



ADDENDUM NO. 2

RFP Title: Otero County Road & Bridge Facilities Post Fire Redevelopment

Project: Otero County Road & Bridge Shop, Office, and Storage Facilities

Location: 103 6th Street, Fowler, CO 81039

RFP No.: V2.0

Date: January 22, 2026

This Addendum modifies and becomes part of the above-referenced Request for Proposals (RFP). Except as specifically modified herein, all other terms and conditions remain unchanged.

A. QUESTIONS & ANSWERS

Reference: General/Administrative

Q1. We would like to provide a quote for the interior portion of this project. I checked the drawings posted online, but I did not see anything detailing the offices and restroom. Do you have any more information on them?

A1. Dedicated interior office and restroom drawings are not included in the RFP. For all available dimensional, structural, and layout information related to the office and restroom areas, Contractor shall reference:

- RFP Page 5 – Section: *Technical Specifications, Table 1: Shop & Office Facility Specifications*, and
- Attachment D – Fowler Shop Reference Drawings (Sheets D1, E1, P1, S2 – Reference Only), issued with Addendum No. 2

Note: Attachment D is provided for reference only and is issued separately as “Attachment D – Fowler Shop Reference Drawings”. It is provided with this Addendum as a separate attachment and will also be posted on the County website. Bidders may rely on this information solely as a general guide. Contractor is responsible for verifying all existing conditions and ensuring their

proposed design and construction meet all RFP requirements and applicable building code.

Q2. Will bonding be required on this project? I do not see it outlined on any of the RFP documents, but I may have missed it.

A2. Bonding is not required for this project. Contractors must comply with all insurance requirements listed on:

- RFP Page 15 – *Section: Insurance Acknowledgment (Exhibit C)*.

Shop and Office Facility

Q3. Was the existing slab damaged in any way during the fire or the removal of the building?

A3. No. The slab was not damaged.

Q4. Are drawings available for the previous structure that burned?

A4. A limited set of reference drawings is available and will be posted with Addendum No. 2 as Attachment D – Fowler Shop Reference Drawings (Sheets D1, E1, P1, S2 – Reference Only).

Q5. If not, what were the eave heights, roof pitch and its configuration (gable/shed roof)?

A5. As noted in A4, a limited set of historical reference drawings is included in Attachment D – Fowler Shop Reference Drawings (Sheets D1, E1, P1, S2 – Reference Only). The RFP provides two acceptable overhead door opening sizes for the replacement facility – 16' x 16' or 14' x 14' – as noted in:

- RFP Page 4 – *Section: Technical Specifications, Overhead Door Requirements*
The final eave height and roof pitch for the replacement building shall be consistent with the Contractor's selected overhead door opening size and the engineering requirements of the proposed building system.

- Eave Height: The original building used a consistent eave height across both sides. While Attachment D does not provide explicit eave-height dimensions, the required eave height for the replacement facility should be sufficient to accommodate the selected overhead door height (16' x 16' or 14' x 14') plus the structural and clearance requirements of the Contractor's building system. The

final eave height shall be determined by the Contractor's PEMB or building design.

- Roof Pitch: The prior structure utilized a gable roof typical of a pre-engineered metal building. Roof pitch would have been aligned with the door openings and building system design. The final roof pitch for the replacement facility shall be determined by the Contractor's selected system and overhead door size.
- Configuration: The previous structure was a pre-engineered metal building with a gable roof, as reflected in the Attachment D drawings.

Q6. Were there gutters and downspouts on both the front and rear, or just the front?

A6. Yes. Gutters were installed on both the front and rear of the previous structure. For the replacement Shop and Office Facility, the County prefers that downspouts be located on the west end.

Q7. Where are the previous Utility points of connection on site for the: gas, electrical, water, sewer)?

A7. For the replacement Shop and Office Facility, all utilities are existing. Refer to drawings P1 and S2, on Attachment D – Fowler Shop Reference Drawing (Reference Only). These drawings depict the historical utility points of connection for the previous structure.

Q8. For the interior radiant tube heaters, (assuming gas type) how many were in the previous building, and where were they located.

A8. None existed previously. New system requirement: 700,000 BTU input, run north-south, between overhead doors.

