



**Request for Proposal  
RFP-4754-20-SH**

**OUTDOOR RECREATION EQUIPMENT  
CONCESSIONAIRE**

**RESPONSES DUE:**

March 26, 2020 prior to 2:30 P.M. Local

**Accepting Electronic Responses Only**

**Responses Only Submitted Through the Rocky Mountain E-Purchasing  
System (RMEPS)**

**[www.bidnetdirect.com/colorado](http://www.bidnetdirect.com/colorado)**

(Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline. 800-835-4603)

**PURCHASING REPRESENTATIVE:**

Susan Hyatt

susanh@gjcity.org

970-244-1513

This solicitation has been developed specifically for a Request for Proposal intended to solicit competitive responses for this solicitation, and may not be the same as previous City of Grand Junction solicitations. All offerors are urged to thoroughly review this solicitation prior to submitting. Submittal by **FAX, EMAIL or HARD COPY IS NOT ACCEPTABLE** for this solicitation.

# **REQUEST FOR PROPOSAL**

## **TABLE OF CONTENTS**

### **Section**

- 1.0 Administrative Information and Conditions for Submittal**
- 2.0 General Contract Terms and Conditions**
- 3.0 Specifications/Scope of Services**
- 4.0 Preparation and Submittal of Proposals**
- 5.0 Evaluation Criteria and Factors**
- 6.0 Solicitation Response Form**

## REQUEST FOR PROPOSAL

### SECTION 1.0: ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL

- 1.1 Issuing Office:** This Request for Proposal (RFP) is issued by the City of Grand Junction. All contact regarding this RFP shall be directed to:
- RFP Questions:**  
Susan Hyatt  
[susanh@gjcity.org](mailto:susanh@gjcity.org)
- 1.2 Purpose:** The purpose of this RFP is to obtain proposals from qualified Outdoor Recreation Equipment providers to supply rental or lease services at Las Colonias Park as described in Section 3.
- 1.3 Compliance:** All participating Offerors, by their signature hereunder, shall agree to comply with all conditions, requirements, and instructions of this RFP as stated or implied herein. Should the City omit anything from this packet which is necessary to the clear understanding of the requirements, or should it appear that various instructions are in conflict, the Offeror(s) shall secure instructions from the Purchasing Division prior to the date and time of the submittal deadline shown in this RFP.
- 1.4 Procurement Process:** Procurement processes shall be governed by the most current version of the City of Grand Junction [Purchasing Policy and Procedure Manual](#).
- 1.5 Site Visit:** A site visit is offered for all prospective offerors. The purpose of this visit will be to inspect and to clarify the contents of this Request for Proposal (RFP). *The site visit is not mandatory, but is strongly encouraged.* Meeting location shall be at the **Las Colonias Business Park** located at **1695 Las Colonias Landing, Grand Junction, Co 81501** on **Thursday, February 27, 2020 at 10:30 AM.**
- 1.6 Submission:** Please refer to section 4.0 for what is to be included. Each proposal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website, [www.bidnetdirect.com/colorado](http://www.bidnetdirect.com/colorado). The uploaded response shall be a single PDF document with all required information included. This site offers both “free” and “paying” registration options that allow for full access of the City’s documents and for electronic submission of proposals. (Note: “free” registration may take up to 24 hours to process. Please Plan accordingly.) For proper comparison and evaluation, the City requests that proposals be formatted as directed in Section 4.0 “Preparation and Submittal of Proposals.” Submittals received that fail to follow this format may be ruled non-responsive. (Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline. **800-835-4603**)
- 1.7 Altering Proposals:** Any alterations made prior to opening date and time must be initialed by the signer of the proposal, guaranteeing authenticity. Proposals cannot be altered or amended after submission deadline.
- 1.8 Withdrawal of Proposal:** A proposal must be firm and valid for award and may not be withdrawn or canceled by the Offeror for sixty (60) days following the submittal deadline

date, and only prior to award. The Offeror so agrees upon submittal of their proposal. After award this statement is not applicable.

- 1.9 Addenda:** All Questions shall be submitted in writing to the appropriate person as shown in Section 1.1. Any interpretations, corrections and changes to this RFP or extensions to the opening/receipt date shall be made by a written Addendum to the RFP by the City. Sole authority to authorize addenda shall be vested in the City of Grand Junction Purchasing Representative. Addenda will be issued electronically through the Rocky Mountain E-Purchasing website at [www.bidnetdirect.com/colorado](http://www.bidnetdirect.com/colorado). Offerors shall acknowledge receipt of all addenda in their proposal. Addenda and solicitations are posted on the City's website, [www.gjcity.org/business-and-economic-development/bids](http://www.gjcity.org/business-and-economic-development/bids), for informational purposes.
- 1.10 Confidential Material:** All materials submitted in response to this RFP shall ultimately become public record and shall be subject to inspection after contract award. **"Proprietary or Confidential Information"** is defined as any information that is not generally known to competitors and which provides a competitive advantage. Unrestricted disclosure of proprietary information places it in the public domain. Only submittal information clearly identified with the words **"Confidential Disclosure"** and uploaded as a separate document shall establish a confidential, proprietary relationship. Any material to be treated as confidential or proprietary in nature must include a justification for the request. The request shall be reviewed and either approved or denied by the City. If denied, the proposer shall have the opportunity to withdraw its entire proposal, or to remove the confidential or proprietary restrictions. Neither cost nor pricing information nor the total proposal shall be considered confidential or proprietary
- 1.11 Response Material Ownership:** All proposals become the property of the City upon receipt and shall only be returned to the proposer at the City's option. Selection or rejection of the proposal shall not affect this right. The City shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to this RFP, subject to limitations outlined in the section titled "Confidential Material". Disqualification of a proposal does not eliminate this right.
- 1.12 Minimal Standards for Responsible Prospective Offerors:** A prospective Offeror must affirmably demonstrate their responsibility. A prospective Offeror must meet the following requirements:
- Have adequate financial resources, or the ability to obtain such resources as required.
  - Be able to comply with the required or proposed completion schedule.
  - Have a satisfactory record of performance.
  - Have a satisfactory record of integrity and ethics.
  - Be otherwise qualified and eligible to receive an award and enter into a contract with the City.
- 1.13 Nonconforming Terms and Conditions:** A proposal that includes terms and conditions that do not conform to the terms and conditions of this Request for Proposal is subject to rejection as non-responsive. The City reserves the right to permit the Offeror to withdraw nonconforming terms and conditions from its proposal prior to a determination by the City of non-responsiveness based on the submission of nonconforming terms and conditions

- 1.14 Open Records:** All proposals shall be open for public inspection after the contract is awarded. Trade secrets and confidential information contained in the proposal so identified by offer as such shall be treated as confidential by the City to the extent allowable in the Open Records Act.
- 1.15 Sales Tax:** City of Grand Junction is, by statute, exempt from the State Sales Tax and Federal Excise Tax; therefore, all fees shall not include taxes.
- 1.16 Public Opening:** Proposals shall be opened in the City Hall Auditorium, 250 North 5<sup>th</sup> Street, Grand Junction, CO 81501, immediately following the proposal deadline. Offerors, their representatives and interested persons may be present. Only the names and locations on the proposing firms will be disclosed.

