional Questions RFP 23-014

### GE Johnson 2/10/2023

1. What are the specs for the motion sensor faucets in restroom 130 and 131?
  - a. The automatic faucets were removed from the scope due to budget. The drawings dated 11.24.2023 show no work in these areas. Please refer to the referenced drawings and contact us if clarifications still are needed. AIS 2/13/2023
2. Clarify on back hallway that is called to be removed. It was stated at walk that it only needs to be widened to allow a pallet to go through.
  - a. Please provide a 5'-0"w x 7'-0"h gyp. bd. opening centered on Hallway 122 with clear plastic corner guards, each corner, each side. Update on A1.6
3. Is VTI providing and installing all cabling for data, card reader(s) and the mag locks for Door 107B?
  - a. VTI does mag locks, cameras, and card readers. Data cabling is by Linx.
4. Can you please provide a detail of the drop ceiling where it meets the storefront doors 132B in East Lobby 132?
  - a. Detail 7/A5.0 is the detail to use for the bulkhead detail in front of the storefront doors 132B. Update on A1.8
5. Calling for duct work in front room to be cut and capped but that will eliminate 350 CFM that is called out. If we keep duct work in drop ceiling, can we leave duct work as is?
  - a. I'm assuming the reference to the "front room" is the entrance. Per the drawings dated 11.14.2022 the duct work in this area is to remain as is. AIS 2/13/2023 Per the A1.4 drawings dated 11.14.2022 the duct work in this area is to be removed. Refer to Mechanical for new duct layout. MD-H-101.S REMOVE EXISTING SUPPLY DUCT BACK TO ROOM 132 AND REMOVE WALL MOUNTED SUPPLY REGISTER IN ROOM 133 AND CAP AND SEAL DUCT. CONTRACTOR TO VERIFY ELEVATION IN THE FIELD THAT THE EXISTING DUCT WILL BE WITHIN NEW DROP CEILING CAVITY AND BE CONCEALED. CONTRACTOR TO RAISE DUCT IF AFTER DROPPED CEILING IS INSTALLED EXISTING DUCT WILL NOT BE CONCEALED. I think the second section of this paragraph refers to the ductwork that goes to the S. end of Corridor 134 because the duct to 133 will be removed.
6. For the ceiling grid in office where it asked for trim pieces, do you want it to appear to have edging or do you want grid to be cut and add edging?
  - a. Please provide metal angle edging similar to grid system in Rm 116 only, no angle edge in hallway 122 and Office 124. Update on A1.7, A1.
7. Sheet A1.4 note 13 wants sprinkler to be removed from cloud outside the restrooms but it does not call for cloud to be removed. Please confirm that all 3 clouds get removed.

Note 12 calls for the dropped clouds to be removed.

  - a. Sprinkler heads should not be removed, but adjusted to the regular ceiling height.
8. Room 127 direction is to remove wood base and install rubber base. Does the flooring extend far enough for the rubber base to cover it?

- a. It is unknown. The intent is to not replace the flooring, so some field investigation is required for final determination of baseboard removal/installation.
- 9. Sheet A1.5 calls for carpet and LVT in Reception Area 116 but Sheet A1.9 identifies only carpet in this area. Please clarify which flooring will be used.
  - a. Please only provide LVT-1 in area 116. Update on A1.9
- 10. Confirming there is no electrical scope in Room 127.
  - a. No electrical.
- 11. Sheet A2.0 Door Schedule Door 133A is new but no finish is listed. Is this stained?
  - a. Yes, please provide stain to match existing wood doors. Update A2.0
- 12. Sheet A2.0 Door Schedule Door 133A is new but no finish is listed. Is this stained?
  - a. Yes Update A2.0
- 13. Sheet A2.0 for Doors 107B, 113D and 116A in the Door Schedule, the Type states A / C however Type C is for a hollow metal door. Under Specific Notes D, it does call out for windows to be installed per Type B. Should Door 113D be Type A / B and Doors 107B and 116A be Type A / D?
  - a. Architects made adjustments to door schedule. Update A2.0

## **Elder Construction 2/10/2023**

- 1. Please confirm that since this is an existing building we can connect to existing house utilities for temporary construction facilities (i.e. water, power and gas).
  - a. Yes, you can use the utilities in the building for construction.
- 2. General Terms and Conditions item 2.3.2 states: "Contractors shall not include federal, state, or local excise or sales taxes in prices offered, as the County is exempt from payment of such taxes." Then states: "Materials purchased directly by the Contractor in conjunction with this contract will, however, be subject to applicable state and local sales taxes. These taxes shall be borne by the contractor." Please confirm that this project is tax exempt.
  - a. Confirming this project is tax exempt.
- 3. Specification references a "Response Submittal Requirements" page. We could not locate a document with this title. Are we missing something?
  - a. Response submittal requirement page not needed and should have not been listed in the RFP, the submission form covers that information.
- 4. Demolition note 11 calls to remove existing floor finish at Conference 129. Job walk revealed the floor finish has already been removed at this room. Reference image.



