



EAGLE COUNTY
ADDENDUM NO. 1
May 5, 2026

**EAGLE COUNTY JUSTICE CENTER
EXPANSION PROJECT
EAGLE, COLORADO**

- **Q1:** Please confirm the warranty duration. Eagle County projects typically carry a 2 year warranty. The RFP seems to indicate a 1-year bond under the Maintenance Bond section. This is important as it will affect the bond rate that is required with this RFP response.
A: In the “SURETY BONDS” Section of the “INSTRUCTIONS TO RESPONDENTS”, Replace the text in the first three (3) sentences of the main paragraph with (changes in red text):
*“The Payment Bond and the Performance Bond shall be in a sum equal to the contract price. If the Performance Bond provides for a **two**-year warranty a separate Maintenance Bond is not necessary. If the warranty period specified in the **Performance Bond is for less than two** years a Maintenance Bond equal to 10% of the contract price is required.”*
- **Q2:** Under the “SPECIAL RISKS AND CIRCUMSTANCES” Section, Items 19 & 20 refers to the “Consultant” instead of the “Contractor”. Please confirm “Contractor” is the intended term.
A: Yes, this language is example language of what will be required of the successful “CM/GC Respondent” in the Preconstruction and Construction Services Agreements. In the future Agreements, the term “Consultant” will refer to the “Construction Manager” and/or “General Contractor”.
- **Q3:** Under the “SPECIAL RISKS AND CIRCUMSTANCES” Section, Item 20 refers to digital content accessibility. General Contractors are not experts with accessible digital content. Can we expect support from the Owner with this?
A: The Owner can provide basic guidance on how to provide digital content accessibility on standard platforms (i.e. Microsoft Word, PDF). However, the CM/GC will be responsible to provide the content in accordance with the regulations.
- **Q4:** Has Asbestos testing been performed?
A: Not yet, but Eagle County will provide testing during the design process.

- **Q5:** What are the project sustainability goals?
A: Currently, no green energy certifications are being pursued with this Project. However, all mechanical systems that are installed on this project shall be Electric powered and the standards of other local regulations (i.e. the 2021 International Energy Conservation Code) shall be met.
- **Q6:** Are there any grants associated with this project? This may dictate staffing levels required for the project.
A: Not at this time.
- **Q7:** Are background checks required for all onsite employees?
A: Background checks are not required for "all" employees. Only employees requiring access to the secure Detention Facility area (or construction connection to the area) will be required to pass a background check and check in for a daily pass to the area.
- **Q8:** Who is the selection committee that will reviewing the proposals?
A: The selection committee will be comprised of relevant Eagle County staff, project designers, and project stakeholders.
- **Q9:** In regard to PROPOSAL SUBMITTAL REQUIREMENTS, items 6C: ***"Provide a detailed line-item cost breakdown of your proposed Construction Services Fixed Fee, or "CM/GC Basic Fee", that clearly illustrates the intent of the CM/GC Fee Structure is entirely included and sufficient for the Project."*** Exhibit B, #3 calls for a fixed fee percentage. What is intended with the request for a detailed line item cost breakdown?
A: Provide a confirming breakdown demonstrating the items outlined in the Exhibit C table for this item (CM/GC Basic Fee) are included under Proposal Form Item 3 & sufficient for the Project.
- **Q10:** Please confirm the General Conditions Total Fee shall be based on the project schedule of 17 months from 12/1/26 to 05/01/28 to enable all RFP responses to be in an equal comparison timeframe.
A: Correct.
- **Q11:** Comments were provided on the attached Exhibit C for item re-allocation from GC/GC Fee to General Conditions. This input was based on past projects with Eagle County and General Contracting standards.
A: **Exhibit C – CM / GC Fee Structure** has been updated to reflect suggestions. See Attached.

