



ITB-18-04
ADDENDUM #1 *AM*
CITY HALL ROOF-HVAC REPLACEMENT

Date: Feb 26, 2018
Bid Number: ITB-18-04
Bid Due Date: HAS BEEN CHANGED TO: **THURSDAY, MARCH 22, 2018 BY 1:00 PM OUR CLOCK**

The following information is provided to all prospective bidders and is hereby made a part of the above bid documents. Bidders must acknowledge this Addendum 1 with their bid. It is a total of ten pages, including 3 pages of sign-in sheets from the MANDATORY PRE-BID Meeting held on February 22, 2018, and a copy of the handout – HVACi Damage Assessment detail report.

CLARIFICATION, ADDITIONAL INFORMATION, AND CHANGES:

The following dates have been scheduled for those who attended the meeting who are interested in getting on the roof. This is not a guarantee of access to all roof areas. The number of people accessing the roof at one time will be limited to no more than 10.

Thursday, March 1 1 – 3 PM (two - 1 hour visits, beginning at 1 and again at 2)

Wednesday, March 7 1 – 3 PM (two - 1 hour visits, beginning at 1 and again at 2)

Based on these dates providing good access to the roof, questions will be accepted until NOON, March 13, with a final addenda scheduled for March 15, and the NEW bid due date, as stated above is: March 22, 1:00 PM our clock.

Work on this project at City Hall is expected to begin in mid-May.

The following questions and topics were addressed at the meeting, some follow-up information is provided here:

1. Regarding the upcoming City Hall Roof and HVAC Replacement project, can you advise if the city is going to solicit for commissioning services separately for HVAC portion of the project? And if so will the services be solicited by the city directly, the successful HVAC contractor or an owner's representative?

The City intends to award this project to one bidder, who will act at the prime contractor for the project, and be responsible for all aspects of sub-contracting and/or trades needed. So, no, the City does not intend to separate the various aspects of this project.

2. With pressure washing, does water need to be collected and removed or may it go through the drains to the storm drain?

This water does need to be collected and mechanically removed from the roof.

3. For those HVAC units with condenser coils, does the City want a price to install hail guards?

Not necessarily. Bidders may provide a price for the guard and installation as an itemized bid alternate.

4. When will the award be announced?

The award must be approved by City Council, usually within 2-3 weeks following bid submittals, and then is posted to the City website. www.ci.wheatridge.co.us

5. Are the flat roofs structurally sloped, or built up with tapered insulation panels?

After reviewing the original building plans, it appears that new tapered rigid insulation will be required to create crickets, building with tapered insulation panels.

6. Will the City provide an area for material storage?

Yes, the City will designate a portion of the parking lot that can be used for material storage. Providing temporary fencing and/or other security measures will be the responsibility of the awarded contractor.

7. Will parking facilities be available to the contractor?

Yes. If needed, based on scheduled activities, City employees may be asked to park elsewhere. The City lot must remain accessible to citizens needing to access the building, so parking may be limited to a specific area for contractor use.

8. Will scaffolding be needed for this project?

Each bidder shall assess the project, and make this determination independently. If needed, this is a cost to be included in general conditions.

9. Knowing that people will be working in the building and that the building will remain open to the public, what arrangements need to be made regarding pressure washing the roof panels?

Pressure washing will need to be scheduled well in advance, so that proper communication, protection and alternate entry/exit points can be shared with staff, and the public.

10. Will use of a crane be allowed during regular business hours?

Yes.

11. Are there any obstructions on the roof such as power lines?

There are no power lines on the roof.

12. What is the required insulation thickness?

Per code, there is a requirement for R25 above the deck.

13. Does curb height need to change to meet current code, and if thicker insulation is installed?

Bidders will need assess the current height of the curb, and determine if a taller curb is needed.

14. Will there be an inspector on the job?

City staff will be available, but will not be on the roof at all times.

The City would like for the existing snow guards to be reused, please remove and reinstall with care.

A written Warranty letter from the roofing materials manufacturer, attesting to proper installation of the materials, is required.

Visit our City website for prebid sign in sheet, addendum, plan holders list and project updates:

www.ci.wheatridge.co.us

POINT OF CONTACT: Jennifer Nellis, Purchasing Agent, jnellis@ci.wheatridge.co.us, fax 303-234-5924, or phone 303-235-2811. Do not contact the user department, consultant, or any other staff.