## SECTION 2.0: GENERAL CONTRACT TERMS AND CONDITIONS

- 2.1. Acceptance of RFP Terms:** A proposal submitted in response to this RFP shall constitute a binding offer. Acknowledgment of this condition shall be indicated on the Cover Letter by the Offeror or an officer of the Offeror legally authorized to execute contractual obligations. A submission in response to the RFP acknowledges acceptance by the Offeror of all terms and conditions, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its proposal and the City's RFP requirements. Failure to do so shall be deemed a waiver of any rights to subsequently modify the terms of performance, except as outlined or specified in the RFP.
- 2.2. Execution, Correlation, Intent, and Interpretations:** The Contract Documents shall be signed by the City and Contractor. By executing the contract, the Contractor represents that they have familiarized themselves with the local conditions under which the Services is to be performed, and correlated their observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by any one, shall be as binding as if required by all. The intention of the documents is to include all labor, materials, equipment, services and other items necessary for the proper execution and completion of the scope of Services as defined in the technical specifications and drawings contained herein. All drawings, specifications and copies furnished by the City are, and shall remain, City property. They are not to be used on any other project.
- 2.3. Acceptance Not Waiver:** The City's acceptance or approval of any Services furnished hereunder shall not in any way relieve the proposer of their present responsibility to maintain the high quality, integrity and timeliness of his Services. The City's approval or acceptance of, or payment for, any services shall not be construed as a future waiver of any rights under this Contract, or of any cause of action arising out of performance under this Contract.
- 2.4. Assignment:** The Offeror shall not sell, assign, transfer or convey any contract resulting from this RFP, in whole or in part, without the prior written approval from the City.
- 2.5. Compliance with Laws:** Proposals must comply with all Federal, State, County and local laws governing or covering this type of service and the fulfillment of all ADA (Americans with Disabilities Act) requirements. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law.

- 2.6. Debarment/Suspension:** The Contractor hereby certifies that the Contractor is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Governmental department or agency.
- 2.7. Confidentiality:** All information disclosed by the City to the Contractor for the purpose of the Services to be done or information that comes to the attention of the Contractor during the course of performing such Services is to be kept strictly confidential.
- 2.8. Conflict of Interest:** No public official and/or City employee shall have interest in any contract resulting from this RFP.
- 2.9. Contract:** This Request for Proposal, submitted documents, and any negotiations, when properly accepted by the City, shall constitute a contract equally binding between the City and Offeror. The contract represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral, including the Proposal documents. The contract may be amended or modified with Change Orders, Field Orders, or Amendment.
- 2.10. Cancellation of Solicitation:** Any solicitation may be canceled by the City or any solicitation response by a vendor may be rejected in whole or in part when it is in the best interest of the City.
- 2.11. Contract Termination:** This contract shall remain in effect until any of the following occurs: (1) contract expires; (2) completion of services; (3) acceptance of services or, (4) for convenience terminated by either party with a written *Notice of Cancellation* stating therein the reasons for such cancellation and the effective date of cancellation at least thirty days past notification.
- 2.12. Employment Discrimination:** During the performance of any services per agreement with the City, the Offeror, by submitting a Proposal, agrees to the following conditions:
- 2.12.1.** The Offeror shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, disability, citizenship status, marital status, veteran status, sexual orientation, national origin, or any legally protected status except when such condition is a legitimate occupational qualification reasonably necessary for the normal operations of the Offeror. The Offeror agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- 2.12.2.** The Offeror, in all solicitations or advertisements for employees placed by or on behalf of the Offeror, shall state that such Offeror is an Equal Opportunity Employer.
- 2.12.3.** Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
- 2.13. Immigration Reform and Control Act of 1986 and Immigration Compliance:** The Offeror certifies that it does not and will not during the performance of the contract employ illegal alien Servicesers or otherwise violate the provisions of the Federal Immigration

Reform and Control Act of 1986 and/or the immigration compliance requirements of State of Colorado C.R.S. § 8-17.5-101, *et.seq.* (House Bill 06-1343).

- 2.14. Ethics:** The Offeror shall not accept or offer gifts or anything of value nor enter into any business arrangement with any employee, official, or agent of the City.
- 2.15. Failure to Deliver:** In the event of failure of the Offeror to deliver services in accordance with the contract terms and conditions, the City, after due oral or written notice, may procure the services from other sources and hold the Offeror responsible for any costs resulting in additional purchase and administrative services. This remedy shall be in addition to any other remedies that the City may have.
- 2.16. Indemnification:** Offeror shall defend, indemnify and save harmless the City and all its officers, employees, insurers, and self-insurance pool, from and against all liability, suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Offeror, or of any Offeror's agent, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from proposal award. Offeror shall pay any judgment with cost which may be obtained against the City growing out of such injury or damages.
- 2.17. Oral Statements:** No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this document and/or resulting agreement. All modifications to this request and any agreement must be made in writing by the City.
- 2.18. Remedies:** The Offeror and City agree that both parties have all rights, duties, and remedies available as stated in the Uniform Commercial Code.
- 2.19. Venue:** Any agreement as a result of this RFP shall be deemed to have been made in, and shall be construed and interpreted in accordance with, the laws of the City of Grand Junction, Mesa County, Colorado.
- 2.20. Expenses:** Expenses incurred in preparation, submission and presentation of this RFP are the responsibility of the company and can not be charged to the City.
- 2.21. Public Funds/Non-Appropriation of Funds:** Funds for payment have been provided through the City's budget approved by the City Council/Board of County Commissioners for the stated fiscal year only. State of Colorado statutes prohibit the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated orders or other obligations that may arise past the end of the stated City's fiscal year shall be subject to budget approval. Any contract will be subject to and must contain a governmental non-appropriation of funds clause.
- 2.22. Collusion Clause:** Each Offeror by submitting a proposal certifies that it is not party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any and all proposals shall be rejected if there is evidence or reason for believing that collusion exists among the proposers. The City may or may not, at the discretion of the City Purchasing Representative, accept future proposals for the same service or commodities for participants in such collusion.