#	ADDENDUM #1: EXHIBIT C CM/GC FEE STRUCTURE EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
	PRE-CONSTRUCTION SERVICES						
A.	PROJECT MANAGEMENT						
1.	Architectural Consultant Selection					x	
2.	Civil Consultant Selection					x	
3.	Structural Consultant Selection					x	
4.	Mechanical Consultant Selection					x	
5.	Electrical Consultant Selection					x	
6.	Special Consultant Selection					x	
7.	Review Design Concepts	x				x	
8.	Develop Bid Packages	x				x	
9.	Site Use Recommendations	x				x	
10.	Material Selection Recommendations	x				x	
11.	Building Systems Recommendations	x				x	
12.	Building Equipment Recommendations (Movable)				x	x	
13.	Building Equipment Recommendations (Fixed)	x			x	x	
14.	Coordinate Owner-Supplied Fixed Equipment	x			x	x	
15.	Coordinate Owner-Supplied Movable Equipment				x	x	
16.	Construction Feasibility Recommendations	x					
17.	Construction Scheduling Recommendations	x					
18.	Life Cycle Costing Analysis	x					
19.	Informal Value Engineering	x					
20.	Formal Value Engineering	x					
21.	Energy Use Analysis & Recommendations						x
22.	Labor Availability Review (Subcontractors)	x					
23.	Material Availability Review	x					
24.	Equipment Availability Review	x					
25.	Subcontractor Availability Review	x					
26.	Construction Logistical & Execution Plan	x					
B.	PROJECT COST CONTROL						
1.	Total Project Cost Budget	x			x	x	
2.	Construction Cost Budget	x					
3.	Schematic Design Cost Estimate						x
4.	Guaranteed Maximum Price Cost Estimate	x					
5.	GMP Proposal	x					
6.	Bid Package Estimates	x					
7.	Construction Cash Flow Projections (Monthly)	x	x				
8.	Material Surveys & Trade Contractor Estimates	x					
9.	Set-Up Cost Accounting		x				
10.	Set-Up Reporting Methods		x				
11.	Set-Up Payment Procedure		x				
12.	Set-Up Change Order Procedure		x				
13.	Prepare Change Order Cost Estimates		x				
14.	Verify Correctness of Quantities & Prices of All COs		x				
15.	Continued Project Cost Monitoring		x				
C.	PROJECT SCHEDULING						
1.	Preconstruction Activity Schedule (Bar Chart)	x					
2.	Construction Activity Schedule (CPM Set-Up)	x					
3.	Const Activity Schedule w/ Milestones (CPM Updates)		x				
4.	Shop Drawing & Submittal Schedule / Procedure		x				
5.	Mock-Up Schedule & Procedure		x				
6.	Short-Interval Schedules		x				
7.	Occupancy Schedules		x				
D.	SUBCONTRACTOR SELECTION / PURCHASING						
1.	Set Prequalification Criteria	x					
2.	Recommend Subcontractor Selection Methods	x					
3.	Recommend Subcontractor Award Methods	x					
4.	Develop Subcontractor Interest	x					
5.	Prepare Bidding Schedules	x					
6.	Issue Plans, Specifications & Addenda	x					
7.	Receive Bids	x					
8.	Analyze Bids	x					
9.	Recommend Award	x					
10.	Determine Local Manpower Availability	x					
11.	Prepare Subcontracts & Supplier Contracts		x				