MANDATORY MEETING SIGN-IN SHEET

DATE & TIME: THURSDAY, FEBRUARY 22, 2018, AT 11:00 A.M. LOCAL TIME

LOCATION: WHEAT RIDGE MUNICIPAL BUILDING, PD Training Room, WHEAT RIDGE

BID NO. & PROJECT: ITB-18-04 City Hall ROOF-HVAC Replacement Project

BID DUE DATE/TIME: THURSDAY, MARCH 8, 2018 BY 1 P.M. OUR CLOCK

City representatives:

Jen Nellis - Purchasing

Mike Farrell / Julie Brisson

Attendees (please print clearly)

Print your Name & Title	Company Name	Phone Number And Email	Prime or Sub?
LARRY TERMAN	YOUNG & ASSOCIATES	208 941-1645 lterman@youngonline.com	
JOHN FLYNN	YOUNG & ASSOCIATES	207-314-5526 JOHN.FLYNN@YOUNG.ONLINE.COM	
JAMES TEMPLETON	Citywide Roofing & Exteriors	7808 Cherry Creek South Drive #406 james@citywideroofing.net	Contractor
Stan Ward PRES.	Ward Cast Co.	Denver, CO 80231 citywideroofing2013@gmail.com 303-789-9970 team@ward-construction.com	PRIME
Al Garcia	Superior Roofing	720.490.1253 agarcia@superiorroofing.com	
Jose Lozano	Superior Roofing	720.402.5596 jlozano@superiorroofing.com	
CHRIS SCHMITZ	Toggler Roofing	720-469-4998 CHRIS@TogglerRoofing.com	

Attendees (please print clearly)

Print your Name & Title	Company Name	Phone Number And Email	Prime or Sub?
Benjamin Leaneagh PM	Roof Check Inc.	303-532-7882 Ben@Roof-check.com	Prime
Job Jennings	ROOF-check Inc	720-818-0203 Job@Roof-check.com	Prime
Dan Cohen - PM	CRC	303-447-9400 dancohen@cmc-roofing.com	Prime
Shawn Logan	Alpine Roofing Co	303-598-0912 SLOGAN@ALPINEROOFINGCO.COM	prime
Matt Elia - PM	Independent Roofing Specialists	303-901-1745	Prime
Terry Canchola Project manager	Independent Roofing Specialists	Matthew@IndependentRoofingSpecialists.com 303-901-1114	Prime
Jeremy Shull member	Independent Roofing Specialists LLC	terrycanchola@independentroofingspecialists.com 303-901-4947	Prime
Darin Johnson Estimator	Performance Construction	Jeremyshull@independentroofingspecialists.com Darin@performanceconstruction.com 303-898-7900 NOT A COM	Prime
THOMAS HEISE SALES	Colorado Mechanical Systems	theider@coloradomech.com 303-641-0715	PRIME
Chris Cook Senior Project Manager	Stellar Restoration Services	cook@stellarrestoration.com 817-688-6018	Sub
Rick Hannibal Project Manager	RMA Group ^{or}	rick@rmagroup.com	Prime &
Donald Troyer Crane sales	Winslow Crane	720-591-8162 DTroyer@winslowcrane.com	Sub

Attendees (please print clearly)

Print your Name & Title	Company Name	Phone Number And Email	Prime or Sub?
Adam Herbst	Douglass Colony Group Inc	803-901-2435 AHerbst@Douglasscolony.com	
Jason Shepherd member	Wek. Electrice LLC	720 641 7326 Jason@WekElectriceLLC	sub
Mich Shimash Resident	Synergy Mechanical	720-427-7789 Mich@synergymechanical.net	sub

DAMAGE ASSESSMENT

Report Date: 07/19/2017
Claim # N/A
HVACi File # 17-126468



LOCATION: # 4: 7500 W. 29TH AVE. - 31000010

HVAC SYSTEM #	BRAND	MODEL #	SERIAL #	DAMAGE TYPE	RECOMMENDATION
010	Trane	YCD060C4HBBE	L08103964D	Hail	Miscellaneous Parts
011	Trane	YCD075C4LBBE	L08103989D	Hail	Comb/Panel
012	Trane	YCD150C4HBAB	L08104088D	Hail	Comb/Miscellaneous
013	Centri Master	PNU135WLG	QUE804001	Hail	Ventilator Cap
014	Greenheck	GW-098-A-X	04G29977	Hail	Ventilator Cap
015	Loren Cook	UNAVAILABLE	UNAVAILABLE	Hail	Replace Full System
016	Unknown	UNAVAILABLE	UNAVAILABLE	Hail	Replace Full System
017	Heatcraft	FCB5SM	T12A14493	Hail	Comb/Miscellaneous
018	Dayton	4HZ416	05C09887	Hail	Ventilator Cap
019	Heatcraft	FCB5SM	T12H01776	Hail	Comb/Miscellaneous
020	Heatcraft	FCB5SM	T12H01775	Hail	Replace Full System
021	Mitsubishi	MUY-GE24NA	2001573	Hail	Comb/Panel
022	Greenheck	GB-70-4-X	01A24041	Hail	Ventilator Cap

DAMAGE ASSESSMENT

Report Date: 07/19/2017
Claim # N/A
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023	Mitsubishi	PUY-A18NHA4	2YU00317A	Hail	Straighten Condenser Coil Fins
024	Cook	SPECIAL TRE 58X58X9TRE	183S879916-01/0002001	Hail	Replace Full System
025	Cook	SPECIAL TRE 60X72X10TRE	183S879916-01/0000701	Hail	Replace Full System
026	Evapco	1CT486	6286690	Hail	Miscellaneous Parts
027	Trane	2TTB3048A1000AA	8025WLR4F	Non- Damaged	No Action
028	Trane	2TTB3036A1000AA	62411JE5F	Hail	Miscellaneous Parts