- 2.23. Gratuities:** The Contractor certifies and agrees that no gratuities or kickbacks were paid in connection with this contract, nor were any fees, commissions, gifts or other considerations made contingent upon the award of this contract. If the Contractor breaches or violates this warranty, the City may, at their discretion, terminate this contract without liability to the City.
- 2.24. Performance of the Contract:** The City reserves the right to enforce the performance of the contract in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of resulting contract award.
- 2.25. Cooperative Purchasing:** Purchases as a result of this solicitation are primarily for the City. Other governmental entities may be extended the opportunity to utilize the resultant contract award with the agreement of the successful provider and the participating agencies. All participating entities will be required to abide by the specifications, terms, conditions and pricings established in this Proposal. The quantities furnished in this proposal document are for only the City. It does not include quantities for any other jurisdiction. The City will be responsible only for the award for our jurisdiction. Other participating entities will place their own awards on their respective Purchase Orders through their purchasing office or use their purchasing card for purchase/payment as authorized or agreed upon between the provider and the individual entity. The City accepts no liability for payment of orders placed by other participating jurisdictions that choose to piggy-back on our solicitation. Orders placed by participating jurisdictions under the terms of this solicitation will indicate their specific delivery and invoicing instructions.
- 2.26. Public Disclosure Record:** If the Proposer has knowledge of their employee(s) or sub-proposers having an immediate family relationship with an City employee or elected official, the proposer must provide the Purchasing Representative with the name(s) of these individuals. These individuals are required to file an acceptable "Public Disclosure Record", a statement of financial interest, before conducting business with the City.



## SECTION 3.0: SPECIFICATIONS/SCOPE OF SERVICES

- 3.1 General:** The City of Grand Junction, Colorado (City) is seeking proposals from outdoor recreation equipment suppliers to develop a public/private partnership at Las Colonias Business Park in Grand Junction, CO. The objective of this RFP process is to identify the outdoor recreation equipment firm that can provide the greatest benefit to the City.

The City of Grand Junction is located in Mesa County, Colorado on the western slope of the Rockies, midway between Denver, Colorado and Salt Lake City, Utah. Grand Junction is a full service City operating under a Council-City Manager structure. Grand Junction serves Western Colorado and Eastern Utah as a regional hub for commercial and retail business, higher education, medical services, and recreational opportunities. It is the County Seat and is the largest city on the western slope of Colorado with a population of approximately 62,500 within the City of Grand Junction and approximately 151,000 county-wide. The county is approximately 3,300 square miles in area, with terrain varying between mountains, wide valleys, and narrow canyons.

Las Colonias Park is 130 acres and sits adjacent to downtown Grand Junction along the banks of the Colorado River. It has a diverse and rich history, situated just upstream from the namesake of the community, the confluence of the Gunnison and Colorado Rivers, and has strong connections to the rest of the community with a Riverfront Trail System.

- 3.2 Background:** The Las Colonias River Park has restored what was previously a riparian area and has increased recreational use of the riverfront. The River Park has a continuous flow when the Colorado River flows are above 810 cubic feet per second, increasing the area of aquatic habitat at the site while enhancing recreation in the Park as well as the natural aesthetics of the area. The Las Colonias Business Park is at the east end of the Park. The Business Park development includes a campus directed at attracting outdoor recreation related businesses, combined with public park amenities.
- 3.3 Planned Improvements:** Following is a description of improvements to be in place by April 2020, including a dog park and the River Park at Las Colonias. Proposers have the opportunity to help the City activate these new amenities.

Following is an excerpt from the Great Outdoors Colorado grant that largely funded the River Park at Las Colonias:

The 140-acre Las Colonias Park is partially developed with trail connections, parking, a restroom/shelter, and an outdoor amphitheater. The remainder of the park (boat launch, three restroom/shelter buildings, lake, festival area, and dog park) and the infrastructure for the Business Park was recently completed. The River Recreation area will be completed by April 2020. The goal is to restore what was previously a riparian area and to increase recreational use of the riverfront. The scope of the project includes: an additional inlet channel and an extension of the existing slough with recreational elements, revegetation, and interpretative signage. Consultations were held with communities and knowledgeable individuals managing or participating in similar projects including Montrose, Salida, Buena Vista, Steamboat Springs, and Golden. These individuals included design experts, civic leaders, as well as citizens that have enjoyed these similar projects.

**Inlet Channel:** A new inlet channel will be constructed to allow flowing water for a greater period of the year, to control flow distribution to function appropriately in the existing river system, and to avoid adverse impacts to existing aquatic habitat

in the main channel of the Colorado River or any secondary channels. The excavated channel extension has continuous water flow when the Colorado River flows are above 810 cubic feet per second. This excavation will add 1.77 acres of open water, increasing the area of aquatic habitat at the site while enhancing recreation in the park as well as the natural aesthetics of the area.

**Extension of Existing Slough and Recreational Elements:** An extension of the existing slough will enhance the aquatic habitat by increasing the area of open water and creating flow complexity. Individual large boulders placed at optimal locations throughout the channel allow natural scouring, secondary eddy currents, velocity refuges, and cover. These boulders are beneficial for the natural habitat, river users, and the aesthetics of the park as a whole. The step-pool structures were constructed using locally sourced natural boulders and they provide recreation opportunities for in-stream users. The structures are stable and do not present a hazard to navigation. Multiple habitat boulders and ribbed riffle enhancements were installed throughout the modified secondary channel creating flow heterogeneity and aquatic habitat complexity. The structures will allow for natural scouring below the installed boulder steps, form flow pools with low velocities that create cover, create flow complexity and habitat diversity, aerate the water, provide grade control and flow control for the new channel, and will add to the natural appearance of the park. Strategically placed small tight boulders along the new riverbed at the tail end of the flow pools will enhance the integrity of the new structures and pools. Individual stones shall be set tight, minimizing voids to create adequate pool protection and avoid foot entrapment while providing the structure that the step-pool features require. A soft surface trail will be installed to connect users to main access points and allow navigation along the channel.

**Revegetation:** The streambanks of the new channels were be planted with native riparian vegetation plantings, providing erosion control, a riparian buffer, and increased habitat. Bank areas along the outside of meander bends (areas of high scour potential) will be protected by biotechnical bank stabilization consisting of vegetated natural boulder terracing. A multi-layer canopy will be developed which consists of approximately four to six distinct vertical layers of vegetation and provides a diverse physical habitat structure and improves the biodiversity in the area.