#	ADDENDUM #1: EXHIBIT C CM/GC FEE STRUCTURE EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
12.	Prepare Change Orders		x				
13.	Verify Correctness of Quantities & Prices of All CO's		x				
14.	Coordinate Owner-Supplied Fixed Equipment		x				
E. CONTRACT DOCUMENT COORDINATION							
1.	Constructibility Review & Recommendations	x					
2.	Responsibility For Temporary Facilities	x					
3.	Review For Jurisdictional Overlap	x					
4.	Review For Inclusion of All Work	x					
5.	Review For Adequately Phased Construction	x					
6.	Identify Long-Lead Items	x					
7.	Identify Commodity Shortages	x					
8.	Review For Installation of Owner Supplied Fixed Equip	x					
9.	Apply For Building Permits				x		
10.	Obtain Building Permits			X			
CONSTRUCTION SERVICES							
F. GENERAL CONTRACTOR OFF-SITE STAFF & SERVICES							
1.	Corporate Executives	x	x				
2.	Principal In Charge	x	x				
3.	Project Executive	x	x				
4.	Operations Manager	x	x				
5.	Construction Manager	x	x				
6.	Project Manager	x	x				
7.	Project Engineer	x	x				
8.	Mechanical & Electrical Coordinator	x	x				
9.	Safety Manager / Field Audit	x	x				
10.	EEO Officer	x	x				
11.	Human Resources	x	x				
12.	Secretarial	x	x				
13.	Preconstruction Services (OMIT, pre-assigned above)						
14.	Project Estimating	x	x				
15.	Project Accounting	x	x				
16.	Project Data Processing	x	x				
17.	Project Scheduling	x	x				
18.	Project Purchasing	x	x				
19.	Basic Legal Services	x	x				
20.	Home Office Operating Expenses	x	x				
21.	Benefits for Above Personnel	x	x				
22.	Vacations for Above Personnel	x	x				
23.	Bonuses for Above Personnel (If Any)	x	x				
G. GENERAL CONTRACTOR ON-SITE STAFF & SERVICES							
1.	Project Manager(s)			X			
2.	Project Superintendent(s)			x			
3.	Assistant Superintendent(s)			x			
4.	Project Engineer(s)			X			
5.	Field Engineer(s)			x			
6.	Mechanical & Electrical Coordinator(s)			X			
7.	Quality Control Engineer (As Required)			X			
8.	Project Assistant / Clerk / Typist (As Required)			X			
9.	Safety Engineer (As Required)			X			
10.	Field Accounting (Project Accounting)			X			
11.	Data Processing		x				
12.	Field Engineering & Layout			x			
13.	Registered Surveyor (As Required)			x			
14.	Security Guard / Watchman Service			x			
15.	Ground Transportation (As Required)			x			
16.	Airline Transportation (As Required)		x				
17.	Meals & Lodging (As Required)		x				
18.	Personnel Moving & Relocation Expense		x				
19.	Personnel Subsistence Costs		x				
20.	Benefits for Above Personnel		x	x			
21.	Vacations for Above Personnel		x	x			
22.	Bonuses for Above Personnel (If Any)		x				
H. QUALITY CONTROL / WARRANTY							

#	ADDENDUM #1: EXHIBIT C CM/GC FEE STRUCTURE EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
1.	Implement & Submit Construction Quality Control Plan		x				
2.	Quality Control Responsibility		x				
3.	Quality Control Inspection Responsibility		x				
4.	Field Inspector		x		x		
5.	Inspector's Office				x		
6.	Inspector's Transportation				x		
7.	Inspector's Equipment				x		
8.	Testing & Inspections				x		
9.	Special Inspection Consultants				x		
10.	Quality Control Special Testing Consultants			x			
11.	Concrete Testing				x		
12.	Masonry Testing				x		
13.	Quality Control Compaction Testing			x			
14.	Field Welding & AISC Bolted Connection Testing						
15.	Soils Investigations / Geotechnical Reports				x		
16.	Environmental Testing				x		
17.	Environmental Inspection				x		
18.	Environmental Cleanup Coordination / Govt Document				x		
19.	Special Testing Services				x		
20.	Project Progress Photographs		x				
21.	Warranty Inspections Coordination		x				
22.	Air & Water Balancing			x			
23.	Operator On-Site Training		x				
24.	Prepare Operation Manuals		x				
25.	Prepare Maintenance Manuals		x				
26.	Prepare Preventive Maintenance Manual		x				
27.	Drug Testing & Screening (Field Personnel)		x				
28.	Warranty Inspections Coordination		x				
29.	Warranty Service Cost Reserves		x				
30.	Prepare Punch List(s)		x				
31.	Approve Punch List(s)				x	x	
I. TEMPORARY FACILITIES							
1.	Temporary Field Office Facility			x			
2.	Field Office Furniture & Equipment		x				
3.	Field Office Copier(s)		x				
4.	Field Office Fax Machine(s)		x				
5.	Field Office Computer(s) & Software		x				
6.	Field Office Supplies		x				
7.	CM/GC's Storage Trailers / Sheds			x			
8.	Field Office Equipment Maintenance & Repairs		x				
9.	Architect / Engineer Temporary Office						x
10.	Project Sign			X			
11.	Directional / Warning Signs			X			
12.	Bulletin Boards		x				
13.	Potable Drinking Water / Ice / Cups			X			
14.	Temporary Toilets / Sanitary Sewer			x			
15.	Temporary Construction Fencing / Silt Fencing			x			
16.	Barricades			x			
17.	Covered Walkways						x
18.	Safety Equipment			x			
19.	First Aid Station & Supplies			X			
20.	Handrails / Toe Boards / Opening Protection			x			
21.	Safety Nets						x
22.	Temporary Stairs						x
23.	Fire Extinguishers			x			
24.	Flagman / Traffic Control			x			
25.	Job Hauling Charges			x			
J. TEMPORARY UTILITIES							
1.	Temp Telephone Install Equipment & Monthly Fee			x			
2.	Telephone Expense (Long Distance Charges)			x			
3.	Telephone Expense (Internet Charges)			x			
4.	Cellular Phone Charges			x			
5.	Arch / Engr Telephone Charges (Local Calls)					x	
6.	Temporary Electrical Service / Distribution			x			
7.	Temporary Electrical Wiring & Lighting			x			

