



ADDENDUM NUMBER ONE

REQUEST FOR PROPOSAL 250401 FCLWD SNEAD FACILITY IMPROVEMENTS – BULIDLING GC SERVICES

To: Prospective Proposers,

This Addendum Number One forms a part of the Request for Proposal (RFP) documents and is issued to address or modify the following:

Written Questions:

A response to written questions received as of June 2, 2025 at 1:00PM have been provided below. Proposers questions are written in black text and the District's answers are in blue.

Question: The RFP indicates that the estimated project cost for the building and site/civil is \$10.5 million. Of that amount, how much is estimated to be for the building and how much for the site /civil?

Response: Percentages provided are approximate and are subject to change based on the site/civil, building remodel/addition, and the outbuilding requirements. The current percentages are 25% for the site civil work and 75% for the building related work.

Question: Would the Owner consider allowing the General Contractor to manage the site work package under our contract?

Response: We currently have an RFQ in progress to procure a dedicated sitework contractor. Our intent in separating the building and site/civil scopes is to allow each contractor to focus on their respective areas of expertise, ensuring the highest quality of execution and balanced project oversight.

That said, if the RFQ process does not yield a qualified or acceptable sitework contractor, we would be open to considering the inclusion of the sitework scope under the building GC's contract. This would be contingent on the building GC demonstrating the capacity to manage the additional scope effectively.

Our goal is to maintain a collaborative and balanced project structure, where both the building and sitework components are managed with equal diligence and accountability as each will have impact to the District.

Fort Collins-Loveland Water District



Question: Is there any flexibility in extending the RFP submission deadline to June 26th?

Response: Below is the revised RFP schedule with the submission deadline of June 19th:

PROPOSAL SUBMISSION SCHEDULE	DATES/TIMES	REVISIONS
Request for Proposals Announcement	May 22 nd	
Pre-Proposal Meeting	N/A	
Questions/Inquires Closed	June 2 nd at 1:00PM	
First Addenda Issued	June 4 th at 1:00PM	
Site Tour(s)		June 10 th Time TBD
Final Addenda Issued		June 13 th at 1:00PM
Proposal Deadline	June 12th at 1:00PM	June 19 th at 1:00PM
Short List Determined	June 16th	June 24 th
Interview(s)	June 18th – June 25th	June 30 th - July 1 st
Contract Negotiations	June 30th – July 3rd	TBD

Question: Could you please confirm who will be involved in the evaluation and selection process?

Response: The evaluation/selection process will involve District staff and assistance from a consultant.

Question: Is there an opportunity for a site tour?

Response: See schedule response above for available tour dates. Tours will be limited to 1 hour and allow interested parties to look at property with minimal feedback/availability from District. Any questions answered by the District will be added to an Addendum for all interested parties. The District will reserve the right to record the conversations to assist with addendum responses.

Parties interested in site tours please email Jason Martin no later than Friday June 6th at 9:00AM to schedule.

The total number of pages contained in this Addendum is two (2) pages.

End of Addendum Number One

If you have any questions or concerns regarding this Addendum Number One, please contact Jason Martin at: jmartin@fclwd.com.