Top soil was imported and graded in four inch lifts with erosion control fabrics and weed control followed by native riparian seed mix in specified areas. Riparian seeding was complimented with adjacent vegetation reflecting the gradient of vegetation from the streambank/wetland edge to the upper stream terrace areas. This includes containerized trees and shrubs in specified areas while other areas have pole plantings. Variety of plantings include Mountain Willow and Planeleaf Willow plantings, Box Elder, Black Choke Cherry, and Narrowleaf Cottonwood trees.

There are 8,534 people within one mile of Las Colonias Park. The existing Riverfront Trail includes 21 miles of trail from Las Colonias to Fruita. Orchard Mesa pedestrian bridge connects the neighborhood to the Park at the site of Eagle Rim Park, the new Orchard Mesa Middle School. Access is robust with Highway 50 and the Riverside Parkway. Existing concrete paths and parking provide ADA access; however, access points provide access to logical points (put-ins and take outs). At approximately the high water line, a landing is provided for staging. From this landing, stone terraces at varying elevations allow for access into the river to a craft at the water's edge. Within 1 ½ miles there are: five schools, one museum, six neighborhood parks, a historic theater, a train station, bus station, and the bustling Main Street. Colorado Discover Ability is located on City owned property on the west end of the park.

The River Recreation feature is a unique project because of its multiple benefits and needs:

**Water-Based Recreation:** Grand Junction is located in the banana belt of the state with warmer temps, mild winters, and year-round recreation opportunities including hundreds of miles of trails and the Gunnison and Colorado Rivers offering fishing, rafting, kayaking, and paddle boarding opportunities; however, there is a significant void in terms of safe, river-based recreational activities. The Grand Junction community has expressed a major desire for these types of recreational opportunities along the Colorado River for small water crafts (canoes, kayaks, duckies, inflatables, etc.). The lack of opportunities has been a barrier in maintaining our strong economic position with tourists; furthermore, our residents are leaving the valley to participate in this highly sought after activity. At Las Colonias, the Colorado River sees its lowest flows in August when irrigation water is turned off with higher flows in September and October. The feature will be usable literally year-round; however, it is most advantageous during the fall when much of the rest of the state sees such low flows making features unusable. The addition of the River Recreation feature fills a void in the community and serve as a strong compliment to the park and Business Park development. This project will allow for many types of water-based recreational programming including beginner and novice paddling. The project is designed to have slalom, freestyle, downriver kayaking as well as stand-up board training. There are several groups that would utilize the space including: Colorado Discover Ability, a non-profit providing river-based programs for those with challenges; Team River Runner, a non-profit providing paddle sports for Veterans, Riverside Educational Center (in partnership with Colorado Canyons Association), a non-profit tutoring program that dedicates weekly and summer outings to connect underserved kids to nature; GJ SUP, a local business providing stand up paddleboarding programs, Colorado E-bikes, a local business set to open up shop at Las Colonias Business Park providing rental opportunities, and Colorado Mesa University Outdoor Program, CMU's headquarters for our outdoor program and rentals providing kayak and SUP programming and rentals.

**Safety:** Since a recreational element does not currently exist in Grand Junction, residents are typically using the Colorado River for small water craft activities. However, only two user groups are engaging in the activity: those with the financial means (armed with appropriate equipment and skill) and those without financial means (unprepared with inadequate equipment and little skill). Those with financial means are more likely to travel outside the community to other locations with recreational amenities such as Montrose and Glenwood Springs, both of which are over an hour drive away. Those without the financial means to travel outside the community are much more likely to venture out onto the Colorado River with little river knowledge and woefully inadequate equipment (typically floaties you would purchase at a supermarket). This leads to very unsafe conditions. The river recreation feature will provide a beginner to intermediate opportunity for safe river access and play located within Las Colonias Park as opposed to the main stem of the River. All types of equipment will be welcome and utilized safely in the lower flow, easily accessible, and highly visible location.

**Improved Habitat:** Aside from the obvious recreational benefits this feature will offer, the project will provide a unique opportunity to restore the riparian, wildlife, and aquatic habitat that hasn't existed at Las Colonias for the last 80 years. Due directly or indirectly to human activities, the Colorado River has experienced an overall narrowing of the main channel and associated loss of side channels. The decrease in side channel habitat is thought to be a key factor in the decline of native

and endangered fish in the Colorado River. An objective of this project is to increase the area of aquatic side channel habitat in the reach of the Colorado River near Grand Junction. The new channel extension will enhance the aquatic habitat in Las Colonias Park by increasing the area of open water and creating flow complexity. The step-pool channel morphology incorporated into the channel will allow for natural scouring below the installed boulder steps, form flow pools with low velocities that create cover, create flow complexity and habitat diversity, aerate the water, and provide grade control and flow control for the new channel. The streambanks of the new channels will be planted with native riparian vegetation plantings, providing erosion control, a riparian buffer, and increased habitat. Bank areas along the outside of meander bends (areas of high scour potential) will be protected by biotechnical bank stabilization consisting of vegetated natural boulder terracing. This will provide enhanced scour protection in these areas, as well as erosion protection from foot traffic associated with the public path along the north bank.

- 3.4 Venue:** The location and vision for the Las Colonias River Park and Business Park provides a unique outdoor events venue with a regional draw. In addition to the economic benefits of the recreational park as a regional draw, the Business Park provides a desirable setting for the attraction and retention of Outdoor Recreation Industries to strengthen economic growth and diversification at 1695 Las Colonias Landing, Grand Junction, CO 81501. **Please See [Attachment A](#) for maps of the Park and Surrounding Areas.**
- 3.5 Site Visit:** A site visit is offered for all prospective offerors. The purpose of this visit will be to inspect and to clarify the contents of this Request for Proposal (RFP). *The site visit is not mandatory, but is strongly encouraged.* Meeting location shall be at the **Las Colonias Business Park** located at **1695 Las Colonias Landing, Grand Junction, Co 81501** on **Thursday, February 27, 2020 at 10:30 AM.**
- 3.6 Public/Private Partnership:** One of the shelters located near the boat ramp will become a home base for the Contractor chosen through this RFP process. The shelter includes electricity, restroom facilities and a secure, locked area. The awarded Contractor will be allowed to lease a space inside the shelter and the outdoor area immediately adjacent to the shelter along the curb. The idea is that the Contractor would likely need both spaces to run the business and provide a “grab and go” space. Contractor shall be responsible for upkeep of the premises to include daily clean-up of the leased space and immediate outdoor area. The City of Grand Junction Parks and Recreation Department shall be responsible for emptying trash receptacles, cleaning restrooms and restocking paper supplies in the restrooms. The City shall repair, as needed, the exterior of the building and restrooms. The Contractor shall allow access at any reasonable time, to examine or make repairs, additions, or alterations necessary for safety, improvements or preservation of the facility.

