



Operations and Maintenance Facility

Addendum #2

July 2, 2024

This Addendum is being released late so we have revised the SOQ due date to **Wednesday, July 17, 2024.**
The new procurement milestone dates are as follows:

Town responses questions:	July 2, 2024
SOQ Due Date:	July 17, 2024 at 4 P.M.
Notify short-listed members:	July 26, 2024
Debrief RFQ submitters:	By request and appointment
Issue RFP:	July 29, 2024

This addendum contains several appendices:

Appendix A:	Submitter questions and responses from emails and project briefings
Appendix B:	Updated slides from the project briefings presentation
Appendix C:	Sign in sheet for all attendees of project briefings

Appendix A

Submitter questions with responses:

1. FEMA Funding Opportunity:

a. Is the project contingent on receiving FEMA funding?

No, the Town has budgeted to pay for this facility fully without FEMA funding.

b. When will the Town know if they will receive FEMA funding?

The Town will know if FEMA funding can be expected when the 2025 federal budget gets passed. Early conversations with FEMA will also help to make sure this project is and stays eligible for the funding.

c. Does the Town expect the FEMA funding to impact the project size wise? Will the Town cut back on scope if it does not get the FEMA support?

FEMA funding will not impact project size and scope.

d. Would the FEMA funding add to the \$5M budget the Town has estimated?

Federal funding will add costs to the project which the FEMA funding can go to. Other than the added costs to meet federal standards, the Town would like to use the FEMA funding to offset Town funding.

2. Request for Proposals (RFP) Phase Questions:

a. Will the RFP will be a 2-submittal process?

The current plan for the RFP will be a 2-submittal process. The project proposal will be submitted first to be reviewed and scored by the Town followed by a public price opening. The price will be entered into an equation to turn it into score that can be added to the project proposal score. This process is subject to change and will be outlined fully in the RFP.

b. In the RFP process the Town is asking for a design effort and the Town will provide a stipend, how much will the stipend be?

The Town is planning to provide a \$5,000 stipend for each of the three proposers to provide a proposal.

c. In the conceptual pricing effort during the RFP process, is the Town looking for a hard bid?

The Town is looking for a Guaranteed Maximum Price (GMP). More information will be provided in the RFP.

d. The preliminary schedule for the RFP phase of procurement shows a couple of days of project briefing meetings, can you elaborate on that?

These meetings are for proposers to meet the project team from the Town and ask any questions you may have to create your proposal.

3. Can the electronic copy of the SOQ be submitted on a thumb drive provided with the hard copy?

Yes.

4. What is the hopeful start date for the project?

The Town would like to start design right away as floodplain requirements will require changes to the preliminary design. The facility site will be available to start construction this Fall so construction can start anytime after that the team feels ready to move forward.

5. Does the Town feel all of the spaces listed out in the plan are what a complete list of what the Town is looking for?

The Town has a big wish list and a small space, what is shown in the preliminary design fit the biggest priorities the Town had during the preliminary design. The Town is always open to creative suggestions.

6. How big is the grade change to from the existing headworks building to the lowest floor elevation required for the LOMR-F?

The grade at the Headworks Building slopes between 5387 and 5386 as can be seen on the survey plan provided in the preliminary design. The Base Flood Elevation (BFE) for the preliminary engineering plan's proposed building location is 5386.8 and increases as you move East so it will change depending on where the building is located. FEMA requires critical facilities be 3 feet above BFE and the Town's municipal requirement states critical facilities need to have the structure elevated or floodproofed at least two (2) feet above BFE.

7. Will a wetlands permit or 404 permit from the Army Corps of Engineer be required for this project?

Unsure, this will need to be investigated.

8. What did the site look like during the 2013 floods?

The site did not flood from the creek in the 2013 floods. The only time the site has flooded is due to poor drainage on the site.

9. Do you want junction boxes for 13 EV charging vehicles right away or just enough power?

The facility only needs EV rapid charging stations for two vehicles. The facility should have enough power run to the site for expanded EV charging in the future but the power does not need to be run to junction boxes at this time.

10. Can you please update and provide the slides?

Yes, the slides are included in this addendum.

11. Who is responsible for permitting?

The design team is responsible for the permitting. Permit fees for Town permits will be waived but permits are still required.

12. Can we partner with the engineer and architect who did the 15% design?

Yes, the rule restricting how many teams engineers and architects can be a part of was removed in addendum 1.

13. How long ago was the new Headworks building constructed and who designed and built it?

The building was designed in 2019 by Dewberry Engineers and built in 2020 by RN Civil Construction.

14. Will any maintenance work be done in the work bays?

Yes, a lift bay should be designed for standard vehicles for light maintenance.

15. What is the maximum budget set aside?

The Town has budgeted \$5M for this facility split in the 2025 and 2026 annual budgets.

16. Who performs large maintenance on Town vehicles and equipment?

The Town contracts out this work.

17. Will this building need to go through public review?

The planning department has reviewed this question and determined that because the O&M Facility can be considered expanding an existing use on an existing property, it is a Minor Public Improvement and therefore will go straight to a Building Permit.

