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RFP 27-02 D/B Cosmetology Classroom Remodel at South High School

Addendum 1

October 23, 2026

CLARIFICATIONS AND MODIFICATIONS TO RFP 27-02

The District has received the following questions and or items needing clarification relating to the Design/Build Cosmetology Classroom Remodel at South High School RFP following the pre-bid conference meeting and allotted time period for questions.

Questions:

- How many workstations are they wanting in each room?
 - **Answer:** Design phase will determine, but 16 are anticipated
- Please provide spec for each workstation, what services will be provided at those workstations?
 - **Answer:** Determined in design phase
- What other equipment will be required in the rooms?
 - **Answer:** Determined in design phase
- Will they be providing hair wash stations?
 - **Answer:** No
- Are they also cutting hair?
 - **Answer:** No
- Do we need to provide some sort of waiting room?
 - **Answer:** Determined in design phase
- Who will the clients be?
 - **Answer:** Public & Students

- Will there be clients or customers?
 - **Answer:** Public & Students
- Need some sort of plumbing and mechanical drawings
 - **Answer:** Provided to awarded contractor
- Where is the main?
 - **Answer:** Provided to awarded contractor
- We will need to add a grease trap.
 - **Answer:** No
- Will manicure/pedicure stations be provided by owner or by contractor?
 - **Answer:** Contractor
- Is the intent for the exhaust system to be:
 - A. Fully integral to the stations (exhaust fans are built into stations)
 - **Answer:** Ducted to workstations
 - B. Completely separate/custom, with all exhaust ductwork, fan systems, source capture work by mechanical contractor
 - **Answer:** Acceptable
 - C. Hybrid approach, with a contractor supplied exhaust system ducting down and 'plugging into' each station
 - **Answer:** Acceptable
- Please see attached Attachment D form with highlighted questions & concerns.

By signing below, I attest that this amount proposed is the Complete Price for the Project as described herein and inclusive of all pre-construction, construction, design, engineering, materials, project management, general conditions, reimbursables, overhead, profit, permits, bonds, builders risk insurance, mobilization, and all other foreseen expenses to complete this work and will be contractually bound for this amount.

Acorn Construction Company
Proposer Business Name

Corporate Officer Signature
Brandon Houghton, President
Title

November 2, 2026
Date

yellow highlighted items in question
at this time for pricing.
I think entire paragraph needs revised.

- **Answer:** The cost proposal for this phase is design. The construction phase pricing will be inclusive of this.
- Please provide anticipated construction start date & completion dates (approximately)
 - **Answer:** Design to start within 30 days of award and project completion by early 2027.
- The Construction Phase lists carpentry, electrical and HVAC only. The scope also requires three kitchen-type sinks, a washer/dryer, and pedicure chairs.
- Is plumbing included in the contractor's scope?
 - **Answer:** Yes
- Will the pedicure chairs be provided by owner or by contractor?
 - **Answer:** Contractor
- How many are required and in which room?
 - **Answer:** Determined in design phase
- Are they plumbed or pipe less?
 - **Answer:** Pipe less
- Item A calls for exhaust and electrical connections for the Pedicure chairs
- Is the intent for the exhaust system to be:
- Full integral to the stations (exhaust fans are built into stations)
 - **Answer:** Ducted to chair
- Completely separate/custom, with all exhaust ductwork, fan systems, source capture work by mechanical contractor.
 - **Answer:** Ducted to chair
- Hybrid approach, with a contractor supplied exhaust system ducting down and "plugging into" each station.
 - **Answer:** Acceptable
- The scope says the owner is responsible for ACM remediation in the work areas.
- General Item 13 says the Contractor is responsible for removing and disposing of hazardous materials it encounters. Please clarify.
 - **Answer:** Owner to perform any remediation

- Attachment B says only the Design Phase price (Attachment D) is submitted with the proposal. However, the attestation on Attachment D says the amount is “Complete Price for the Project”, including construction, materials, bonds, and so on. Please confirm Attachment D covers design-phase services only.
 - **Answer:** Form D cost sheet is design only
- Is Attachment E due with this submittal?
 - **Answer:** No, upon completion of design
- Is the contractor responsible for furnishing all FF&E?
 - **Answer:** Yes, Anticipated
- What is the target substantial completion date?
 - **Answer:** Early 2027
- Please define “non-school hours”. Are evenings, weekends, holidays all available?
 - **Answer:** Yes
- Do you have drawings of the existing building's MEP systems?
 - **Answer:** Yes, Some
- Will you provide scaled drawings to the winning team?
 - **Answer:** Awarded firm provided all available construction docs owner has
- For the 16 work-stations and teacher work station - can you provide the specs so we understand Any power requirements?
 - **Answer:** Determined in design phase
- How many pedicure chairs?
 - **Answer:** Determined in design phase
- Are we to select furniture?
 - **Answer:** Selected by Owner and provided by contractor
- How many client meetings are you anticipating for design? Please specify virtual or in-person.
 - **Answer:** At least two (2) in person and follow up can be virtual as needed
- When do you want construction documents complete?
 - **Answer:** January 31st

- Who will be reviewing CDs for permit - Pueblo or State Architect
 - **Answer:** State
- Please confirm that the November 2 proposal requires completed Attachment D only, with Attachment E to be completed and submitted after the design phase, as described in Attachment B, Section 6
 - **Answer:** Yes, only attachment D

This addendum shall become part of the RFP and may be returned with, or acknowledged in, the response to the RFP.

Acknowledgement: _____