EXHIBIT C

The Denver Waldorf School

ADDENDUM #1
for
Restroom Renovation RFP & High School Science Lab RFP

February 18, 2011

This **Addendum Number One** supersedes and/or supplements all portions of the documents with which it conflicts.

All firms/teams proposing shall sign & date ONLY page 1 of Addendum #1 to be returned with Proposal (not counted toward page limit) to acknowledge the receipt. Failure to do so will render the Proposal as non-responsive.

Addendum #1 includes:

1. Mandatory Walk-Through Sign-in List of Firms
2. Official Q&A during the Walk-Through
3. Q&A for all other questions submitted in writing
4. Materials List and Suggestions

_____ _____

Addendum #1 Acknowledged by Proposer Date

(Only This Page To Be Returned with Proposal)

No. Bathrooms 1, 3, 4, 9, and 12 do not have drains. Bathroom 7.a. has a floor drain but not 7.b. We did identify some problems with traps, so trap primers or some other solution should be considered.

- Do you want a hands-free style of restrooms?

  No. Privacy and a sense of security is more important as well as maintaining the existing historic style/design components. We do have hands-free sink fixtures. Please refer to the list of recent fixtures supplied by Denver Water on our website.
- There is plenty of room in the attic for accommodating ventilation. There is a 4" waste vent. The water supply to the building is adequate.
- The floor in the kindergarten boy's restroom (7.a.) slopes 1.5" from the back to the front of the toilet. Design and Construction shall either fix the issue or if it can't be fixed, accommodate for it.
- Our anticipated maximum enrollment would be 380 students. The total square footage per level is supplied in the Bathroom RFP.
- We do anticipate that the request for individual bathrooms in each kindergarten should be considered first and either cost out separately or reported as unadvisable.

3. **Q&A for all other questions submitted in writing**
   - Please provide access to the reports listed under item 7 of the RFP. As of this morning, the website had not been updated.

     All documents have been uploaded on our website under CMP Documents.
   - On a project of this size, does the owner absolutely require a performance bond which may run into thousands of dollars? May we propose alternative methods to protect the owner while saving these costs?

     All requirements for performance bond on the overall value of the bid is eliminated. DWS would ensure performance of Contract through pay requests and by contracting with an Owner's Rep for Construction Administration.

     a. All payment by DWS will be by the percentage of work completed with 10% retainage upon final completion.
     b. Payments for materials/equipments purchased will be paid only if deemed necessary for completion of the project AND shall be in the possession of DWS.
     c. All pay requests from general contractors AND subcontractors shall be accompanied by signed conditional Lien Release for work performed.
     d. AIA Certificate of Application for Payment shall be used for pay request, which shall consist of:
        i. The AIA certificate form
        ii. Schedule of Values (showing % complete)

iii. Subcontractor Invoice
iv. Subcontractor Conditional Lien Release for work performed
v. GC General Conditions Tabulation/Form
vi. GC Conditional Lien Release for work performed

- The RFP for the bathroom remodel does not appear to have a page limit. Is it the intention to limit both proposals to 10 pages each?

  Yes.

- I was looking for the building plans. Did you say they were in the historical report? I could not find that. Can you help guide me?

  Section 2.2 of the HSA, or page 11 - 13 of the report.

- Can we come back and look at the rooms more closely?

  Yes. The school is closed for February Break next week but will be staffed Tuesday, Wednesday, and Thursday.

- Can we have a copy of the sign-up sheet?

  The list of firms who attended the mandatory walk-through is included above.

- From the budget & schedule information shared at the Restroom walkthrough, my observation of the facilities and the scope description contained in the RFP, it is too early to engage a contractor. The problem needs more definition to inform a solution. Being mindful of the efforts so far, defining the scope will align the process towards a strategy of executing projects as funds become available, which is the model in which the school operates. Is it possible to create a separate exercise - a feasibility study which would include a full Code and ADA Analysis along with a programming component as well as a circulation study? Could this study be deliberated upon and then be used by the School to initiate the design-build process?

  DWS has enough information (and some funds now as well) to begin to address creating solutions for the restrooms, not just planning for them. That is why this RFP is design /build and not just design. The schedule does permit time to do actual construction. Each team submitting has the responsibility of providing their work approach and expertise to the challenges DWS faces with this project. The previous planning / design work that has been completed for DWS has information on code, ADA issues and circulation. These documents are all posted on the web site.

  For further clarification, we would like to add that for both Science Lab and Restroom RFP, the Price Itemization (30%) Selection Criteria will be evaluated based on both Design Fee and Construction Cost. The Design Fee shall be a set fee that includes all design consultants through the construction phase. The Construction Cost may be a range that correlates with the proposer's ability to bring in the lowest installed cost while meeting expectations of DWS.

4. **Materials List and Suggestions**
    - Floors: seamless epoxy, or through body porcelain tiles with epoxy grout
    - Walls: through body porcelain tile epoxy grout, seamless epoxy, polyethylene panels, phenolic panels
    - Drop Ceilings: painted hard ceilings (not acoustic tile drop ceiling)
    - Partitions: polyethylene with stainless steel or aluminum hardware
    - Furred walls and ceilings: Light gage steel framing with 5/8" gypsum wall board level 5 finish
    - Bathroom Ventilation: continuously running 120 cfm ventilating fans ducted to exterior of building
    - Doors: hollow metal frames with stain grade wood doors to match existing throughout building
    - Trap Primers