18. Does access for a solids handling truck in the WWTP need to be maintained throughout construction?

Yes.

19. Can you provide a list of all attendees at the 3 project briefings?

Yes, a combined sign in list from all three project briefings is included in this addendum.

20. In section 3.2.1 Submitter Experience, can you expand on and/or clarify what the Town is looking for in regards to item 9- Public Information?

The Town is looking for a design-build team who can assist with communications with Superior residents on design and construction updates. The Town will be responsible for sending out the notifications but good communication and updates with the design team and the contractor are important for this effort.

21. Is the Conceptual Budget Based off of \$5m and how do anticipate budgeting this while design is not complete? How are you wanting us to budget appropriately based off the current CD and will we have an opportunity to modify the budget at final design?

More information will be provided during the RFP process when pricing will be requested.

22. The RFQ refers to Form D to be included in our proposal. We have not found a form D. There is an addendum recognition form included. It is not labeled. Is there a form D required for our SOQ response? If so, does form D go in Appendix B or C?

Form D is the addendum recognition form and should be provided in Appendix C.

23. We will include the proper erosion control BMPs and will include repairing of all disturbed areas around the project perimeter and the Outfall to Rock Creek with native seeding. At this time, we do not see the need for a Landscape designer or extensive landscape work.

I do not think a landscape designer will be necessary or the need for extensive landscape work.

24. It is unclear if the form As are part of Appendix B or C. We are planning to include forms A-C under appendix C. Is this correct?

Forms A, B, C, and D (the addendum recognition form) should all be included in appendix C.

25. Section 2.7 of the RFP notes “Major Participant” requirements. In trying to interpret this clause, we’d like to understand if Design Firms can be a part of one, two, or more contractor responses. We aren’t sure how this language breaks down into various disciplines (architecture, landscape, civil, structural, MEP, etc.)... Would it be possible to eliminate this clause to avoid confusion?

We kept the “major participant definition so it is clear who needs to fill out a Form A. The Town removed the requirement that Major Participants belong to only one team in Addendum 1.

26. Section 2.9.2 notes that any firm who develops the Scope of Work or assists in the development of the RFQ/RFP is precluded from responding to this solicitation. As we interpret the language in Section 2.9.2, the work provided in the Exhibits (surveys, plats, narratives, floodplain, etc.) is “Scope of Work” documents that teams are to reference in providing a response/price. Since Design-Build teams are asked to provide construction pricing, etc., of those exhibits, and the documents serve as a baseline describing the scope, can you confirm that the firms who provided these Exhibit documents/information are precluded from responding to this solicitation?

The engineer and architect who did the preliminary design are allowed to submit an SOQ under Section 2.9.2(a)(1) which states:

(a) State statutes or policies concerning organizational conflict of interest should be specified or referenced in the Design-Build RFQ or RFP document as well as any contract for engineering services, inspection or technical support in the administration of the Design-Build contract. All Design-Build solicitations should address the following situations as appropriate:

(1) Consultants and/or subconsultants who assist the owner in the preparation of a RFP document will not be allowed to participate as an offeror or join a team submitting a proposal in response to the RFP. However, a contracting agency may determine there is not an organizational conflict of interest for a consultant or sub-consultant where:

(i) The role of the consultant or subconsultant was limited to providing preliminary design, reports, or similar “low-level” documents that will be incorporated into the RFP, and did not include assistance in development of instructions to offerors or evaluation criteria, or

(ii) Where all documents and reports delivered to the agency by the consultant or subconsultant are made available to all offerors.

The Town considers the role of these consultants as limited to providing preliminary design, reports, and similar “low-level” documents that are incorporated into the RFP and these consultants did not provide assistance in the development of instructions to offerors or evaluation criteria.

a. Similarly, any contractors or consultants who have provided pricing during this preliminary effort – are excluded from responding to this pursuit as well, correct?

The preliminary design consultants did not provide formal pricing estimates. Any contractor or consultant who had provided pricing would be excluded from responding to this pursuit.

Appendix B

Project Briefing Presentation Slides

Superior O&M Facility Project Briefing

April 29-June 20, 2024



Project Team – Town of Superior

- Christine Katz, Project Manager
- Brannon Richards, PWU Director
- Leslie Clark, PROS Director
- Rick Davis, PWU Senior Construction Inspector
- Ed Johnson, PWU Field Maintenance Superintendent
- Matt Rarick, PROS Superintendent

*PWU - Public Works and Utilities

*PROS – Parks, Recreation, and Open Space

Project Overview

- New facility location: 1950 Honey Creek Lane, Superior, CO 80027
 - Next to the Town's Waste Water Treatment Facility
- This facility will serve Public Works and Utilities (PWU) and Parks, Recreation, and Open Space (PROS) departments
 - Need storage
 - Need work space
 - Need office space
- Site is located in the Special Flood Hazard Area (SFHA)
 - A CLOMR-F from FEMA is required to obtain a building permit in the Town of Superior
 - Once the project is complete, a LOMR-F is required

Project Overview

- Stormwater – expand existing water quality pond south of the WWTP fence.
 - Will likely require a new or modified outfall to Rock Creek
 - Requires coordination and approval from Mile High Flood District
 - May require permitting from the Army Corps of Engineers