We assume no additional floor removal is required at room 129. Please confirm or clarify if otherwise.

- a. There is no other existing flooring to remove in 129 or any of the other areas that had asbestos abatement. I believe the only areas that did not need asbestos abatement and still have flooring to be removed are East entrance 132 (carpet) and the south section of corridor 134 (VCT).
5. Floor plan A1.6 indicates construction note 15 at room 129 (orange peel texture above where wainscots are removed). Demolition plan A1.2 does not call for removal of wainscot outside of a single location where there is a conflict with a new light switch (note 5 on A1.2). Please review and clarify if all wainscot is to be removed in 129 Conference/Workstations. If so, please update demolition plan.
  - a. Please follow directions on the drawings A1.2 That is correct.
6. Door schedule indicates several doors require review of existing hardware and functions and replacement if required. For bidding purposes, we would suggest all GC's carry a specified allowance for this scope.
  - a. While the hardware had been replaced when EPC moved in, it will be the responsibility of the G.C. to ensure proper functioning when working on the door.
7. Demolition note 2 calls to remove door handle and lockset from doors to rooms 125 ad 124 for reuse at new Lactation room. Door no. 133A (IT/Storage) is the only door that calls for reuse of existing hardware. Please clarify if this salvaged hardware is intended to be reused on door no. 133A.
  - a. I believe the door handle on 133A can be reused with the new wood door, especially because it has a keycard reader and electric strike. I thought we wanted to reuse one of the door handles for room 135, but there is a privacy lockset scheduled listed, which is probably better for the lactation room.
8. Floor plan A1.5 indicates construction note 33 (new ADA push button) at door 100A and does not indicate a snap on frame. Door schedule does not indicate automatic door opener but does show a snap on frame. Please review and clarify if door no. 100A requires a new automatic opener and/or a snap on door frame.
  - a. Door 100A is a storefront type door and does not have the snap on style frame. Addendum to door schedule will be made.
9. Floor plan A1.5 indicates construction note 1 (snap on door frame) at door 106A. Door schedule does not indicate this scope for this door. Please review and clarify if door no. 106A requires a snap on door frame.
  - a. 106 A should receive a front snap frame installed.

10. Door schedule on A2.0 indicates door no.107A has an existing frame. Please confirm door no. 107A does not require a new door frame.

a. Does not have an existing frame.

11. Floor plan A1.5 indicates construction note 1 (snap on door frame) at door 116A. Door schedule does not indicate this scope for this door. Please review and clarify if door no.116A requires a snap on door frame.

a. Yes, it should have a new snap on front frame.

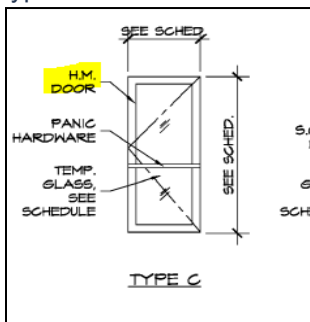
12. Floor plan A1.6 indicates construction note 34 (replace storefront system) at door 132A. Door schedule indicates this is an existing door that requires a new automatic opener and verification of existing hardware. Please review and clarify if door no. 132A is new or existing.

a. Exterior doors at 132A will be existing with a new automatic door opener.

13. Please confirm that door no. 100A and 132A require automatic operators on one leaf, not two.

a. provide opener for a single leaf. Update on A2.0.

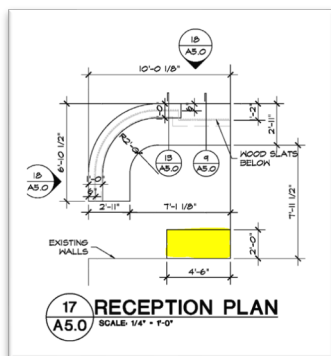
14. The door schedule lists door no. 134A and 134B as door type C "glass". The elevation of door type C calls for hollow metal with a full glass panel insert (see image below).



Please clarify if door no. 134A and 134B are intended as storefront doors (anodized aluminum) or hollow metal with a full glass panel.

a. Doors 134A and 134B are existing to remain. GC to provide card reader. EPC has already provided power. VTI to connect. Update on A1.6, A2.0

15. A base cabinet/countertop is shown behind the new reception desk in East Lobby 132 on 17/A5.0. See image below for reference.



Please provide elevation with desired finishes for the base cabinet and countertop at East Lobby 132.

