



Addendum 01

Request for Proposals for 2026 Arbaney Park Pool Repairs and Maintenance

Bid Due Date: March 16, 2026, 3:00 p.m. MST (unchanged)

Addendum Date: February 27, 2026

The following changes are hereby made to the **CONTRACT DOCUMENTS**:

Question and Answers:

The following questions and requests for clarification were asked by potential Proposers. Answers and clarifications are provided in *italics* following each question:

1. What is the expectation around plumbing tracing and repairs? *Town expects a licensed plumber to trace and label every pipe in the mechanical room (pictured in RFP) for its purpose and destination of each pipe. Additionally, repair issues(s) causing hot water going to the men's toilets and urinal, desire cold water to these fixtures. Any repairs past this will be discussed after investigation is completed.*

Additionally, please remove 1. Plumbing Repairs – C. fixtures from your bid. The 12 fixtures for replacement are not needed currently.
2. What is the expectation around the rubber flooring repair? *Please increase estimated square footage of Tile and Concrete Repairs part A. rubber pool tile to 32 square feet. Rubber tiles are 2 feet x 2 feet, please match pattern, color, and style to best available. Town staff will approve.*
3. Changes in Scope for Item #3 – HVAC. *Please disregard number 3. HVAC in current RFP. New scope will be to replace the metal man door and frame to the muriatic acid room. Town is currently working with Spencer Maxon with ProBuild to scope a metal door (or similar) with a protective coating that prevent corrosion via muriatic acid. Please reach out to Spencer on the exact door. Measured dimensions of frame are 7-1/4 inches deep, 40 inches wide, 80 inches tall – but contractor must field measure and verify prior to ordering. Contractor to provide all labor and materials to replace door. Also, contractor to paint exterior side of door and frame to match surrounding doors.*



Pictures 1 and 2 – Door to be replaced.

4. Roof Replacement of the Pumphouse Building. *Bidders must bid all labor and materials to replace metal roof at pumphouse with another metal roof with color match. This work requires a Town of Basalt roofing permit. Also contract to obtain any other applicable Town permit through the Town of Basalt Building Department. Permit fees will be paid by the Town. To limit muriatic acid deterioration on the roof, the “candy cane” vent for that application, should be extended upwards or at a 45-degree angle to further the exhaust distance from the roof.*
5. Changes in Scope for Item #6 – Door Frame. *Please remove this from scope. Town is working with door manufacturer for repair.*
6. Added Scope – replacement of Garage Door. *At the pumphouse, there is an insulated manual overhead garage door that needs replaced. Door is roughly 8 feet by 8 feet, but contractor must field measure. Provide all labor and materials for removal and replacement of insulated garage door. Contractor to paint garage door to match.*

[Below is a List of the Sign In Sheet](#)



Arbaney Park Pool Maintenance and Repairs Pre-Bid

February 25, 2026

Please sign in:

Name	Email	Phone	Company
Will Kiser	WKiser@kiser Construction.com	970 314 1108	Kiser Construction

[Reminder of Schedule](#)

RFP Issued	February 13, 2026
Pre-Proposal Conference and Site Visit	February 25, 2026, at 2:00PM
RFP Questions Close	March 6, 2026, at 5:00 PM
RFP Questions Reply	March 10, 2026
Proposals Due	March 16, 2026, at 3:00 PM, MST
Interview Select Respondents	TBD
Council Action	March 24, 2026

[Please see updated cost of services matrix th](#)

Exhibit A per Addendum #1

2026 Arbaney Park Pool Repairs and Maintenance

Cost of Services Matrix

Task	Cost For Services	Reimbursables	Subtotal
1. Plumbing Repairs (Parts A and B)			
2.A. Tile and Concrete Repairs and Maintenance Part A			
2.B. Tile and Concrete Repairs and Maintenance Part B			
3. Remove, Replace, Paint Specialty Man Door at Muriatic Acid Room			
4. Painting of the Lap Pool			
5. Roof Replacement of the Pumphouse Building (Extend candy cane, all labor and materials for removal and replacement with metal roof)			
6. Remove and Replace Manual Overhead Garage Door			
		Total:	

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2026 Arbaney Park Pool Repairs and Maintenance
ADDENDUM 01 ACKNOWLEDGED BY:

Name

Date

End of Addendum #1

Prepared By:

Matt Koenigsknecht

Basalt Recreation Director