Dates and hours of operation shall conform to City ordinance and park hours of operation. Such dates and hours will be subject to approval of the City.

- 3.7 Scope of Work:** The City is soliciting proposals for exclusive use of the leased area of the shelter and the immediate adjacent outdoor space to provide recreational equipment to visitors of the Park. The lease space shall be 27’4” x 27’4”. **Please See [Attachment B](#) for the floor plan and electrical layout.**

Due to the current contractual environment, please offer suggestions for the following:

- Address how Contractor envisions working in tandem with the City in this public/private partnership.
- Describe in detail what Contractor can provide for exclusive rights to the leased space. No volume guarantees or restrictions will be accepted as part of the resulting contract. The City desires that the selected Contractor pay a monthly lease fee.
- Detailed product descriptions and prices are required.
- List any previous experience with this type of contract
- Address resources and capability to perform this contract
- All suggestions will be considered for outdoor recreation equipment and services.
- Explain the benefit and value the City will obtain using equipment and services proposed.
- Include information regarding customer service procedures to the public.
- Contractor shall be responsible for selling or renting and marketing to the public. Describe how you will address this endeavor.

**3.8 RFP Tentative Time Schedule:**

- |  |                                 |
|--|---------------------------------|
| • Request for Proposal available on or about             | February 14, 2020               |
| • Site Visit   | February 27, 2020 at 10:30 A.M. |
| • Inquiry deadline at noon, no questions after this date | March 13, 2020                  |
| • Addendum issued, if needed                             | March 18, 2020                  |
| • Submittal deadline for proposals prior to 2:30 PM      | March 26, 2020                  |
| • City evaluation of proposals                           | March 27 – April 3, 2020        |
| • Final selection  | week of April 6, 2020           |

**3.9 Questions Regarding Scope of Services:**

Susan Hyatt  
[susanh@gjcity.org](mailto:susanh@gjcity.org)

**3.10 Contract:** The initial contract period shall begin on or about April 17, 2020 through April 30, 2021. Upon mutual agreement between the contracted firm and the City there is an option for three (3) annual renewals, depending on appropriated funds as stated in Section 2.21.

## SECTION 4.0: PREPARATION AND SUBMITTAL OF PROPOSALS

**Submission:** Each proposal shall be submitted in electronic format only, and only through the BidNet website, [www.bidnetdirect.com/colorado](http://www.bidnetdirect.com/colorado). This site offers both “free” and “paying” registration options that allow for full access of the City’s documents and for electronic submission of proposals. (Note: “free” registration may take up to 24 hours to process. Please Plan accordingly.) (Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline; **800-835-4603**). For proper comparison and evaluation, the City requests that proposals be formatted as directed. The uploaded response to this RFP shall be a single PDF document with all required information included. Offerors are required to indicate their interest in this Project, show their specific experience and address their capability to perform the Scope of Services in the Time Schedule as set forth herein. For proper comparison and evaluation, the City requires that proposals be formatted **A to E**.

- A. Cover Letter:** Cover letter shall be provided which explains the Firm’s interest in the project. The letter shall contain the name/address/phone number/email of the person who will serve as the firm’s principal contact with City’s Contract Administrator and shall identify individual(s) who will be authorized to make presentations on behalf of the firm. The statement shall bear the signature of the person having proper authority to make formal commitments on behalf of the firm.
- B. Qualifications/Experience/Credentials:** Proposers shall supply their qualifications for consideration as an outdoor recreation equipment provider for City of Grand Junction. Include experience in recreation equipment services and length of time firm has been established.
- C. Strategy and Implementation Plan:** Describe your (the firm’s) interpretation of the Owner’s objectives with regard to this RFP. Describe the proposed strategy and/or plan for achieving the objectives of this RFP. The Firm may utilize a written narrative or any other printed technique to demonstrate his/her ability to satisfy the Scope of Services. The narrative should describe a logical progression of tasks and efforts starting with the initial steps or tasks to be accomplished and continuing until all proposed tasks are fully described and the RFP objectives are accomplished. Include a **complete list of products and/or services to be offered, as well as a plan for rental and/or sales of these goods and services. Include suggested pricing for each item.**
- D. References:** Provide a minimum of three (3) references with names, address and telephone numbers that can attest to your experience in projects of similar scope and size.
- E. Proposal Form:** Return the Solicitation Response Form found in Section 6 with your complete Proposal. **Include a suggested monthly lease amount and your proposed hours of operation.**
- F. Additional Data (optional):** Provide any additional services/modules available.

## SECTION 5.0: EVALUATION CRITERIA AND FACTORS

**5.1 Evaluation:** An evaluation team shall review all responses and select the proposal or proposals that best demonstrate the capability in all aspects to perform the scope of services and possess the integrity and reliability that will ensure good faith performance.

**5.2 Intent:** Only respondents who meet the qualification criteria will be considered. Therefore, it is imperative that the submitted proposal clearly indicate the firm's ability to provide the services described herein.

Submittal evaluations will be done in accordance with the criteria and procedure defined herein. The City reserves the right to reject any and all portions of proposals and take into consideration past performance, if available. The following parameters will be used to evaluate the submittals (in no particular order of priority). Definitions of each criterion is shown in parenthesis below each point.

- **Responsiveness of Submittal to the RFP**  
(Contractor has submitted a proposal that is fully comprehensive, inclusive, and conforms in all respects to the Request for Proposals (RFP) and all of its requirements, including all forms and substance.)
- **Understanding of the Project and Objectives**  
(Contractor's ability to demonstrate a thorough understanding of the City's goals pertaining to this specific project.)
- **Experience**  
(Contractor's proven proficiency in the successful completion of similar projects.)
- **Necessary Resources/Capability**  
(Contractor has provided sufficient information proving their available means to perform the required scope of work/service; to include appropriate bonding, insurance and all other requirements necessary to complete the project.)
- **Strategy & Implementation Plan**  
(Contractor has provided a clear interpretation of the City's objectives in regard to the project, and a fully comprehensive plan to achieve successful completion. See Section 5.0 Item C. – Strategy and Implementation Plan for details.)
- **References**  
(Proof of performance in projects of similar scope and size from previous clients. See Section 5.0 Item E – References.)
- **Monthly lease offered to the City**  
(Contractor has shown benefits to be obtained by using their equipment and services.)
- **Type of Services or Equipment Offered (Rental and/or Purchase) including Proposed Hours of Operation**  
(Provide a list of items offered and suggestions for other services.)

**5.3 Oral Interviews:** If the City deems it necessary the City may invite the most highly ranked outdoor recreation equipment firms to participate in onsite presentations.

**5.4 Award:** Firms shall be ranked or disqualified based on the criteria listed in Section 5.2. The City reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the Firm.

