



Purchasing Division

ADDENDUM NO. 1

DATE: September 18, 2024
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Avalon Theater Carpet Replacement

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. **Clarification:** The following rooms are to be included in the red-carpet replacement.
 - Elevator – approximately 5' X5'-10"
 - Dressing Room – approximately 10' X 11'-2"
 - Encore Storeroom – approximately 6' X 8'
 - Box Office – approximately 9' X 10'-3"
2. **Clarification:** Contractor to include and provide the Owner with a minimum 5% overstock for future carpet repairs
3. **Clarification:** Both stairways to the basement shall have new carpet runners installed to match the new stair carpeting.
4. **Clarification:** The theater main floor, balcony, stairs, and lobby stairs shall be done in broadloom carpet. The first and second floor lobbies and vestibules of the theater, basement hallway, box office, elevator, dressing room, Encore storeroom and Encore room border shall be done with carpet tiles.
5. **Clarification:** If contractor's bid exceeds \$50,000, a bid bond must be submitted with the bid and a performance and payment bond will be required following award.
6. **Question:** Have the flooring products been selected/specified for this project yet? Manufacturer and model numbers? Style and color selections?
Answer: See attached letter from Chamberlin Architects
7. **Question:** What pattern is the selected product to be laid in?
Answer: See attached letter from Chamberlin Architects
8. **Question:** The IFB calls out approximately 824 linear feet of cove base. Can you please specify where this is to be installed?
Answer: Basement hallway and Mezzanine Lobby
9. **Question:** There is a mix of existing carpet and vinyl stringers. Are we to replace in a matching product or go with all one style of stair stringers?

Answer: Vinyl stringers are to be replaced with carpet to match stairs.

- 10. Question:** The IFB states liquidated damages of \$500 per day. Will this be waived depending on the selected products availability and the availability to work around planned events?
Answer: Yes, as long as there is direct communication between the Contractor and the City stating justifiable reasoning for the delay(s). Change orders to the contract can amend the original contract date(s).
- 11. Question:** Can you please specify the exact dates and times the theater is available for workers? Are there any "blackout dates" based on scheduled events?
Answer: Currently December 2-6 and December 23-30 are open. Working hours are 8-5 and work until 8pm can be accommodated. This project will have to be completed or in progress prior to December 31, 2024
- 12. Question:** Once contacted, will the theater's event schedule be set? Or will there be a possibility of new events being added? If so, will there be a change in project schedule to accommodate the new event schedule?
Answer: See answers to questions 10 and 11 above.
- 13. Question:** What carpet binding will be required on the selected product?
Answer: See attached letter from Chamberlin Architects
- 14. Question:** Do we include painting of safety stripes on carpet at steps? The existing carpet has black lines painted on it by someone other than the manufacturer. Do we need to paint lines?
Answer: No
- 15. Question:** Are treads, risers and stringers all going to be carpeted again to match existing?
Answer: Yes
- 16. Question:** Binding is notated for edges of carpet in stairwells/walkways. One level has lip? With reducers on the carpet instead. Do you want binding or maybe commercial rubber transitions instead of binding?
Answer: See attached letter from Chamberlin Architects
- 17. Question:** Direction of nap is notated on main level. What about other areas? Border in room 106 only? This is not on the notes.
Answer: Nap direction has not been indicated. The red-carpet border in room 106 is to be replaced.
- 18. Question:** What about the box office 103? Is the carpet being replaced there?
Answer: Yes, See Clarification #1
- 19. Question:** What about the area between 102 lobby and 119 lobby? Is the carpet being replaced there?
Answer: There is no carpet in that area.
- 20. Question:** Corridor 125 and steps? Is carpet being replaced there?
Answer: There is no carpet in this location.
- 21. Question:** Steps ST-B, Is carpet supposed to go there? Area is not highlighted.
Answer: There is no carpet in this location.
- 22. Question:** SLL 118A and SLL 118B, Is carpet supposed to go there? Area is not highlighted.
Answer: There is no carpet in these locations.