Q9. For the restroom plumbing fixtures, bath accessories, interior doors and door hardware, water heater, baseboard heater, Mini Split and Radiant Tube heaters etc., do you have specific models and manufacturers that you would like us to price to keep the bids consistent? If not, what level of quality should be used for pricing?

A9. No. Use mid-range quality for:

- Plumbing fixtures
- Interior doors
- Bath accessories

- Water heater
- Baseboard heater
- Mini split
- Radiant tube heaters

Q10. Was there glazing in the previous exterior man doors and will they require deadbolts and closers?

A10. The previous exterior man doors did include glazing; however, the requirements for replacement doors remain consistent with current project needs. The following specifications apply:

- No glazing is required in the new exterior man doors.
- Door closers are required on all exterior man doors.
- Deadbolts are not required.
- The County will provide a locking system for the exterior doors.

Q11. In the RFP it states that the “GC is to receive the Fire Protection Letter from the Building Department in writing”. Is this something that the county believes to be a challenge/obstacle to receive? Is there a reason the letter cannot be created and received by the County?

A11. Yes. County will provide the Fire Sprinkler Exemption Letter, which will be posted with this Addendum.

Q12. For the interior spray foam insulation scope of work, is the spray foam to be applied over the standard PEMB Insulation Blankets, or will there be no insulation blankets and just the spray foam? What R-Factor are we trying to achieve?

A12. For insulation, use either insulation blankets OR spray foam – not both. R-values required: R-18 ceiling, R-14 walls.

Q13. Regarding the note to install interior Pro Panel along the North Wall, are you wanting those panels to match the exterior metal panels? Or is standard White sufficient?

A13. Standard white interior panels are acceptable. Panels required on north, east, and west walls.

Q14. For the Overhead Doors and Openers, do you have a specific Manufacturer/Model # you want priced. Do you want glazing installed in those doors?

A14. No specific brand or model of overhead door is required, glazing is not permitted, and the doors must use stationary wall-mounted operators with no remote controls, consistent with RFP Page 4 – Section: *Technical Specifications: Overhead Door Requirements*.

Q15. Addressing the comment in the RFP, “Rewire the shop power and lighting to the previous layout”, do you have details for this previous layout, or a sketch of it?

A15. Yes. See Attachment D – Fowler Shop Reference Drawings (E1 – Reference Only). The Contractor may match or improve layout.

Q16. For the interior exposed waterline that runs to the Power Washers, what size and pipe type was previously installed? Do you have the specific Power Washer specs so we can research this information?

A16. The previous building's water supply connection to the power washer was minimal and did not include specifications. Based on available information, the following requirements apply:

- Waterline Size: $\frac{3}{4}$ " ID
- Material: No specific material is required; however, PEX is preferred.
- Power Washer Specifications: Not available; Contractor shall verify compatibility with proposed waterline and intended equipment.

Q17. For the interior painting of the shop area, are you wanting pricing for a full interior paint, covering all exposed Cell Foam Insulation and exposed red iron components, including the ceilings and mezzanine?

A17. Paint all spray foam insulation (if used). Paint walls and ceilings down to the top of the Pro Panels. No paint is required on red iron components.

Q18. As for the mezzanine layout and size, and design, can you provide more information for consistent pricing? There are notes for drywall and plywood for walls, please clarify.

A18. The mezzanine in the replacement facility is intended to function solely as a simple storage platform without finished interior treatments. Accordingly, the following requirements apply:

- Mezzanine Use: Open storage only
- Wall Finishes: No sheetrock is required in the open mezzanine area.
- Office/Restroom Finishes: Office and restroom walls shall receive drywall as specified in the RFP
- Mezzanine Floor: Constructed using $\frac{3}{4}$ OSB sheathing

Q19. Will the drywalled areas of the mezzanine require a resilient base and full tape and paint?

A19. No drywall in open mezzanine.

Q20. Who is responsible for demolition of the existing metal building?

A20. Demolition is complete.

Q21. Does Otero County have any record drawings for the original building pertaining to the existing foundation construction and original architectural layout?