- a. See detail 10/A5.0 for new elevation of back base cabinet.
16. There seem to be discrepancies between the finish floor plan and the room finish schedule. 1. Hallway 122 - LVT-1 hatch; finish schedule CPT-1, 2. Office 124 - No hatching; finish schedule CPT-1/RB-1, 3. Conference 127 - No hatching; finish schedule CPT-1, 4. Men's 131 - finish schedule RB-1 but Women's has no work, 5. Hallway 134 - LVT-1 hatch; finish schedule CPT-1/LVT-1. Please review and clarify.
- a. 1. Hallway 122- will be LVT-1 hatch (No CPT), 2. Office 124 - No CPT, 3. Conf. Rm 127- Current flooring stays, 4. No rubber wall base in Men's 131 or Women's 130, 5. South end of hallway 134 -LVT (No CPT) Current carpet stays
  - b. Finish Schedule and Finish floor plans have been updated. See A1.9, A1.10, A2.0
17. Construction note 17 calls to re-carpet rolling stage pieces, verify in field. Please provide square footage of stage to be recarpeted for bidding purposes. If this is not available, please specify an allowance for all GC's to carry.
- a. 400 sq. ft.- Estimated for stage. Final measurements by GC. Carpet updates on A2.0
18. Please provide a basis of design for the new acoustical ceiling at 132 East Lobby.
- a. Architect will provide basis of design.
19. Demolition note 3 on sheet A1.1 calls for patching and repairing existing walls. Since the level of patch/repair varies throughout the facility, for bidding purposes, we would suggest all GC's carry a specified allowance for this scope.
- a. In Hallways 122, 125, 127, 116 and 134 remove all abandoned nails and screws. Patch and repair. Patch and repair any dings in wall materials over 1" in length. Updates on A1.1, A1.2, A1.5, A1.6
20. Floor finish plan A1.10 calls for accent wall at North wall of Conference/Workstation 129. Finish schedule and floor plan A1.6 Construction note 14 (accent wall) is called out at East and West walls. We assume accent walls are to be at East and West walls of Conference/Workstation 129. Please confirm or clarify if otherwise.
- a. Accent walls updated on A1.10 for Room 129.
21. Construction note 21 (accent wall) is called out West wall of East Lobby 132. Finish schedule and floor finish plan do not indicate this accent wall. Please clarify if accent wall is required at East Lobby 132.
- a. Accent wall is to be on East wall. See updated A1.10
22. Construction note 21 (accent wall) is called out East wall of Hallway 134. Finish schedule and floor finish plan do not indicate this accent wall. Please clarify if accent wall is required at Hallway 134.
- a. Accent walls have been updated on A1.9 and A1.10
23. Door schedule lists existing door and frame finishes (stain wood doors and paint frames). Please clarify if existing doors and frames require paint/stain.
- a. No painting or staining required on existing doors/just snap fronts of metal door frames with the exception of 109A and 110A, Men's and Women's door frames

24. Construction note 7 calls for a new thermostat at 117 Exam Room. This scope is not indicated on the mechanical plan MD-H-101. S. Please review and clarify scope.

a. No thermostat.

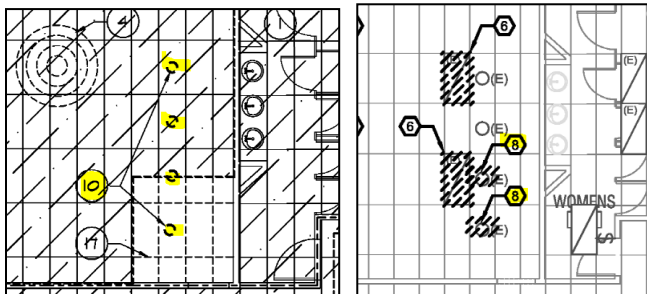
25. Demolition note 3 on MD-H-101.S calls for testing and verifying existing wall heater. This note is associated with existing registered grilles in room 129. We assume the existing return grilles are to be removed and replaced. Please confirm or clarify if otherwise.

a. PER OWNER AND EPC FACILITY PERSONELL REQUEST THERE IS AN EXISTING UNIT HEATER IN THE VESTIBULE THAT HASN'T WORKED THEY WANTED TO HAVE THIS CHECKED OUT AND FIXED. IF CONTRACTOR IS VERIFYING THIS IS A SUPPLY DUCT, THE DRAWINGS NOTE REGARDING THE UNIT HEATER MAY NEED TO BE DELETED. MECHANICAL WILL COORDINATE WITH OWNER AND VERIFY IF THIS IS A UNIT HEATER OR SUPPLY DUCT AND WILL REFLECT ON THE DRAWINGS AS SUCH. SUGGEST THIS GOES DOWN AS AN ADD/ALT UNTIL CLARIFIED.