Preliminary Design

- New Pre-engineered Metal Building
 - 4 drive through bays including a large wash bay
 - Two-story office and storage space
- Preliminary Site Plan
- Site and Building Narrative & Proposed Mechanical System Narrative
- Geotechnical Report is being developed and will be made available in an addendum when it is complete

FEMA Funding Opportunity

- This project has been recommended for FEMA funding through Congressional Directed Spending by Representative Neguse as well as Senators Bennet and Hickenlooper
 - This funding is not guaranteed, we will hopefully know by the end of 2025 if we are approved
 - This funding is for the Town to use toward making this facility an Emergency Operations Center (EOC)
 - If this funding is received, Build America Buy America Act (BABAA) will be a requirement during construction
- All FEMA-funded non-critical actions in the 1% annual chance floodplains (also known as the 100-year floodplain) that involve new construction or substantial improvement of structures must be elevated at a minimum, to the higher of:
 - Three (3) feet above the 1% annual chance flood elevation (also known as the base flood elevation), in accordance with the Federal Flood Risk Management Standard (FFRMS) “Freeboard Value Approach” (FVA); or
 - The 0.2% annual chance flood elevation. Where 0.2% annual chance flood elevations are not available, such actions must be elevated to at least two feet above the 1% annual chance flood elevation.

Project Goals

1. Complete the Project to meet the Town's building codes and regulations. A CLOMR-F will be required to receive a building permit.
2. Complete the Project in the requested timeframe.
3. Manage and control costs effectively throughout the project to prevent cost overruns and stay within the Town's budget constraints.
4. Coordination and collaboration between the Project team and the Town to ensure smooth project execution and design.
5. Optimal utilization of space and resources – see preliminary design site plan and building layout in Appendix A.
 - a. Provide parking for employees, work vehicles, and equipment
 - b. Provide adequate and comfortable work space for the Town's operations staff
 - c. Provide a facility that can be utilized as an Emergency Operations Center in the event of an emergency.
6. Provide a quality product that will serve the Town in the best way the site can
7. Mitigate risks that could impact the project's technical aspects, such as delays, design changes, or unforeseen site conditions.

Evaluation Process

1. Submitter Experience (30)
2. Organization and Key Personnel (25)
3. Project Understanding and Approach (45)
 - Project Technical Approach (25)
 - Project Management Approach (20)

Anticipated Schedule – Phase 1

Issue RFQ	May 23, 2024
Project briefing meetings	May 29 – June 20, 2024
Deadline for industry inquiries to RFQ	June 26, 2024 at 4 P.M.
Final RFQ addendum issued	July 2, 2024
SOQ due date	July 17, 2024 at 4 P.M.
Notify short-listed submitters	July 26, 2024
Debrief RFQ submitters	By request and appointment
Issue RFP	July 29, 2024

Anticipated Schedule – Phase 2

Issue RFP	July 29, 2024
Project briefing meetings	July 30 - Aug 2, 2024
Deadline for questions/comments for RFP	July 31, 2024 at 4 P.M.
Final RFP addendum issued	Aug 21, 2024
Qualitative Responses to RFP due	Sept 4, 2024 at 4 P.M.
Public Opening of Pricing	Sept 11, 2024
Debrief RFP proposers	By request and appointment
Board Approval of Contract	Sept 23, 2024

This schedule is subject to revisions by addenda to subsequent RFPs.

SOQ Submittal

- One (1) hard copy delivered to Superior Town Hall
- Electronic copy delivered to christinek@superiorcolorado.gov
 - Note: Email attachments must be less than 20MB
 - Electronic copy may be delivered on an external hard drive with the hard copy.

QUESTIONS?

Appendix C

Project Briefings Sign in Sheet



Operations and Maintenance Facility Design-Build Project

Town of Superior

June 14 & 18 & 20, 2024

Project Briefing Attendance

Date: June 20, 2024

Project No.: PW 2024-03

Subject: Sign in Sheet

Name	Company	Phone	Email
Ryan Mirus	Alliance Construction Solutions	(720) 454-0003	rmirus@allianceconstruction.com
Jordan Lockner	Collab Architecture	(970) 215-9907	jordan@collabarchitects.com
Aimee Lalone	Wold Arch & Eng.	(303) 550-2300	alalone@woldae.com
A.J. Roche	Roche Constructors	(970) 356-3611	aroche@rocheconstructors.com
Shannon Rogers	P.G. Arnold Construction	(720) 766-2842	Shannon.rogers@pgarnold.com
Crystal Klosterman	GSG Architecture	(970) 888-3273	Cklosterman@gsgarchitecture.com
Travis Latever	Buildings by Design	(970) 842-5837	travis@buildingsbydesign.com
Brad Wolf	Buildings by Design	(970) 842-5837	Brad.wolf@buildingsbydesign.com
Kelly Fischer	iBuild Construction Inc.	(970) 888-1666	Kf.ibuild@gmail.com
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Cody Gratny	JVA	303-444-1951	cgratny@jvajva.com