A21. Yes. See Attachment D – Fowler Shop Reference Drawings (Sheets D1, E1, P1, S2 – Reference Only).

Q22. Define scope of work parameters for the Contractors employed engineers? (Civil grading, soils report, drainage plan, structural analysis of existing concrete)

A22. The scope of work for the Contractor's employed engineers is defined by the engineering and technical requirements included in the RFP and as modified by Addendum No. 1. The following sections apply:

- Structural Engineering: Contractor shall comply with RFP Page 5 – Section: *Technical Specifications, Table 1: Shop & Office Facility Specifications (Structural Responsibility)*, which requires a licensed structural engineer to evaluate and certify the adequacy of the existing foundation for the proposed pre-engineered metal building (PEMB).
- Civil/Grading/Drainage: Civil engineering requirements are limited to those specified in RFP Page 8 – Section: *General Conditions & Additional Notes (Item 4)*

as modified by Addendum No. 1, which removed the requirement for a grading and utility plan.

- Soils Report: Addendum No. 1 removed the soils report requirement; therefore, no soils investigation is required under this RFP.
- Contractor must engage appropriate licensed engineers to meet all structural certification requirements and any required civil coordination indicated in the RFP, except where Addendum No. 1 removed those obligations.

Q23. We have been informed by multiple building manufactures that they will not quote the PEMB package due to re-using the existing foundation and associated liability. Provide clarification and direction.

A23. See RFP Page 5 – Section: *Technical Specifications, Table 1: Shop & Office Facility Specifications (Structural Responsibility)*. Contractor's licensed structural engineer must certify the existing foundation.

Q24. We assume that the concrete floor slab is existing to remain. Correct?

A24. Yes. The existing concrete floor slab is to remain and will continue to be used as part of the rebuilt facility. Contractor is responsible for verifying its condition as part of the structural engineer's foundation certification requirements identified in RFP Page 5 – Section: *Technical Specifications, Table 1: Shop & Office Facility Specifications (Structural Responsibility)*.

Q25. Are all utility services existing to remain?

A25. Yes. All existing utility services are to remain with the addition of a new electrical service serving the Sand Shed, as required in the RFP and clarified in Addendum No. 2.

Q26. Is the existing gas service sized to adequately serve the new radiant tube heaters?

A26. Yes, to the County's knowledge, the existing gas service is adequately sized to support the new radiant tube heaters. Contractor is responsible for verifying gas service capacity as part of their design and coordination.

Q27. Are the new interior doors intended to be wood or hollow metal?

A27. Either is acceptable.

Q28. Specify anticipated loads for the mezzanine.

A28. The mezzanine is intended solely for light storage. The allowable load shall not exceed a total maximum storage load of 2,000 lbs, with final load distribution and verification to be confirmed by the Contractor's structural engineer in accordance with RFP Page 5 – Section: *Technical Specifications, Table 1: Shop & Office Facility Specifications (Structural Responsibility)*.

Q29. Are the Sand Shed foundation walls intended to extend above ground to serve as a backstop for the stored sand supply?

A29. Yes – a minimum 6 inches above grade in sand storage areas.

Sand and Equipment Storage Facility

Q30. With the building length being 100', the bays will be approximately 25' between structural supports. Is this width acceptable for the design? (Swink was 30')

A30. Yes. Contractors may design bay spacing as required.

Q31. What height will be required of the perimeter concrete stem walls?

A31. At least 6 inches above grade; more as required by your building system.

Q32. Are we to price 26 ga. Galvalume roof and wall panels for this building?

A32. Minimum requirement is 29-gauge.

Q33. What color are the exterior wall panels to be? Will you be selecting from the manufacturer's standard colors?

A33. County will select from manufacturer's standard colors.

Q34. Will you be requiring full gutters and downspouts on both the front and rear, or front only?

A34. Gutters and downspouts are required for the new Sand & Equipment Storage Facility, located on the north side of building.

Q35. Will snow guards be required to be installed over all exterior Overhead Doors and Man Doors?

A35. No

Q36. For the Overhead Lighting inside the facility, and the exterior wall packs, do you have a fixture type in mind, or is that up to our designer to select type/model and quantity and layout?

