



Purchasing Division

ADDENDUM NO. 1

DATE: July 12, 2019
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Professional Architectural Services for Fire Station #6 RFP-4666-19-DH

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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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 for estimated square footage should be closer to 10,000 sqft.
2. Q. Will you be seeking commissioning services in the near future for this project?
A. No.
3. Q. Are Mechanical Electrical and Plumbing Engineering required along with the Architectural set?
A. Yes, the MEP engineering will be part of this RFP.
4. Q. Will the construction management solicitation for RFP-466-19-DH come out this year?
A. It is anticipated that the bidding process for construction will take place prior to year's end.
5. Q. Will the design team have any role in the design, selection, coordination etc. of the art work?
A. No.
6. Q. Will three-phase power be required for the air trailer or any other equipment?
 - a. If so, will the City provide coordination with Xcel to bring three phase power to the site?
A. Yes. Three-phase electric service will be required for Fire Station #6. The existing Fire #4 has the transformer and MDC for 120/208 3 phase power. This is shown on the drawings that were included with the solicitation documents. The City will work with the electric provider to bring the connection from the east side of 27 Road to the fire station site across the street. The electric utility in this area is Grand Valley Power.
7. Q. What is the design team's role in the City Planning / Land Use / Permitting process, if any?

- a. Will we need to provide 100% civil engineering construction drawings prior to the rest of the CDs to expedite the planning process?
- b. How many public meetings should we expect to attend? Who will schedule and organize those meetings?
- c. Will we need to provide light density photometrics and/or other drawings specifically for the Planning process?
- d. Can you provide a City Planning checklist and/or Pre-App meeting minutes defining the extent of our work?
- e. Is the Design Team responsible for responding to Planning questions and comments?

A. The design team will provide a Drainage Report, General Project Report, an Elevation Certificate, and Composite plans as required by the Planning Code to assist with the application for the development permit.

- a. Yes, 100% civil CDs may be needed prior to the rest of the CDs to move through the planning process quickly.
- b. The Design Team selected for this project will not be required to attend any public meetings for Fire Station #6.
- c. Please see the answer to question no. 27.
- d. Please see the answer to question no. 27.
- e. The design team should assist the City with any questions resulting from the planning permit process (e.g. any drawing changes required to satisfy the planning comments).

8. Q. Will the delivery method be Design/Bid/Build or CM/GC?

A. The intended delivery method is to be Design-Bid-Build.

9. Q. Please confirm the 8,500 sf estimated building size. FS #4 seemed larger than that and FS#6 will have an added office, larger bays, and more bedrooms.

A. Refer to item 1 of this addendum.

10. Q. Should we expect to modify the roof design/massing of the building?

A. The overall roof design/massing of Fire Station #4 will be used for Fire Station #6. Minor changes will occur due to the additions of bedrooms, an office and larger bays.

11. Q. Can you provide a list of the changes to the Fire Station #4 design?

A. See the list on page 17 of the RFP

12. Q. Will the Fire Station parcel be legally separated from the park parcel?

- a. If so, will the design team have any role in creating that separation?

A. No to both.

13. Q. What are the boundaries of the Fire Station project "site" for our scope of work?

A. See attached graphic for the boundaries of the project site.

14. Q. What offsite work is the design team responsible for – any development of or in 27 Road?

- a. Will the City provide all design services for the sanitary and storm sewer extensions?
- b. Will work in the street ROW be part of the General Contractor's construction work?

A. The Design Team hired by the City will be responsible for the design of the sanitary sewer extension along 27 Road and into Pacific Dr. There is no storm sewer in this neighborhood. The design team would need to drain the fire station site into the adjacent borrow ditch along 27 Road.

15. Q. Will there be a traffic signal at 27 Road and, if so, will the design team be involved?

A. No.

16. Q. Should we expect to design any retaining walls?

A. No. The site can be graded to accommodate the project.

17. Q. What is the hard construction cost budget for the project?

A. The estimated construction cost for this project is \$3.2 million.

18. Q. Are we responsible for providing a SWMP for the project?

A. No. The site is under one acre and will not require a SWMP.

19. Q. Will landscaping be part of the General Contractor's construction work?

A. The City shall have the design work for landscaping done as a separate City contract, and the construction work for the landscaping shall be the responsibility of the General Contractor.

20. Q. Are any photo-realistic renderings of either the interior or exterior required?

A. No.

21. Q. Until you get results of the geotechnical report, what should we assume for the foundations – deep or shallow, simple or complicated?

A. The City's Geotechnical Engineer expects there to be shale bedrock in this area. He will provide options for both a shallow foundation with 3 to 4 feet of over-excavation, and a deep foundation with micropiles or similar supports. The City will go with shallow foundations, unless there is a major concern for movement of the building.