DAMAGE ASSESSMENT

Report Date: 07/19/2017
Claim # N/A
HVACi File # 17-126468



REPAIR AND REPLACEMENT BREAKDOWN

Repair

System #: 010 Brand: Trane Model #: YCD060C4HBBE Ton/BTU: 5.0 Age: 1996

DESCRIPTION
Professional Labor to Straighten Condenser Coil Fins
Top Panel (Part # PNN00567)
Fan Guard (Part # GRL01607)

System #: 011 Brand: Trane Model #: YCD075C4LBBE Ton/BTU: 6.0 Age: 1996

DESCRIPTION
Professional Labor to Straighten Condenser Coil Fins
Top Panel (Part # COV01010)

System #: 012 Brand: Trane Model #: YCD150C4HBAB Ton/BTU: 12.5 Age: 1996

DESCRIPTION
Top Panel (Part # COV01386)
Top Panel (Part # COV01384)

System #: 014 Brand: Greenheck Model #: GW-098-A-X Ton/BTU: 1/8 Age: 2004

DESCRIPTION
Top Cover

System #: 017 Brand: Heatcraft Model #: FCB5SM Ton/BTU: 48k Age: 2012

DESCRIPTION
Aluminum Insulated Pipe Jacket
Top Cover (Part # 46004201)
Top Panel (Part # 3520077)
Fan Guard (Part # 2318491)

System #: 019 Brand: Heatcraft Model #: FCB5SM Ton/BTU: 48k Age: 2012

DESCRIPTION
Aluminum Insulated Pipe Jacket
Professional Labor to Straighten Condenser Coil Fins

System #: 021 Brand: Mitsubishi Model #: MUY-GE24NA Ton/BTU: 2.0 Age: 2001

DESCRIPTION
Professional Labor to Straighten Condenser Coil Fins
Top Panel (Part # E12F28297)

DAMAGE ASSESSMENT



Report Date: 07/19/2017
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 HVACi File # 17-126468

System #: 022 Brand: Greenheck Model #: GB-70-4-X Ton/BTU: 1/4 Age: 2001

DESCRIPTION
Top Cover

System #: 023 Brand: Mitsubishi Model #: PUY-A18NHA4 Ton/BTU: 1.5 Age: 2012

DESCRIPTION
Professional Labor to Straighten Condenser Coil Fins

System #: 026 Brand: Evapco Model #: 1CT486 Ton/BTU: 485 Age: 1990

DESCRIPTION
(2) Fill Louver Kits
Aluminum Insulated Pipe Jacket

System #: 028 Brand: Trane Model #: 2TTB3036A1000AA Ton/BTU: 3.0 Age: 2006

DESCRIPTION
Top Panel (Part # COV03340)

Replacement

System #: 006 Brand: Unknown Model #: UNAVAILABLE Ton/BTU: 1/4 Age: 1996

DESCRIPTION
Flo Aire 1/4 HP, Downblast Direct Drive Rooftop Exhaust Fan
Electrical Connections
Post Installation System Start Up

System #: 009 Brand: Amana Model #: AW101ET-001 Ton/BTU: 3.0 Age: 1988

DESCRIPTION
Amana, 3 Ton, Straight Cool, 14 SEER, R-410A, Package Unit
Electrical Connections
Ductwork Transitions
Curb Adapter
Post Installation System Start Up

System #: 015 Brand: Loren Cook Model #: UNAVAILABLE Ton/BTU: 1/4 Age: 1996

DESCRIPTION
Loren Cook, 1/4 HP, Upblast Belt Driven Wall Mounted Exhaust Fan
Electrical Connections
Post Installation System Start Up

System #: 016 Brand: Unknown Model #: UNAVAILABLE Ton/BTU: 1/8 Age: 1996

DESCRIPTION
Greenheck, 1/8 HP, Upblast Belt Driven Wall Mounted Exhaust Fan
Electrical Connections
Post Installation System Start Up

DAMAGE ASSESSMENT



Report Date: 07/19/2017
Claim # N/A
HVACi File # 17-126468

System #: 020 Brand: Heatcraft Model #: FCB5SM Ton/BTU: 48k Age: 2012

DESCRIPTION
Heatcraft, 48k BTU, Remote Air Cooled Condensing Unit
Flush Kit
Evacuate, Recover, and Reclaim Refrigerant Per EPA Guidelines
Install Filter Drier
Electrical Connections
Recharge Refrigerant to Manufacturer Specifications
Welding / Brazing / Alloy
Miscellaneous Refrigerant
Post Installation System Start Up
Aluminum Insulated Pipe Jacket

System #: 024 Brand: Cook Model #: SPECIAL TRE 58X58X9TRE Ton/BTU: Other Age: 2006

DESCRIPTION
Loren Cook, 58x58, Rooftop Gravity Ventilator

System #: 025 Brand: Cook Model #: SPECIAL TRE 60X72X10TRE Ton/BTU: Other Age: 2006

DESCRIPTION
Loren Cook, 60x72, Rooftop Gravity Ventilator