A36. No. Overhead interior lighting and exterior wall-pack fixtures are not required for the Sand & Equipment Storage Facility. The only electrical requirement is the installation of:

- (10) 110V GFCI outlets, evenly spaced.

References:

- Addendum No. 2 - Section C.4 (Electrical Requirements Modification).
- RFP Page 7 – Section: *Technical Specifications, Table 2: Sand & Equipment Facility Specifications* (as modified)

Q37. We are only to price the new electrical underground/aerial service to this facility, no gas, water or sewer will be part of this scope? Will this service be aerial or underground? Has a Point of Connection been determined for this utility by the provider?

A37. The Sand & Equipment Storage Facility will receive a dedicated power service that is independent of the existing shop's utilities. The following requirements apply to the utility routing:

- Power Only: Electrical service is the only utility required for the Sand Shed.
- Point of Connection: The electrical service will connect to the existing utility feed in the alley, as determined by the service provider.
- Aerial Feed: The new electrical service will run aerial from the alley to the building.
- Underground Transition: The final run into the structure shall be installed underground.
- Meter Socket: Contractor shall replace the existing meter socket as part of the new service installation.

- No Other Utilities: Gas, water, and sewer are not required for this facility.

Q38. Will lighting and outlet layout be provided in the main building, including bathroom and office?

A38. A reference electrical layout is provided as Attachment D – Fowler Shop Reference Drawings (E1 – Reference Only). Contractor shall match the previous layout shown in Plan E1 or provide an improved, code-compliant layout meeting:

- RFP Page 5 – *Section: Technical Specifications, Table 1 (Electrical Requirements)*
- National Electrical Code (NEC) requirements.

Q39. Is the ceiling grid or hard lid and for the bathroom and office?

A39. The office and restroom shall have hard-lid gypsum board ceilings, consistent with gypsum wallboard identified in:

- RFP Page 5 – *Section: Technical Specifications, Table 1 (Finishes)*
Acoustical ceiling grid is not required.

Q40. Will a lighting layout be provided for the sand shed?

A40. No lighting layout is required. Addendum No. 2 removes the requirement for overhead interior lighting and exterior wall packs. Only (10) evenly spaced 110V GCFI outlets are required.

- *Addendum No. 2 – Section C.4*
- RFP Page 7 – *Section: Technical Specifications, Table 2 (as modified)*

Q41. Will electrical for the sand shed be fed from the existing shop? Overhead or underground?

A41. The Sand Shed will receive a new electrical service, routed:

- Aerial from the alley to the Sand Shed, then
- Underground into the structure

This facility will not be fed from the existing shop.

References:

- *Addendum No. 2 Q37*
- RFP Page 7 – *Section: Technical Specifications, Table 2 (Electrical)*

Q42. Where will the 2 exterior wall packs be located on the sand shed?

A42. Exterior wall packs are not required for the Sand Shed. Addendum No. 2 deletes these lighting elements.

Q43. For the Sand and Equipment Facilities, is there a possible element, concrete or other, that should be included in pricing to isolate the stored material to prevent corrosion to the metal skin of the structure?

A43. No additional isolation materials are required beyond the stem wall extending a minimum of 6 inches above grade. Contractor may propose an optional alternate, but it is not required.

References:

- *Addendum No. 2 Q29, Q31*
- *RFP Page 7 – Section: Technical Specifications, Table 2*

Q44. The PEMB manufacturer usually provides the bolt pattern and reactions. Is there some engineering that we would have access to in order to provide to the manufacturer?

A44. Contractor may reference:

- *Attachment D – Fowler Shop Reference Drawings (Sheet S2 – Reference Only)*

These drawings are provided as reference only. Per *RFP Page 5 – Section: Technical Specifications, Table 1 (Structural Responsibility)*, Contractor's licensed structural engineer shall:

- Evaluate and certify the existing foundation, and
- Coordinate anchor-bolt layout and reactions directly with the PEMB manufacturer.

Q45. Is the sand storage facility to be a pre-engineered metal building, or will it need to be designed?