**SECTION 6.0: SOLICITATION RESPONSE FORM**  
**RFP-4754-20-SH**

*Firms must submit entire Form completed, dated and signed.*

In addition to items below, include a narrative of the services offered based on Section 3 of this RFP.

- 1. Monthly Lease Proposal \$ \_\_\_\_\_
  
- 2. Proposed Hours of Operation \_\_\_\_\_

The City reserves the right to waive any information or irregularities in any offer or reject any offer.

**RECEIPT OF ADDENDA:** the undersigned Contractor acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: \_\_\_\_\_.

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

\_\_\_\_\_  
Company Name – (Typed or Printed)

\_\_\_\_\_  
Authorized Agent – (Typed or Printed)

\_\_\_\_\_  
Authorized Agent Signature

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Address of Offeror

\_\_\_\_\_  
E-mail Address of Agent

\_\_\_\_\_  
City, State, and Zip Code

\_\_\_\_\_  
Date



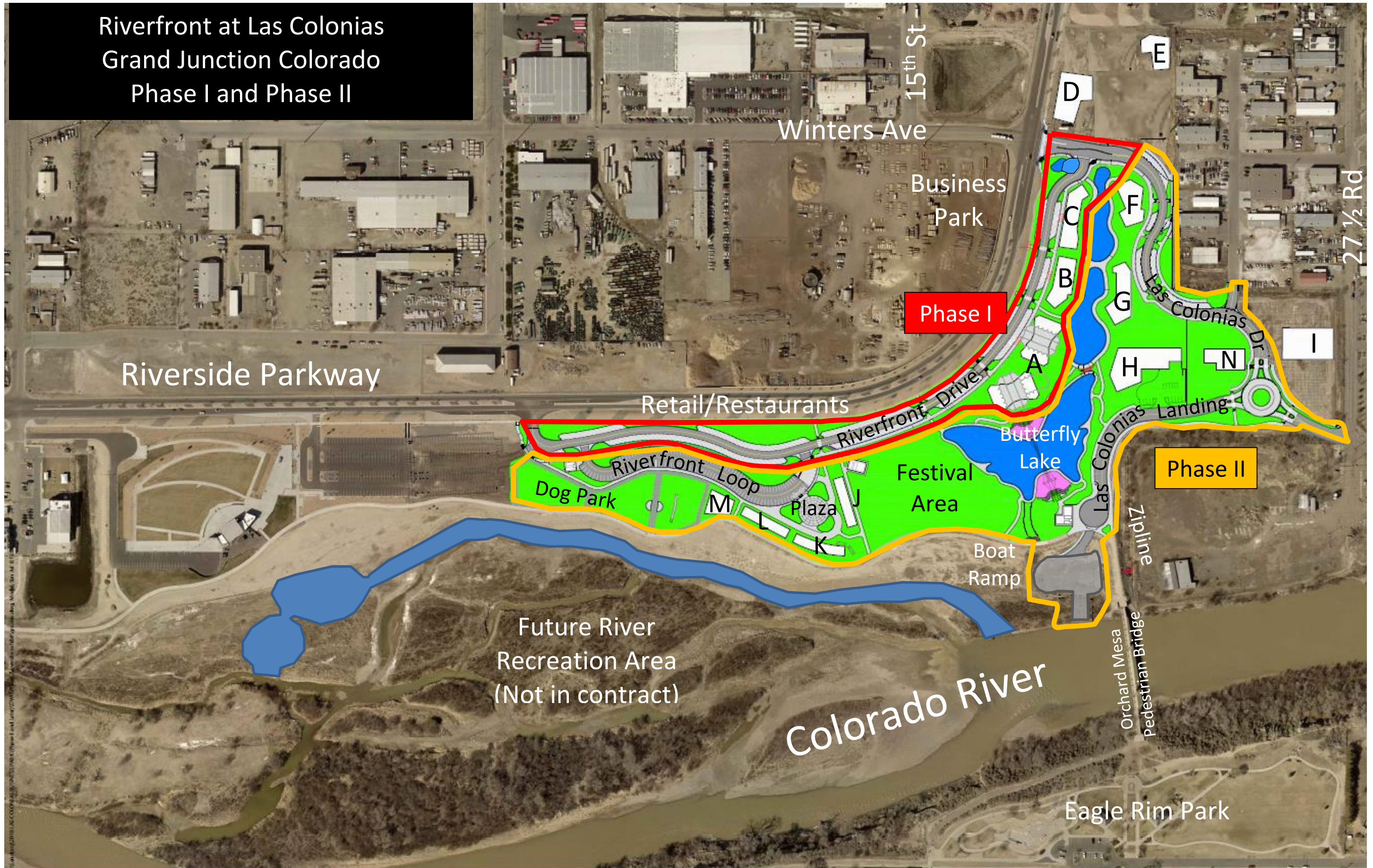
# ATTACHMENT A (1)





