



PARKS, RECREATION & OPEN SPACE

Addendum 1: Question & Answer

The City of Louisville Open Space Parking Lot Enhancement Project 2026 Pre-bid Contractor Questions

Aquarius Parking Lot – 9/22/2026 - 11 am

Project Number: 210522 - 630178

The City representatives for the project provided clarification at the start of the pre-bid meeting on 9/22/2026 to clarify a performance bond, and not a bid bond, will be necessary for this project.

Question

Answer

1. Are you able to modify the bid form to make the items highlighted per EACH instead of LS?

- **Please follow the bid format as it is.**

1. Do we need a bid bond and what is the % of the bid price that the bid security/bid bond should show? Is a bid bond required? What is the amount/percentage of the bid bond? Is there a preferred bid bond form available? Only performance bond is provided in solicitation documents.

- **This project does not need a bid bond, only a performance bond. The performance bond will need to be at cost for the budget of the project.**

2. Can we close the trail/parking lot if necessary?

- **The City prefers to keep trails open, but they may be closed if the contractor deems it necessary. It is the contractor's responsibility to communicate any closure requests to the City and they will need final approval from the City for any and all closures.**

3. Will the contractor be responsible for soil/aggregate compaction testing following grading in the Aquarius parking lot?

- **Please include the cost of the compaction testing in your bid and plan to have these services performed. Please identify and present the cost of the service as a separate line item in the comments section under the**

bid form table. The City will decide whether the testing is deemed necessary or not in the final contract agreement with the selected contracting firm upon award of the contract.

- **Contractor is to provide a compaction standard of 95% (standard proctor). As stated in the project scope of work on page 4 as item 3.**

4. Will the contractor be responsible for site survey?

- **The City is not requesting a site survey for this project since there is already a set design/drawing standard included in "Exhibit D - Maps and Specifications" of this project.**
- **The contractor shall verify the location of existing underground utilities before the commencement of construction. Should the contractor discover any conflicts while locating the existing utilities the owner's representative must be notified immediately. The contractor must contact the Utility Notification Center of Colorado (UNCC) to complete this task. As stated in the project scope of work on page 6 as item 31.**

5. Will permit fees be included in the bid, or waived by the City?

- **Permit fees will be waived by the City for this project.**
- **Contractor is responsible for obtaining all relevant City Permits including: (As stated in the project scope of work on page 6 as item 34.)**
 - **Open Space Access Permit**
 - **Public Works Right-of-Way Permit**
 - **Planning Department Building Permit**

6. What is the duration of the warranty period following construction?

- **The City is expecting the industry standard warranty period of 1 year for the construction services provided and any warranty period provided by the vendors of the projects required materials like the wheel stops, bollard, and gate.**

7. *Will all existing medians, concrete, fencing, signage, boulders, vegetation in medians, etc. be protected in place for the Aquarius lot?*
- **Yes, as stated in the project scope of work on page 5 as items 23 – 26 referenced below.**
 - **Contractor is required to install temporary barrier fencing around two designated vegetative preservation areas to protect these sites during construction activities. To minimize disturbance to sensitive plant material and wildlife and to reduce the need for restoration, construction limits are not to exceed 2' beyond work site and/or parking lot edges.**
 - **Contractor is to complete all work without damaging the concrete curbing and perimeter of the parking lot. Contractor is responsible for the restoration and re-seeding of all project areas as needed due to disturbance or damage, including the procurement of all required restoration materials. See "Exhibit D- Maps & Specifications" for City Seed Mix specifications.**
 - **Contractor is to abide by and provide all general condition and mobilization requests. "See Exhibit E – General Conditions" for more detail.**
 - **Any damage caused to City property is to be repaired by the contractor and at their expense.**
8. *Can you please provide a copy of the Pre-Bid meeting sign in sheet.*
- **Yes, please see the documents below.**

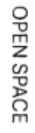
The City of Louisville Open Space Parking Lot Enhancement Project 2026 Pre-Bid Meeting Sign in Sheet

Project Number: 210522-630178

September 22, 2026 - 11am

Project Site: Aquarius Parking Lot & Add/Alt locations: Daughenbaugh & Davidson Mesa Parking Lots

Company Name	Representative Name	Phone #	Email
Martin Marzetta	Robert Williams	720-951-6707	robert.williams@martinmarzetta.com
Goodland Const.	Marty Radford	303-278-8000	Kyle@goodlandconst.com
Hoff Const.	Miller Williamson	970-669-3255	Miller@hoffconst.com
Colorado Paving, Inc.	Jess Sanchez	730-556-3133	jsanchez@cpwinc.com
T2 CONSTRUCTION	Kyle Radtke	303-438-8742	Kyle@T2-CONSTRUCTION.COM
GreenHand	Jeff Engler	720-964-5127	Jeff@greenhandconstruction.com
Top-Notch Pavement Solutions	Mike Medved	936-524-6054	mmedved@top-notchpavement.com
Defalco Construction	Marissa Calaway	303-587-3370	marissa@defalcoconstruction.com



Company Name	Representative Name	Phone #	Email
Powell Pesthera-LiDA	Jordan Ziegler	720-626-4115	jordan@powellenviro.com
Halcyon Construction	Brynn Briggs	720-930-7133	brynn@halcyonconstruction.com