



**ADDENDUM #1
Parks and Open Space
Hygiene Dairy Produce Processing and Storage Facility
RFP # 7169-20**

September 21, 2020

The attached addendum supersedes the original Information and Specifications regarding RFP # 7169-20 where it adds to, deletes from, clarifies or otherwise modifies. All other conditions and any previous addendums shall remain unchanged.

Please note: Due to COVID-19, BIDS will only be accepted electronically by emailing purchasing@bouldercounty.org.

Please Note: Since this is a RFP there will be no public opening as referenced in the RFP document.

1. Question: Do you have a recent survey?

ANSWER: No

2. Question: Do you have any current zoning info on the site?

ANSWER: Agriculture

3. Question: Is this on private property and does the lot need to be divided?

ANSWER: No

4. Question: Is the lot in a flood plain or wetland?

ANSWER: No

5. Question: Can you furnish the power requirements and desired location for the cooler?

ANSWER: Refer to the bid packet and attachments.

6. Question: Do you have minimum requirements for the Heating?

ANSWER: Overhead Propane, the County will supply the Propane tank.

7. Question: Is there any need for Hot Water outside of Hand Washing requirements?

ANSWER: No

8. Question: Regarding the "Project Completion Schedule" in the RFP. It states that the successful proposer will have 8 months after execution of the contract and Notice to Proceed to complete the work. Is the 8 months referring to the completion of the drawings (architectural, structural, MEP and septic), permits and the building construction? All of those done within 8 months, correct?

ANSWER: Yes, but, in light of the current national conditions with COVID-19, standard processes that may not have taken long before, take longer now. The County will work with the selected contractor due to unforeseen delays and acts of God.

9. Question: Are there any specific lighting design/requirements for the interior and exterior?

ANSWER: Interior, no, only the use of energy efficient LED or equivalent. Exterior, Yes. Direct light down and to the sides as needed. Reduces glare, more even illumination. Lighting that does not trespass onto neighboring property. Lighting that helps preserve the dark night sky and is cost efficient.

10. Question: How many Pre-Soak Water Float Tanks are desired?

ANSWER: 0

11. Question: How many Barrel Washers are desired?

ANSWER: 1

12. Question: How many Rinse Conveyors are desired?

ANSWER: 1

13. Question: What is the optimal size for the proposed skylights?

ANSWER: We have no optimal size, only because there are so many options available that would be a very long answer but, we do want 4, in equal size, spread out evenly, in the interior, to provide adequate, natural light.

14. Question: What does the ADA access entail site-wise? An ADA accessible path from the parking lot? An ADA accessible parking space next to the structure?

ANSWER: No, ADA only means the finishes in the bathroom. The public will not have access, so a special parking lot or spaces is not needed.

15. Question: How many sinks and basins for the hand washing station? What size?

ANSWER: 1 large basin style sink with 2 faucets running into it.

16. Question: What is the Design approval process?

ANSWER: There will be a team of 3-4 that will review each design. Price will be the biggest determining factor followed by ability to deliver the project within the time line.

17. Question: Will the County require a Development Planning review?

ANSWER: If you mean a "site plan review" the County is processing it.

18. Question: Will the Building Permit Fees be waived?

ANSWER: No

19. Question: What is the height requirement for the loading dock alternate?

ANSWER: There are no plans for a loading dock, if they are in the design please disregard them.

20. Question: Do you have a requirement for the capacity at the loading dock? (1 or 2 trucks).

ANSWER: Refer to question 19.

21. Question: Should an access drive from the road to the building be included?

ANSWER: Yes

22. Question: Will there be any Utility Charges and if so will the County cover these?

ANSWER: Power and water are already on the property so there are not any additional charges anticipated. If the transformers are not adequate the County would cover that cost.

23. Question: Is the project subject to Liquidated Damages? if so, what is the amount (per calendar day)?

ANSWER: Liquidated damages do not apply to this Project.

24. Question: Are there any building rules/work hour restrictions?

ANSWER: Refer to bid packet.

25. Question: Is GC to provide Builder's Risk Insurance? if not, what is the Owner's deductible?

ANSWER: Refer to the insurance requirements in the bid packet.

26. Question: What is pay schedule/payment turn-around time?

ANSWER: The pay schedule will be based upon milestones reached surrounding the project, progress payments will be determined by the county. Once invoices are received by the county, payments are issued in approximately 6 weeks.

27. Question: What is retainage rate? is this a constant rate or does it reduce as work progresses?

ANSWER: The retainage percentage is determined by the selected contractor's bid amount. The retainage percentage amount is a constant rate for all invoices submitted for the Project, with the exception, of the final invoice.