# ATTACHMENT A (2)

Riverfront at Las Colonias  
Grand Junction Colorado  
Phase I and Phase II

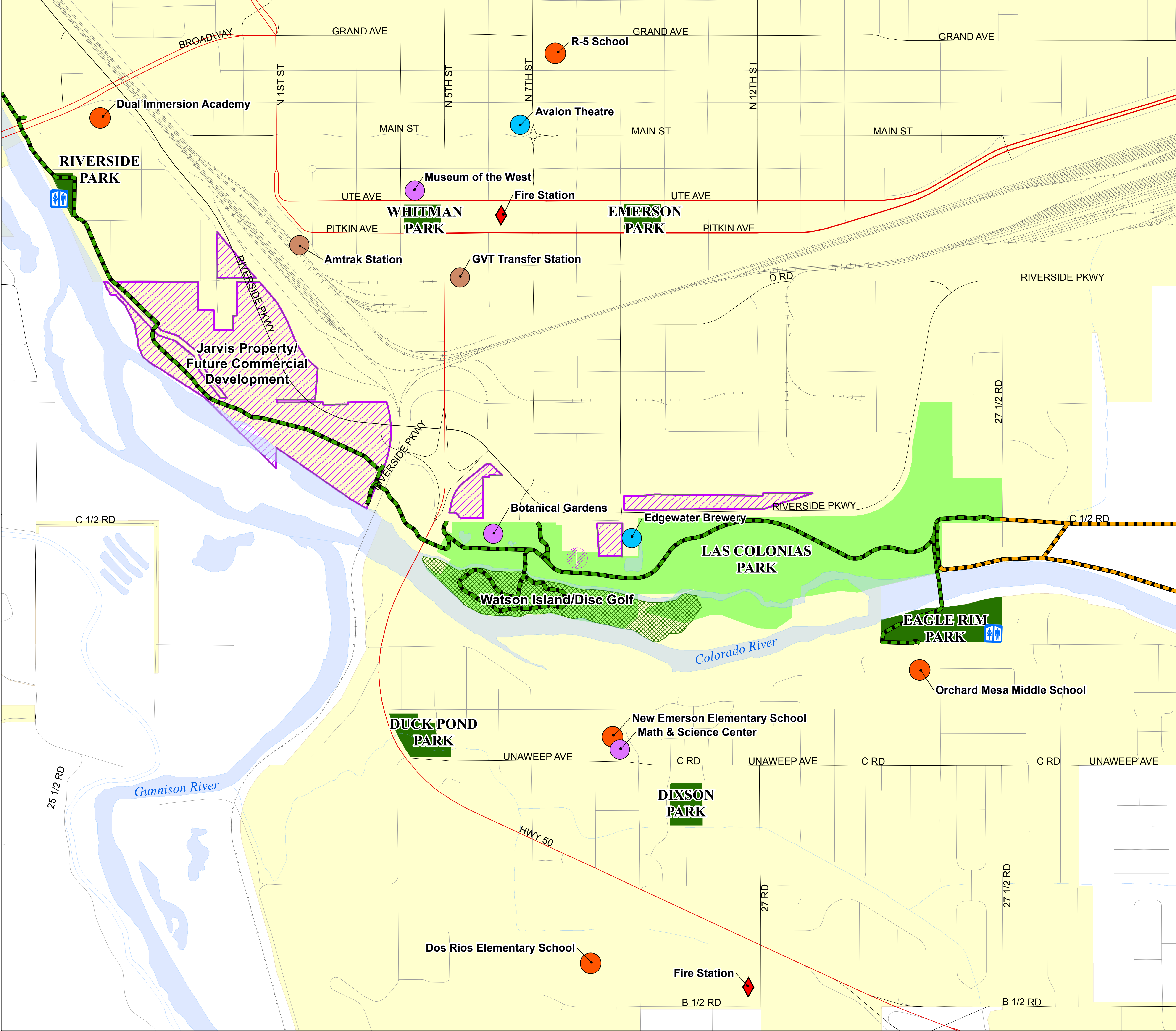




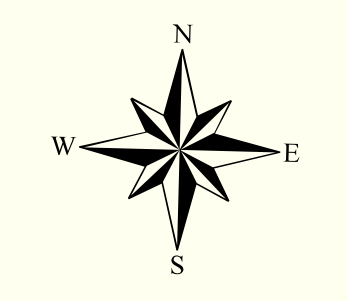
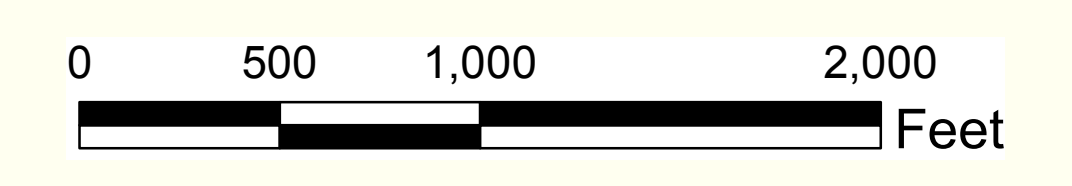
# LAS COLONIAS PARK

## SURROUNDING AREA

### ATTACHMENT A (3)



- Las Colonias Proposed Park Area
- Developed Parks
- Watson Island Disc Golf Area
- Future Commercial Development
- City Limits
- Riverfront Trail
- Riverfront Trail Proposed
- Schools
- Fire Station
- Transportation Center
- Educational/Recreational Facility
- Future Educational/Recreational Facility
- Places of Interest
- Restroom





# ATTACHMENT B

FINISH SCHEDULE						
ROOMS	FLOORS	Wall Material	Wall Finish	Ceiling Material	Ceiling Finish	Comments
100	ENTRY	CONCRETE SEALER	CMJ	GRAFFITI GUARD	FLG CEDAR	STAIN
101	WOMEN	CONCRETE SEALER	CMJ	PAINT	DROVED PLYWOOD	STAIN
102	MEN	CONCRETE SEALER	CMJ	PAINT	DROVED PLYWOOD	STAIN
103	CHASE	CONCRETE SEALER	CMJ	PAINT	DROVED PLYWOOD	STAIN
104	SHELTER	CONCRETE SEALER	CMJ	GRAFFITI GUARD	FLG CEDAR	STAIN
105	GARAGE	CONCRETE SEALER	CMJ	PAINT	DROVED PLYWOOD	STAIN

EXTERIOR FINISHES	
COLORED CMJ 01	EXX16 INTEGRAL COLORED, HONED CMJ - "BUFF" COLOR BY BRICKYARD DL OR EQUAL
COLORED CMJ 02	EXX16 INTEGRAL COLORED, HONED CMJ - "MT. GARFIELD" COLOR BY BRICKYARD DL OR EQUAL
METAL ROOFING	COLOR MATCHING MSCI "DOD BROWN" OR "MEDIUM BRONZE" OR EQUAL COLOR AS APPROVED
PAINT	COLOR TO MATCH METAL ROOFING COLOR AS APPROVED, SIMILAR TO DERRIN KALMUS RW07 "STURDY BROWN"
STAIN	AS SELECTED FROM MANUFACTURER'S FULL RANGE OF COLORS

DOOR SCHEDULE							
Number	Door Dimensions			Door Material	Frame Material	Hardware Set	Comments
	WID	HGT	THK				
101A	3'-0"	7'-0"	1 1/2"	HM	PAINT	HM	INSULATED WITH 4" FRAME HEAD
101B	3'-0"	7'-0"	1 1/2"	HM	PAINT	HM	INSULATED WITH 4" FRAME HEAD
101C	3'-0"	7'-0"	1 1/2"	HM	PAINT	HM	INSULATED WITH 4" FRAME HEAD
101D	3'-0"	7'-0"	1 1/2"	HM	PAINT	HM	INSULATED WITH 4" FRAME HEAD
101E	3'-0"	7'-0"	1 1/2"	HM	PAINT	HM	INSULATED WITH 4" FRAME HEAD
101F	3'-0"	7'-0"	1 1/2"	HM	PAINT	HM	INSULATED WITH 4" FRAME HEAD

CODE ANALYSIS			
APPLICABLE CODES			
Code	Year	Code	Year
International Building Code	2015	National Electrical Code	2014
International Mechanical Code	2015	Uniform Code for Building Conservation	2015
International Plumbing Code	2015	Building Conservation	2015
International Fire Code	2015	ADA Accessibility Guidelines	2010
International Energy Conservation Code	2015		