#	ADDENDUM #1: EXHIBIT C CM/GC FEE STRUCTURE EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
8.	Lightbulbs & Temp Electrical Maintenance			x			
9.	Electrical Power Consumption Expense (Usage Monitoring TBD)				X		
10.	Temporary Water Service / Distribution			x			
11.	Temporary Water Consumption Expense (Usage Monitoring TBD)				X		
12.	Temporary Gas Service / Distribution			x			
13.	Temporary Gas Service Consumption Expense (Usage Monitoring TBD)				X		
14.	Temporary Heating Service (Permanent System)			x			
K. CLEAN-UP							
1.	Daily Clean-Up			x			
2.	Final Clean-Up			x			
3.	Final Glass Cleaning			x			
4.	Debris Hauling/Removal			x			
5.	Trash Chutes						x
6.	Trash Dumpsters			x			
7.	Dump Permits & Fees			x			
8.	Dust Control			x			
L. WEATHER PROTECTION / TEMPORARY HEATING							
1.	Remove Snow & Ice (Site)		X				
2.	Remove Snow & Ice (Buildings)		X				
3.	Temporary Enclosures (Buildings)		X				
4.	Temporary Weather Protection for Sub Trades		X				
5.	Temporary Heating Equipment for Sub Trades		X				
6.	Temporary Field Office Heating Energy Cost			x			
7.	Fuel Cost for Heating (Permanent Heat System)				x		
8.	Permanent Heat System Filter Replacement			x			
9.	Maintenance Cost (Permanent Heat System)			x			
10.	Warranty Cost (Permanent Heat System)			x			
11.	Temporary Heat Energy / Fuel		X				
M. ON-SITE EQUIPMENT / HOISTING							
1.	Automobile(s) & Fuel		x				
2.	Pick-Up Truck(s) & Fuel		x				
3.	Tires & Maintenance Cost for CM/GC Equipment		x				
4.	Hoisting Equipment & Fuel			x			
5.	Mobile Crane(s)			x			
6.	Material/Personnel Hoist(s)			x			
7.	Crane & Hoist Operator(s)			x			
8.	Temporary Elevator Cab Protection						x
9.	Temporary Elevator Maintenance Charges						x
10.	2-Way Radio Equipment		x				
N. SMALL TOOLS & EXPENDABLE SUPPLIES							
1.	Small Tools (CM/GC's Only)			x			
2.	Expendable Supplies (CM/GC's Only)			x			
O. ECO BUILD REQUIREMENTS (Management)							
P. DOCUMENT REPRODUCTION / PRINTING							
1.	Cost Study Drawings & Specifications				x		
2.	Bid Package Drawings & Specifications				x		
3.	Construction Drawings & Specifications (30 Sets Max.)				x		
4.	Subcontractor / Supplier Prequalification Forms	x	x				
5.	Bidding Instructions	x	x				
6.	Postage & Express Delivery Costs	x	x				
7.	Subcontract & Supplier Contract Agreement Forms	x	x				
8.	Shop Drawing Reproduction		x				
9.	Printing & Duplication Expense (Miscellaneous)	x	x				
10.	As-Built Documents (Mark-ups & Recording)			x			
11.	As-Built Documents (Computer Aided Drafting)			x			
12.	As-Built Documents (Printing)			x			
13.	Maintenance Manuals (From Subs)			x			
14.	Operation Manuals (From Subs)			x			
15.	Estimating Forms	x	x				
16.	Schedule Report Forms	x	x				
17.	Accounting Forms	x	x				