28. Question: Is the project tax exempt except for supplies and equipment not a permanent part of the work? what is sales tax rate for job site jurisdiction?

ANSWER: Refer to the Sample Contract, attachment H.

29. Question: Is a direct employed full-time on-site Superintendent required?

ANSWER: Yes

30. Question: Are Permit Fees direct paid by Owner?

ANSWER: The building permits and associated fees fall under the responsibility of the contractor and therefore should be included in their submitted bid costs.

31. Question: Is Use Tax applicable (depends on jurisdiction)? if so, is it direct paid by Owner or carried by DSC?

ANSWER: Refer to the Sample Contract, attachment H.

32. Question: Are Testing and Inspection Services direct contracted by Owner?

ANSWER: No

33. Question: Are temporary construction water & electrical services available on-site? Are consumption charges direct paid by Owner?

ANSWER: No

34. Question: Is space available for the superintendent/construction office available or will a trailer be required?

ANSWER: No

35. Question: What is the Warranty/Guarantee period?

ANSWER: Refer to the Sample Contract, attachment H.

36. Question: Is a soils report available for the project? If not, can the cost for that be handled as a change order?

ANSWER: A soils report is not available and no it cannot be handled as a change order. That cost should be figured into the bid. What can be handled as a change order is any additional, unforeseen costs, that the soils report brought to light.

37. Question: Will we need to have a licensed architect stamp the final plans or will the engineered foundation plans be adequate?

ANSWER: Yes, it will require a stamp from a licensed architect.

38. Question: Can you provide us with any specifications for the required heating system? The RFP refers to overhead water supply which would suggest we would need more heat throughout the building to prevent the pipes from freezing.

ANSWER: Over head heating supplied by a propane tank. Boulder County will supply the tank.

39. Question: The RFP mentions the future cold storage area and the need for 3 phase power, can you provide us with any specifications for the type of equipment that may be installed in the future?

ANSWER: No, not at this time, we will adjust, as needed in the future, the current tenant needs the power in the building in that specified area for the future cold storage.

40. Question: In regard to the future cold storage area, will the county want or require any under slab insulation to be added under the concrete? This is fairly typical for any kind of built in cooler or freezer.

ANSWER: Yes, under slab insulation in that area of the cold storage it is required.

41. Question: Can you provide any more detail on the optional loading dock? The land around the proposed structure is fairly flat and doesn't provide much slope for a dock. Lifting equipment to raise and lower loads to trailer height can be very expensive.

ANSWER: Refer to question 19.

42. Question: Will the permit fees associated with the septic system be covered by the County?

ANSWER: Yes, as part of the bid.

43. Question: Where is the nearest gas connection?

ANSWER: There is no natural gas on the property.

44. Question: What is the available gas pressure?

ANSWER: Refer to question 43.

45. Question: Does Boulder County desire any gas-fired heat, or equipment?

ANSWER: Refer to question 38.

46. Question: Is hot water required for hand washing or any other purpose?

ANSWER: Hand washing and in the bathroom.

47. Question: What is the pipe size of the existing water connection?

ANSWER: ¾"

48. Question: What is the available pressure at the existing water connection?

ANSWER: Unknown

49. Question: What is the existing amperage of the existing electrical service?

ANSWER: Unknown

50. Question: What is the voltage of the existing electrical service?

ANSWER: Unknown

51. Question: What is the total available power of the existing electric service?

ANSWER: Unknown

52. Question: What is the power draw of the desired produce conveying and washing equipment?

ANSWER: Refer to attachment in bid packet.

53. Question: Is the contractor responsible for written plans required by the FSMA, or will the County provide?

ANSWER: County will provide.

54. Question: Please provide any existing soils study information for the adjacent buildings.

ANSWER: There are no soils studies.

55. Question: Planning review process eg landscaping, parking lot, water quality requirements, detention, exterior lighting.

ANSWER: Refer to question 16.

56. Question: Load factor for interior slab, exterior slab?

ANSWER: The exterior and interior slab should have a load factor to be able to support a forklift, so an average of 4,000 lbs.

57. Question: The FSMA requirements mention not wanting outside contaminants to get into the building. Our understanding is this means the building should be tightly constructed to prevent rodents and insects from entering the closed building. Please confirm.

ANSWER: Yes, that is correct. Although it is hard to even do in constructing a house, the structure should be constructed so that rodents and insects cannot easily get into the building, the exception being when the overhead doors are open.

58. Question: Is there a requirement for mechanical ventilation?

ANSWER: No

59. Question: Code may require ventilation depending the occupancy. Please provide the number of occupants, and duration of occupancy.

