

Addendum to Sunshine Peak RFP

Addendum No. 4

To All Potential Proposers:

This addendum is issued to modify the previously issued RFP documents or is given for informational purposes and is hereby made a part of the RFP documents.

This addendum is a response to written questions concerning general questions related to the initial issuance of the RFP.

This Addendum is posted on the Montrose County Housing website at: **Montroshousingauthority.com**. This is the official source of this addendum. All addenda and attachments shall be published to the same location.

This addendum is to address Changes and Responses to Questions.

Clarification and changes:

4. LIFE SAFETY/FIRE SUPPRESSION

Fire Suppression System – Pressure gauges 7

Dynamic Fire Protection Systems did recommend installing U. L. Listed pressure gauge on the riser “below” the riser check valve backflow device at each riser location per NFPA 13, 2010 – Section 7.1.1 “Pressure Gauges” and Sections 7.1.1.1 and 7.1.1.2.

The seven pressure gages will be installed in buildings A-G not the clubhouse.

Answers and Questions

Question 1. Given the status of the single-hung vinyl windows’ springs and balances, it is our assumption that MCHA is wanting all fifty (50) windows replaced as a whole.

Response: Replace single hung vinyl windows -50

Question 2-A Assuming that the eight (8) buildings that will receive the UL listed pressure gauges are Buildings A-G and the clubhouse. Please confirm.

Response: Buildings A-G will need the UL listed pressure gauges

Question 2-B After further evaluation of the fire riser room attached to the clubhouse, it was noted that there is a previously installed UL listed pressure gauge on the riser “below” the check valve backflow unit. After having a conversation with Dynamic Fire Protection, it was noted that the fire riser at the clubhouse does not need a pressure gauge, instead it will need a new UL listed expansion tank. Please confirm this is accurate.

Response: This is accurate. We did not include this in the RFP because we will take care of this ourselves.

Question 2-C Please advise which eight (8) buildings will receive the UL listed pressure gauge.

Response: Building A-F

Question 3-A Listed within "Exhibit E – Substructure, Structural Frame and Exterior Walls – Repair Exterior Stairs" that was provided via email on 03/07/2025, it states "Staircases need significant repair work and painting due to corrosion." Given the vague statement, NP assumes that all angle iron that supports the stair treads will need replaced and painted with a total of 300 angle iron stair tread supports. Please advise.

Response: Replacing approximately 15 steps per staircase x 10 stairs so you would need 300 angle iron stair read support so that is correct.

Question 3-B Listed within "Exhibit E – Substructure, Structural Frame and Exterior Walls – Repair Exterior Stairs" that was provided via email on 03/07/2025, it shows a picture of a stair landing with cracked concrete. Are we adding this concrete scope to the bid? This will include demo, form, pour, and finish. Please advise.

Response: Under the concrete corrugated metal needs repaired in doing so

The concrete would need to be removed.

Question 3-C On unit C102, it was stated during the job-walk that this staircase would potentially need a redesign to allow access to the unit. It was previously stated within the RFP that the handrail would need modification. Given that neither of those options were stated in "Exhibit E – Substructure, Structural Frame and Exterior Walls – Repair Exterior Stairs" provided via email on 03/07/2025, North Peak assumes that this staircase will not need any modifications. Please confirm

Response: In the RFP the stairs and the handrail were different line items. In the

RFP line # 6 reads as follows: Remove handrail barrier (D102) 1

The entrance to covered unit D102 is blocked by exterior stairs hand railings, and it is anticipated that the railings will be modified to eliminate the barrier.

These do need to be modified.

End of Addendum