#	ADDENDUM #1: EXHIBIT C CM/GC FEE STRUCTURE EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
18.	Field Reporting Forms		x				
19.	Cost Reporting Forms		x				
20.	Special Forms	x	x				
Q. INSURANCE & BONDS							
1.	Builder's Risk Insurance			x			
2.	Builder's Risk Deductable			x			
3.	Special Insurance - Earthquake						x
4.	Special Insurance - Fire						x
5.	Special Insurance - Flood						x
6.	Special Insurance - Machinery & Equipment			x			x
7.	General Liability Insurance			x			
8.	Umbrella Liability Insurance			x			
9.	Excess Liability Insurance						x
10.	Completed Products Insurance			x			
11.	Professional Liability Insurance			x		x	
12.	Workman's Compensation Insurance (CM/GC's Only)	x	x	x			
13.	FICA / Medicare Insurance (CM/GC's Only)	x	x	x			
14.	Federal Unemployment Insurance (CM/GC's Only)	x	x	x			
15.	State Unemployment Insurance (CM/GC's Only)	x	x	x			
16.	Performance Bond			x			
17.	Payment Bond			x			
18.	Subcontractor & Supplier Bonds			x			
R. PERMITS & FEES							
1.	Foundation Permit				x		
2.	Superstructure Permit				x		
3.	Building Permit (General)				x		
4.	Mechanical Building Permit		x				
5.	Electrical Building Permit		x				
6.	Plan Check Fees				x		
7.	Street Use Permit						x
8.	Curb & Gutter Permit						x
9.	Sidewalk Permit						x
10.	Landscape Permit						x
11.	Street / Curb Design Charge						x
12.	Sign Permits						x
13.	Site Drainage Study						
14.	Site Drainage Permit				x		
15.	Utility Development Fees				x		
16.	Plant Investment Fees				x		
17.	Electrical Primary Construction Fee				x		
18.	Water Service Construction Fee						x
19.	Gas Service Construction Fee				x		
20.	Water Tap (Inspection) Fee				x		
21.	Sanitary Tap (Inspection) Fee				x		
22.	Storm Tap (Inspection) Fee						x
23.	Special Tap Fees						x
24.	Contractor's Licenses		x				
25.	Zoning Fees				x		
26.	Construction Equipment Licenses			x			
27.	Construction Equipment Permits			x			
S. OTHER COSTS							
1.	Sales & Use Taxes (As Required)(EXEMPT)						x
2.	Construction Labor Costs			x			
3.	Construction Material Costs			x			
4.	Construction Equipment Costs			x			
5.	Cost of Design & Engineering				x		
6.	A/E Cost for Bid Packages				x		
7.	Preliminary Soils Investigation				x		
8.	Title / Development Cost				x		
9.	Land Costs				x		
10.	Financing / Interest Cost				x		
11.	Interim Financing Costs				x		
12.	Building Operation After Move-In				x		
13.	Building Maintenance After Move-In				x		

#	ADDENDUM #1: EXHIBIT C <u>CM/GC FEE STRUCTURE</u> EAGLE COUNTY JUSTICE CENTER EXPANSION PROJECT	Preconstruction Services	CM/GC Basic Fee	General Conditions	By Owner	By Architect	Not In Contract (NIC)
14.	FF&E Coordination Services						x
15.	Owner Moving Transition Manual						
16.	Owner Moving Costs						x
17.	GMP Financial Responsibilities				x		
18.	Preconstruction Services	x					
19.	Construction Management Services		x				
20.	Guaranteed Maximum Price Proposal	x					
21.	Weekly Project Team & Subcontractor Meetings		x				
22.	Weekly Project Meeting Minutes & Distribution		x				
23.	CM/GC Overhead Cost	x	x				
24.	CM/GC Profit & Margin	x	x				