ANSWER: No more than 10 occupants at one time during an 8-hour day.

60. Question: Will the Client be documenting, monitoring, submitting and administering the HACCP Plan/Food Safety Plan as part of this process under the FSMA?

ANSWER: Yes

61. Question: Will the client be determining which FSMA requirements are applicable to the facility?

ANSWER: Yes, refer to bid packet.

62. Question: Will the Client be pursuing certification by a 3rd party for the facility?

ANSWER: No

63. Question: Will the Client be preparing necessary applications for building, planning, health department and FDA approval?

ANSWER: Only the site plan review waiver through the Community Planning and Permitting Department, formerly the Land Use Department.

64. Question: What preventative steps or controls will be put in place to minimize or prevent hazards? Has the Client written a Hazard Analysis and Risk based preventive Controls plan?

ANSWER: The county currently leases the property and has informed the current tenant of the construction project. The responsibility lies with the selected contractor to minimize and prevent accidents and hazards to their staff as well as county staff and the current tenant for the project site. The county will not provide a plan.

65. Question: Will the Client be providing specifications for all equipment selections including power/water requirements and locations?

ANSWER: Refer to bid packet for the 2 pieces of equipment.

66. Question: Aside from the barrel washer and rinse conveyor, what other equipment is required (3-comp sink, ware washer etc.)?

ANSWER: Refer to question 65.

67. Question: The RFP requires the GC to provide the soils report. This is a liability issue and would prefer the Client to provide the report upon which we base our design. Is this a possibility?

ANSWER: No, we will be open to change orders that the soils report show needs more excavation than already bid on.

68. Question: RFP calls for sealed concrete floor. Concrete cracks and would harbor bacteria and other contaminants. This may not be compliant with FSMA regulations.

ANSWER: Concrete does crack, but if the crack follows the expansion joint it is cracking where it should be, and the County will handle that as it occurs. If the concrete cracks across the slab, then the contractor would be responsible for the repair during the warranty period.

69. Question: Can the Client provide a narrative to better inform the respondents with regard to the intended use and 'process flow' of the facility?

ANSWER: Refer to bid packet.

70. Question: What jurisdiction will be reviewing plans and documents for building permit?

ANSWER: The Community Planning and Permitting Department, formerly the Land Use Department and Boulder County.

71. Question: What is the planning review process for the facility?

ANSWER: Refer to question 16.

72. Question: What meeting frequencies are intended or required through design and construction? Where will the meetings be held?

ANSWER: Weekly updates on the design and daily construction inspections.

Submittal Instructions:

Submittals are due at the email box only, listed below, for time and date recording on or before **2:00 p.m. Mountain Time on September 28, 2020.**

Please note that email responses are limited to a maximum of 50MB capacity. NO ZIP FILES OR LINKS TO EXTERNAL SITES WILL BE ACCEPTED. Electronic Submittals must be received in the email box listed below. Submittals sent to any other box will NOT be forwarded or accepted. This email box is only accessed on the due date of your questions or proposals. Please use the Delivery Receipt option to verify receipt of your email. It is the sole responsibility of the proposer to ensure their documents are received before the deadline specified above. Boulder County does not accept responsibility under any circumstance for delayed or failed email or mailed submittals.

Email purchasing@bouldercounty.org; identified as RFP # 7169-20 in the subject line.

All proposals must be received and time and date recorded at the purchasing email by the above due date and time. Sole responsibility rests with the Offeror to see that their bid is received on time at the stated location(s). Any bid received after due date and time will be returned to the bidder. No exceptions will be made.

The Board of County Commissioners reserve the right to reject any and all bids, to waive any informalities or irregularities therein, and to accept the bid that, in the opinion of the Board, is in the best interest of the Board and of the County of Boulder, State of Colorado.



**RECEIPT OF LETTER
ACKNOWLEDGMENT**

September 21, 2020

Dear Vendor:

This is an acknowledgment of receipt of Addendum #1 for RFP #7169-20, Hygiene Dairy Produce Processing and Storage Facility.

In an effort to keep you informed, we would appreciate your acknowledgment of receipt of the preceding addendum. Please sign this acknowledgment and email it back to purchasing@bouldercounty.org as soon as possible. If you have any questions, or problems with transmittal, please call us at 303-441-3525. This is also an acknowledgement that the vendor understands that **due to COVID-19, BIDS will only be accepted electronically by emailing purchasing@bouldercounty.org.**

Thank you for your cooperation in this matter. This information is time and date sensitive; an immediate response is requested.

Sincerely,

Boulder County Purchasing

Signed by: _____ **Date:** _____

Name of Company _____

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