

**ADDENDUM NO. 1  
TO  
CONTRACT DOCUMENTS AND SPECIFICATIONS  
FOR THE  
THREE (3) TI CONCESSIONS PROJECTS AT  
DENVER INTERNATIONAL AIRPORT  
DENVER, COLORADO**

BASE BID SCHEDULE I: CONSTRUCT HIGH DUNE MARKET, LONGS PEAK MARKET, AND  
BLACK CANYON MARKET

To All Bidders: You are requested to make all changes and/or additions contained in this addendum to the Bidding Documents. Failure to acknowledge this Addendum in Proposal shall result in rejection of bid. Bidders are informed that the above referenced Contract Documents and Specifications are modified as follows as of November 30, 2022.

**CONTRACT DOCUMENTS, SPECIFICATIONS, PLANS:**

1. Contract Documents revised:
  - a. Bid Opening Date
    - i. Bid Opening Date: Wednesday, December 30, 2022 at 2:00 P.M. with the anticipated award on January 4<sup>th</sup>. See attached anticipated project schedule.

**QUESTIONS:**

1. The bid documents do not seem to specify a diversity participation requirement for the project. Please provide the required minimum project diversity participation requirement defined by the DSBO office.

Answer: DEN requires a 25% DBE goal
2. Section 001001 – Instructions to Bidders – 1.b. states “Qualifications shall be furnished as described in with the bid proposal.” There do not appear to be any qualifications or proposal requirements in the bid documents outside of the provided forms. Please clarify what deliverables are being requested to be submitted with the contractor’s bids.

Answer: Contractor to provide any previous work done at Denver International Airport or qualifications that would be relevant to the selection process. Evidence of competency, unless otherwise specified, shall consist of statements covering the bidder’s past experience on similar work, and a list of equipment and a list of key personnel that would be available for the work. Each bidder shall furnish the Owner satisfactory evidence of their financial responsibility. Evidence of financial responsibility, unless otherwise specified, shall consist of a confidential statement or report of the bidder’s financial resources and liabilities as of the last calendar year or the bidder’s last fiscal year. Such statements or reports shall be certified by a public accountant. At the time of submitting such financial statements or reports, the bidder shall further certify whether their financial responsibility is approximately the same as stated or reported by the public accountant. If the bidder’s financial responsibility has changed, the bidder shall qualify the public accountant’s statement or report to reflect the bidder’s true financial condition at the time such qualified statement or report is submitted to the Owner.
3. Section 011100 – 3.1B. indicates that this work may be performed Monday – Friday during daylight hours. Please confirm that off hour / night work is not required on the project.

Answer: No night work is anticipated to be allowed by the Airport.

4. Will a temporary barrier wall be required to be installed around each store for construction? If so, please provide the requirements for these temporary barrier walls and if they have, or will need to be permitted.  
Answer: Yes, Contractor to provide temporary barriers to keep the public safe and the concourse clean of debris. Similar to other projects ongoing at DEN.
5. The cover sheet for High Dune indicates that Mechanical Floor Plan M101-11E is included in set, although the page appears to be missing. Please issue missing sheet.  
Answer: There is no mechanical for High Dune.
6. Will there be any pertinent specifications issued for division 23 mechanical?  
Answer: There currently is no division 23 mechanical specification. The only scope is an exhaust fan in the enclosed electrical closets for Long's Peak and Black Canyon.
7. Please confirm if coolers will be furnished and installed by owner.  
Answer: Yes, these will be provided by the owner.
8. Please confirm if fire extinguishers are CFCI.  
Answer: Yes.
9. Completion time. Article 6 of the contract states 75 calendar days; however, the pre-bid meeting notes, Section 4.C.1.11 states 130 calendar days. Specify correct project duration.  
Answer: The contract documents have been revised to 130 calendar days for the project duration.
10. Please advise if contractors are able to propose edits during the bidding Q&A period. All previous stipulated sum contracts with Mission have utilized the AIA A101 an A201 standard form agreements, which we are familiar with.  
Answer: Please submit your proposed edits for consideration.
11. Payment terms: This contract does not state the payment terms, except in the 012900-1.2.C that the Contractor's payment application is to be submitted by the 25<sup>th</sup>. When will the owner issue payment on approved pay applications? Previous contracts with Mission was a 20 day turn around for owner payment (pay applications due the 5<sup>th</sup> of the month, payment to be made the 25<sup>th</sup> of the month). Mission typically paid within 10 -15 days; can we expect the same for this project?  
Answer: Yes, the anticipated payment schedule will be the typical Mission turn-around.
12. Units and measurements. Section 90 of General Requirements and Payment Procedures" specification 012900 states to provide a schedule of unit prices with initial payment application. Unit price contracts are very abnormal for these types of retail projects. Please confirm a schedule of unit prices is not applicable to this project. Or, if it is applicable, please provide a schedule to be included with the bid form.  
Answer: Unit prices will not be used on this project.
13. Please confirm if we can submit a project clarification document with our sealed bid. We always submit project clarifications which then become a part of the contract on retail concessions projects at DEN.
14. Please confirm if we can submit a construction schedule with our sealed bid.  
Answer: Yes, a construction schedule should be included.

**\*\* FURTHER QUESTIONS/CLARIFICATIONS NOT LISTED WILL BE ADDRESSED IN  
ADDENDUM #2. QUESTIONS WILL BE TAKEN UNTIL DECEMBER 23, 2022 \*\***

LOVE FROM MISSION – DENVER INTERNATIONAL AIRPORT

Location	GC Bid Out	Pre-Bid Call	Bid Due	Award	Estimated Construction Start	Estimated Completion
Longs Peak	11/8/22	12/5/22	12/30/22	1/4/23	3/1/23	7/1/23
Black Canyon	11/8/22	12/5/22	12/30/22	1/4/23	2/1/23	6/1/23
High Dune	11/8/22	12/5/22	12/30/22	1/4/23	3/1/23	7/1/23