26. RCP note 16 on sheet A1.4 calls for removal and return of existing pendant lights. These are not indicated on the electrical lighting demolition plan (ED-L-101.S). We assume these need to be removed per Architecture plan, please confirm or clarify if otherwise. If correct, please update electrical demolition plan.

a. Please remove and return. Update on A1.4. Update on ED-L-101.S will be updated at a later date.

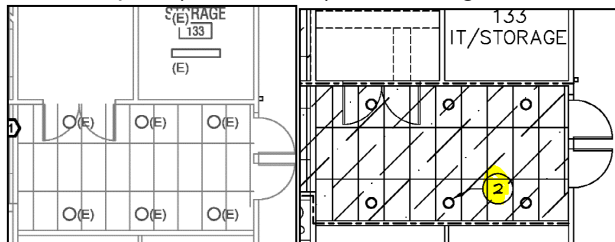
27. RCP note 10 on sheet A1.4 calls for removal of (4) light fixtures near new lactation room. Demolition note 8 on ED-L-101.S calls for removal of (2) light fixtures at this same location. See images below for reference.



We assume removal of (2) fixtures per electrical is correct. Please confirm or clarify if otherwise.

a. Yes, electrical is correct. Remove two fixtures and keep two fixtures. Update on A1.4.

28. RCP demolition note 2 on sheet A1.4 calls for relocating new can light fixtures for new layout at Hallway 134. These fixtures are indicated as existing to remain on the electrical lighting demolition plan (ED-L-101.S). See images below for reference.

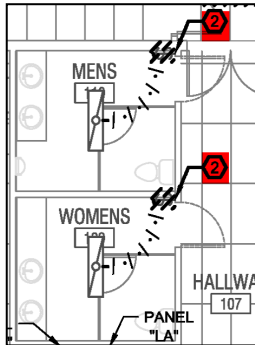




Please clarify lighting scope at this location: removal and relocation in same area or leave existing as-is.

- a. In this location, please keep existing fixtures without relocation, per electrical drawings. Update on A1.4.

29. Demolition note 2 (relocate fixtures) on sheet ED-L-101.N is called out at switch locations in Women's 109 and Men's 110.



We assume these switches and switch leg need removal for new scope shown on E-L-101.N (new occupancy sensors) and the lighting is to remain as is. Please confirm and clarify if otherwise.

- a. CORRECT DUE TO THE DOOR (BELIEVE THE DOOR SWITCH CHANGES) AND THE REQUEST FROM THE OWNER, THIS BATHROOM WAS REQUESTED TO BE CONTROLLED BY OCCUPANCY SENSOR AND THEREFORE THE SWITCH AND SWITCH LEG IS DEMOLISHED.

30. RCP demolition note 14 on sheet A1.4 calls to relocate existing camera. Electrical plans do not indicate new location. Please review and clarify where this camera is to be relocated on the Electrical plans.

- a. VTI will designate the new location for camera. IF CAMERA IS LOW VOLTAGE (LOWER THAN 110V) OR POWER OVER ETHERNET THEN ISN'T REQUIRED TO BE SHOWN ON ELECTRICAL (IF THIS IS THE CASE CONTRACTOR NEEDS TO CLARIFY IF THIS IS RELOCATED BY OWNER IT GROUP (THEY TYPICALLY TAKE CARE OF ALL LOW VOLTAGE CABLE/EQUIPMENT, ETC.). IF 120V WE WILL REFLECT RELOCATION ON OUR DRAWINGS. WE WILL VERIFY WITH OWNER ON VOLTAGE OF CAMERA AND REFLECT ON DRAWINGS IF REQUIRED.

31. RCP demolition note 15 states to: "Removal analog junction board and phone wires. Verify Abandoned. Relocate if necessary." For bidding purposes, we would suggest all GC's carry a specified allowance for this scope.

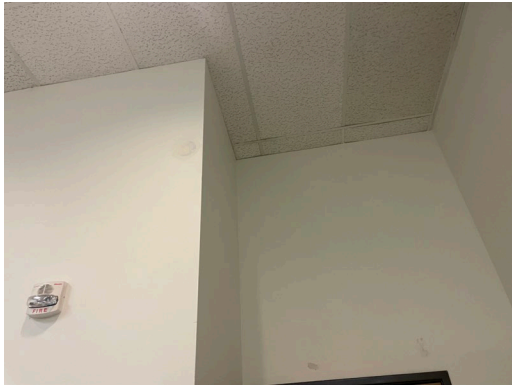
- a. VTI will re-verify if abandoned. GC to remove if abandoned.

32. Please review the attached information on Stanley Access Technologies Magic Force automatic door openers. Would these be an acceptable substitute to the specified LCN 4600 series openers?

- a. No, please use EPC's standard LCN 4600. No substitutions.

**Addendum Notes:**

1. Ceiling grid edging to be added only to room 116, since it is partially completed. Please see pictures below.



2. No edging to be done on hallway 122 or room 124.