



MORGAN COUNTY

September 16, 2025

Re: RFP 2025-1002-001

*Questions and Answers

1. What is the anticipated schedule for this project? When do you want it completed? There is no anticipated completion date. Each contractor is expected to provide their anticipated completion date.
2. What will the permitting time be? Permitting time will be based upon initial start date, inspections and completion.
3. Is there any specification for the PEMB building? Do you want a standing seam roof or screw down? Light panels perhaps? Contractor may bid either standing seam or screw down, or both. There will be no light panels in roof or walls. All metal is to be bid with at least 26ga.
4. Will this building be factory mutual (FM) insured? Contractor will have insurance until completion, then Morgan County will assume all insurance responsibility.
5. Will the design follow loads and codes provided by the Board of County Commissioners or? All building codes are through county Planning and Zoning and utility codes are at state level.
6. Where are the existing utilities to pull from? There is an existing REA pole on the Southwest corner of lot. Morgan County Quality Water tap is not installed at this time.
7. Do you have a geotechnical report or survey? Is there a Phase 1 report? Planning and Zoning can be contacted for any surveys or reports.
8. What methods are acceptable for reinforcing the concrete? Rebar as needed and either wire or fiber for floor.
9. What are the safety requirements for the field staff and do we need 100% on site supervision? This would be at the Contractor's discretion. Morgan County Building Maintenance Director will be regularly checking site.
10. How will change orders be handled and what % markup are you allowing for those items? Change orders are not typically accepted, however in the event of a change order, the Building Maintenance Director will take them to the Morgan County Board of County Commissioners to be approved or denied.

*Please note that any questions need to be submitted via email.

Thank you,

Mindi Cloyd

Administrative Services Manager
Morgan County, Colorado