A45. The Sand & Equipment Storage Facility may be constructed as a pre-engineered metal building (PEMB) or a Contractor-designed structure. The County does not require a specific manufacturer or system. Contractor shall ensure the proposed building meets:

- *RFP Page 7 – Section: Technical Specifications, Table 2: Sand & Equipment Facility Specifications*, and
- All applicable code requirements.

Q46. Even if the county is not requiring a soils investigation, the structural engineer still may. In our case, the structural engineer will require one for the new Sand Equipment building. How will that affect the bidding? We are tentatively planning on putting it as an item in the bid. (Unless Otero County has previous soils reports that would provide the information that the structural engineer requires.)

A46. The County does **not** require a new soils report (See Addendum No. 1). If the Contractor's structural engineer determines a soils report is needed for certification or design purposes, the Contractor shall:

- Treat it as a Contractor-required cost, and
- Include such cost in their proposal as they deem appropriate.

The County does not have an existing soils report for this site beyond what was previously provided in the RFP documents.

Q47. What are Otero Counties General Contractor Licensing requirements that we need to consider to bid and build this project? How about a business license, is one required to bid/build in Otero County?

A47. Otero County does not have a County-issued General Contractor license requirement. However:

- Contractor must hold any state-required licenses applicable to work,
- Contractor must comply with all permitting requirements of the Otero County Building Department, and
- A County business license is not required solely for bidding or performing this project.

Contractor remains responsible for verifying compliance with Colorado state licensing laws.

Q48. Will Davis Bacon Wage Rates apply for this project? If so, can you provide the applicable rate table? How about certified payroll requirements, will that be required?

A48. No. Davis-Bacon wage rates and certified payroll requirements do not apply to this project. This project is not federally funded and does not invoke federal prevailing wage requirements.

Q49. What are the counties minimum General Contractor Insurance requirements for this project. What limits are required for Commercial General Liability, Automobile Liability and Workman's Compensation and Employer Liability?

A49. Insurance Requirements are stated in:

- RFP Page 15 – *Exhibit C: Insurance Acknowledgment*, and
- RFP Page 19 – *Sample Agreement – Section 7: Insurance Requirements*.

At a minimum, Contractor shall maintain:

- Commercial General Liability: \$387,000 per person/\$1,093,000 per incident (per state statute)
- Automobile Liability: As required by Colorado law
- Worker's Compensation/Employer Liability: As required by Colorado statute or Independent Contractor certification.

Q50. For Safety Reasons, will the county be relocating the current staff admin office trailer to outside the perimeter fencing during construction?

A50. No. The administrative office trailer will remain at its current location.

Q51. Will all existing equipment be removed from within the perimeter fencing to allow for a secure laydown area, product delivery/offloading area and future crane operations?

A51. Yes. The County will ensure that all County equipment within the work area is removed or relocated to facilitate safe construction, laydown, delivery access, and crane operations.

Q52. With regards to the MEP Systems, will the Mechanical, Electrical and Plumbing Designs require engineered stamped drawings and state permitting and Inspections? (Note: We built a similar facility in Washington County, and it did require all the above).

A52. Yes. Mechanical, electrical, and plumbing systems shall be designed and stamped by appropriately licensed Colorado professional engineers, as required. State MEP permitting and inspection may apply depending on scope and utility connections. Contractor shall coordinate permitting with the Otero County Building Department.

Q53. If state MEP permitting is required for these two buildings, is the county aware that the turnaround time for these drawings to be reviewed by the state and to issue a state

permit can be up to 8 weeks? Has this duration been considered by the county when discussing the project durations?

A53. Yes. Respondents shall account for all required permitting durations, including potential state review timelines, within their proposed construction schedules. The County's published project schedule is anticipated, and Respondents may propose adjustments as needed to reflect MEP permitting timeframes.

Q54. If we are to provide drawings for state permitting of the MEP Systems and drawings for the Structural Foundation Design, prior to submission to the state/county, we will need approximately 6 weeks for these to be created. Has this duration been considered by the county when discussing the project durations?

A54. Respondents shall include all required design durations, including preparation of stamped MEP and structural foundation drawings, in their proposed schedules. The County recognizes that design development and stamping will require time and encourages Respondents to provide a realistic timeline in their proposals.