22. Q. Should we include design of the FF&E package?

- a. If so, does this include answering questions during bidding?
- b. Does this include construction observation services?

A. Yes.

- a. Yes.

b. Yes

23. Q. Are you expecting the architect to attend weekly construction phase meetings on site?

A. Yes.

24. Q. Are you expecting us to break down our fees by design phase? By discipline?

A. Yes to both.

25. Q. Do you want us to break out reimbursable costs for things like travel, meals, lodging, etc. separately in our proposal?

A. Yes (must be tied GSA rates). As stated in Section 4.2.2 Price/Fees: ... Provide a not to exceed cost using Solicitation Response Form found in Section 7, accompanied by a complete list of costs breakdown.

26. Q. Are you expecting us to provide Revit as-builts?

A. No, Autocad drawings will be suitable for as-builts.

27. Q. Will the City obtain the curb-cut and other planning clearance permits?

A. The City will obtain the Development Permit from the City Planning Department, but the Architect can plan on providing a Drainage Report, General Project Report, an Elevation Certificate, and Composite plans as required by the Planning Code to assist with the Development Permit application.

28. Q. Will the entire site need to be considered for drainage, or just the development for the fire station?

A. Only the disturbed area of the site to build the new fire station will need to be considered for drainage. This area is less than an acre, so a stormwater construction permit will not be required. Drainage from the building and the impervious pavement will need to flow to the existing stormwater conveyance.

29. Q. Will a sidewalk need to be provided as part of the fire station project? (Currently there is no sidewalk or curb and gutter, just a 4 foot wide shoulder.)

A. Yes, a detached sidewalk will be required in front of the fire station, along with curb and gutter per City Planning and the Active Transportation Plan.

30. Q. Where is the nearest sanitary sewer for connection, and what kind of connection will be required for the new fire station (main line vs service line)?

A. The nearest sanitary sewer is in Pacific Drive, about 430 feet from the City property. The connection will be a main line for the fire station and possible future use in the park.

31. Q. Where is the nearest communications connection, and will the consultant be required to provide this connection (or will the City provide it)?

A. The nearest City fiber optic line is at 27 Road and North Avenue. City shall determine the appropriate communication link for the site. The consultant shall need to plan for the independent pathways to the property line from the facility for Century Link, Charter, and City Services.

32. Q. Where is the nearest storm sewer connection?

A. At the corner of 27 Road and Twelfth Court, about 1,000 feet south of the City property. The existing borrow ditch on the east side of 27 Road may be used to convey the proposed drainage from the new fire station.

33. Q. Are there any legal issues with the property lines on the south side of the site?

A. The City is not aware of any legal disputes with respect to the property lines.

34. Q. Will 3-phase electric service be required for the fire station?

A. Yes. Three-phase electric service will be required for Fire Station #6. The City will work with the electric provider to bring the connection from the east side of 27 Road to the fire station site across the street. The existing Fire #4 has the transformer and MDC for 120/208 3 phase power. This is shown on the drawings that were included with the solicitation documents. The electric utility in this area is Grand Valley Power.

35. Q. Pertaining to communication antennas on the hose tower, will the tower need to be modified to accommodate antennas, and what kind of antennas are anticipated and how will they be mounted?

A. There will be an 800 MHz radio antenna (small stick antenna) that will be mounted to the hose tower. There may be the need for a microwave tower and the consultant will need to determine an appropriate ground location for the tower site. Once the ground site is determined, a City hired radio consultant will need to determine the appropriate type of radio tower for a microwave link.

36. Q. Does the appropriated \$5.6 million include land costs and soft costs? Or are the land costs not included in that number?

A. The estimated construction cost for this project is \$3.2 million. The City owns the property that the new fire station will be located.

37. Q. The RFP requests a footprint of 8,500 sq.ft. but during the site visit it was indicated that there is a need for two additional dorm rooms and an office. Do those new spaces need to stay within the noted footprint, or can additional square footage be added to accommodate this need?

A. See line item 1 of this addendum.

38. Q. It is our understanding that plans for fire station 4 will be given to the awarded vendor to access. Is this correct and in what format will the plans be provided?

A. This is correct. The winning design team will receive the digital drawings of Fire Station #4 in AutoCAD format.

39. Q. It is our understanding that you have no defined page count or proposal document setup requirements other than the content requirements laid out in the RFP on page 18. Is that correct and are proposals in 11X17 format acceptable?

A. That is correct, and 11x17 format is acceptable.

40. Q. What is the anticipated budget?

A. Reference item 36 of this addendum.

41. Q. In section E, we are to include the form in section 7 as well as a list of costs breakdown. Do you want the costs to be broken down per phase or per profession including consultant fees?

A. Provide both.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written in a cursive style.

Duane Hoff Jr., Senior Buyer
City of Grand Junction, Colorado