- 23. Question:** Stair 122B, Is carpet supposed to go there? Area is not highlighted.
Answer: There is no carpet in this location.
- 24. Question:** Stair Access 217, Is carpet supposed to go there? Area is not highlighted.
Answer: There is no carpet in this location.
- 25. Question:** Elevator Access, Is carpet supposed to go there? Area is not highlighted.
Answer: There is no carpet in this location.
- 26. Question:** Mezzanine plan carpet area w/o name or number by lobby 200. Is the carpet supposed to be replaced there?
Answer: There is no carpet in this location.
- 27. Question:** What will be the work hours for the Avalon project? Will it be occupied while we are working there?
Answer: See answer to question #11.
- 28. Question:** Are there liquidated damages?
Answer: See answer to question #10.
- 29. Question:** Is there a budget for this project?
Answer: Yes
- 30. Question:** Will the project be approved if it is over budget?
Answer: Approval will depend on the amount over budget.
- 31. Question:** Is this project tax exempt?
Answer: Yes
- 32. Question:** Is this project Davis Bacon?
Answer: No
- 33. Question:** Does this project have a wage determination scale?
Answer: No
- 34. Question:** Is there any asbestos?
Answer: No
- 35. Question:** Is there any testing requirements?
Answer: No

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

Respectfully,



Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado



September 18, 2024

Jim Stavast
Facilities Supervisor
City of Grand Junction

RE: Avalon Carpet Replacement Project

Jim,

Here is the information to include in the Addendum for the Avalon Carpet Replacement Project. I have also attached several cutsheets that may be helpful to share with the bidders.

Products

Patcraft Commercial Carpet Contact: Casey Osler, Account Manager, 720.40.27569,
casey.osler@patcraft.com

Installation, comply with Carpet and Rug Institute's CRI 104 for commercial installation and manufacturer's written instructions.

Broadloom:

Manufacturer: Patcraft Commercial Carpet
Style: Blossom 10645
Size: 12 ft roll
Backing: Manufacturer's standard backing
Adhesive: Manufacturer's recommended adhesive and seam sealer for application
Construction: Multi-Level Pattern Cut/Loop
Dye & Fiber: 100% solution dyed Ecosolution Q100 Nylon
Rating: Heavy wear rating
Color: custom Recolor, min quantity 500 sy (square yards), to include 10% overstock

Trim:

All existing Wood Base to remain.

Carpet Base at Stairs and to replace rubber base at basement level, coordinating solid color to be selected from Patcraft's standard solid colors from the Color Choice style. Top edge to match existing, bound top edge.

Contrast stair nosing: Where there is currently contrast stair nosing painted into the carpet in the mezzanine, provide Futura Transitions, Safety Stair Nosing for Carpet 2-9/16" nosing with black antislip insert, Item # 402237, Item Name AA121, Color Etched Nickel.

Edge guard at aisles in Theater: Replace all transitions at new carpet only and match existing profile and color of transition at existing LVT to Carpet, match existing bound edge at aisles from carpet to concrete.

Tile:

Manufacturer: Patcraft Commercial Carpet

Style: Blossom

Size: 18" x 36"

Backing: Manufacturer's standard backing

Adhesive: recommended adhesive for application

Construction: Multi-Level Pattern Cut/Loop

Dye & Fiber: 100% solution dyed Ecosolution Q100 Nylon

Rating: Heavy wear rating

Color: custom Recolor, min quantity 500 sy (square yards), total yardage to include 10% overstock

Installation: Basketweave

Trim:

All existing Wood Base to remain.

Carpet Base to replace rubber base at basement level, coordinating solid color to be selected from Patcraft's standard solid colors from the Color Choice style. Top edge to match existing, bound top edge.

Any other trim, transitions or base shall be replaced in kind with the same profile and color at new carpet.

A handwritten signature in black ink, appearing to read 'Casey Sievila', written in a cursive style.

Casey Sievila, Chamberlin Architects