B. CHANGES TO SPECIFICATIONS/DOCUMENTS

The following revisions modify the original RFP documents and supersede any conflicting language previously issued:

1. Fire Protection Requirement – Updated

- **Location:**
 - Page 4 – Section: *Technical Specifications, Table 1: Shop and Office Facility Specifications (Fire Protection)*
- **Delete:** Contractor shall obtain the Fire Protection Letter from the Building Department.
- **Replace with:** The County will provide the Fire Sprinkler Exemption Letter confirming that a fire sprinkler is not required for this project. This letter is issued with Addendum No. 2 and superseded prior language requiring the Contractor to obtain the letter.

2. Interior Insulation Requirement - Clarified

- **Location:**
 - Page 4 – Section: *Technical Specifications, Table 1: Shop and Office Facility Specifications (Insulation)*

- **Replace with:** Contractor shall provide either PEMB insulation blankets OR spray foam insulation — not both. Required R-values: R-18 ceiling, R-14 walls.

3. Interior Finishes - Updated

- **Location:**
 - Page 5 – Section: *Technical Specifications, Table 1: Shop and Office Facility Specifications (Finishes)*
- **Change:**
 - Mezzanine: No drywall or finished surfaces required; mezzanine is open storage only.
 - Office/Restroom: Hard-lid gypsum board ceilings required (no ACT grid).
 - Interior Pro Panels: Required on north, east, and west walls; white standard panels acceptable.

4. Electrical – Sand & Equipment Storage Facility - Modified

- **Location:**
 - Page 6 – Section: *Technical Specifications, Table 2: Sand & Equipment Facility Specifications (Electrical)*
- **Delete:** All overhead interior lighting and exterior wall-pack lighting requirements.
- **Replace with:** (10) 110V GFCI outlets, evenly spaced throughout the facility.
- **Additional Requirement:** Contractor shall provide a new electrical service routed aerial from the alley and underground into the structure, including replacement of the meter socket.

5. Gutters & Downspouts– Sand & Equipment Storage Facility - Modified

- **Location:**
 - Page 7 – Section: *Technical Specifications, Table 2: Sand & Equipment Facility Specifications*
- **Change:** Gutters and downspouts are required on the north side of the new Sand & Equipment Storage Facility.

6. Overhead Doors - Clarified

- **Location:**

- Page 4 – Section: *Technical Specifications, Table 1: Shop and Office Facility Specifications (Overhead Doors)*
- **Change:**
 - Glazing is not permitted. Operator shall be a stationary wall-mounted operator only; remote controls are not allowed.
 - Contractor may select either 16' x 16' or 14' x 14' door openings; final eave height and roof pitch must align with selected door size and PEMB requirements.

7. Structural Responsibility - Reinforced

- **Location:**
 - Page 4 – Section: *Technical Specifications, Table 1: Shop and Office Facility Specifications (Structural Responsibility)*
- **Change:**

Contractor's license structural engineer shall:

 - Evaluate and certify the adequacy of the existing foundation;
 - Confirm mezzanine load capacity (maximum 2,000 lbs total storage load);
 - Provide stamped structural design;
 - Coordinate anchor-bolt layout and reactions with PEMB manufacturer.

8. Utilities – Shop & Office Facility - Clarified

- **Location:**
 - Page 4-5 – Section: *Technical Specifications, Table 1: Shop and Office Facility Specifications (Electrical/Plumbing)*
- **Change:** All utilities for the replacement Shop & Office Facility are existing. Historical utility locations shown in Attachment D (Sheets P1 and S2) are for reference only. Contractor must verify all field conditions.

9. Attachment D - Added

- **Location:** N/A (New attachment)
- **Change:** Attachment D – Fowler Shop Reference Drawings (Sheets D1, E1, P1, S2) is issued as reference only. These drawings depict historical conditions and shall not be used as design drawings.

C. ACKNOWLEDGMENT

Bidders are required to acknowledge this Addendum by completing this acknowledgment section *and* by listing Addendum No. 2 on Exhibit B – Acknowledgment of Addenda included in the RFP packet. Both acknowledgements are required for a responsive proposal.

Company Name: _____

Authorized Representative (Print): _____

Signature: _____

Date: _____