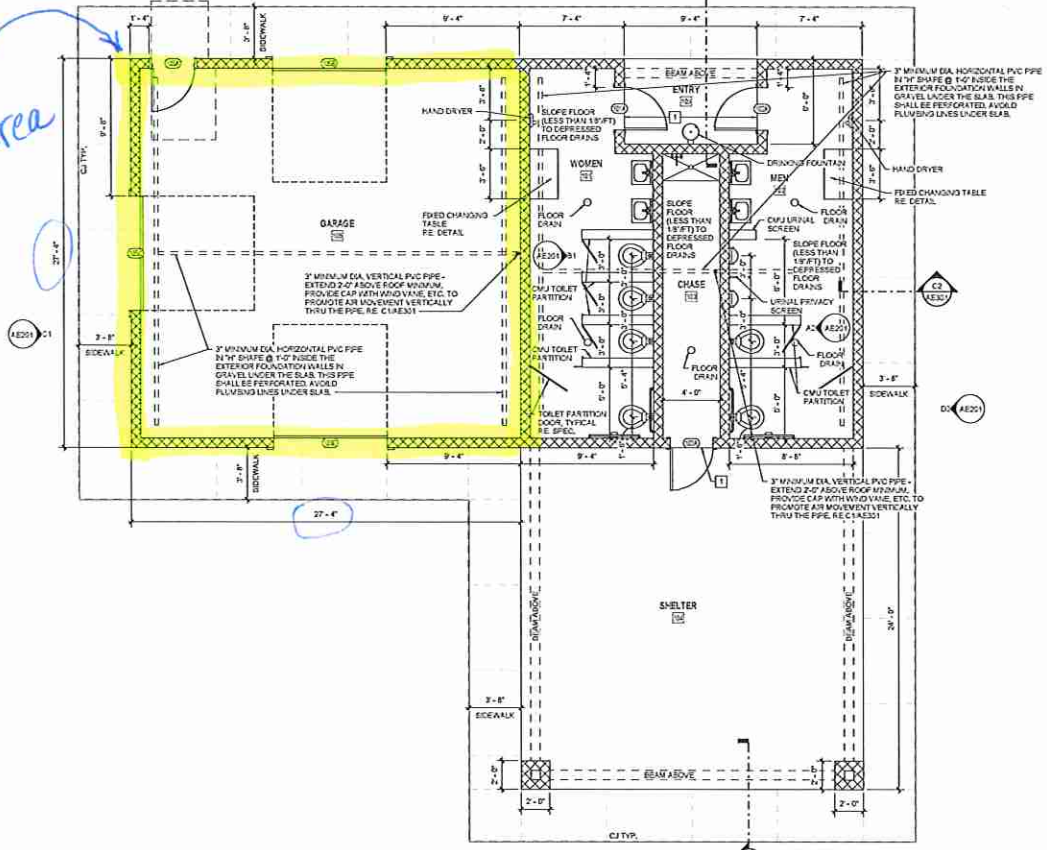
A. Occupancy: **GROUP B**

B. Type of Construction (circle one):  
 I A   I B   II A   II B   III A   III B   IV HT   V A   **V B**

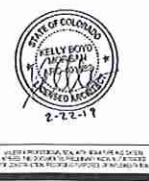
C. Total Interior Floor Area: **1,844 SF**

FLOOR PLAN NOTES [A] [CJ] - SIDEWALK CONTROL JOINT  
 1. TOP OF INTERIOR CONCRETE SLAB AT +100.0; TOP OF EXTERIOR CONCRETE SLAB AT 1' BELOW INTERIOR CONCRETE SLAB AT DOOR TYPICAL.

*leased area*



**A2** SHELTER FLOOR PLAN  
1/8" = 1'-0"



**method studio**  
 3100 aspen avenue  
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 phone 303.955.8322-4422

consultant:

project:  
**Grand Junction Park Restrooms Large**

01021114: 1.8.2019  
 0411: 22 FEBRUARY 2020

revisions:

title:  
**Floor Plan**

sheet:  
**AE101**

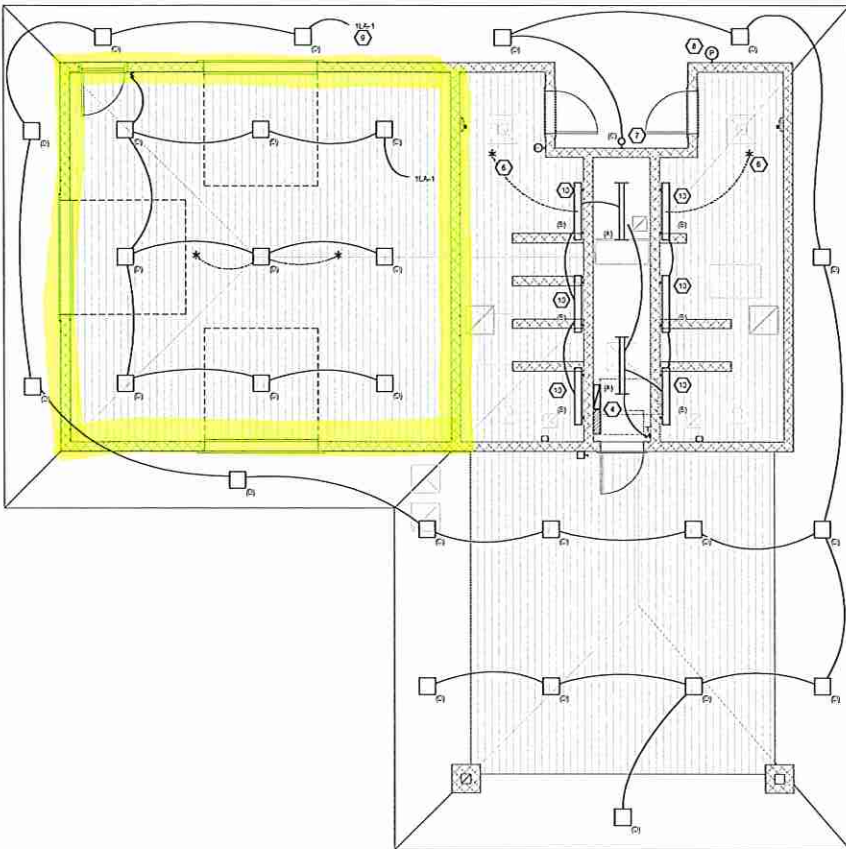
**SHEET KEYNOTES**

- 1 EXTERIOR RECEPTABLES AND FLOOD COVERS SHALL BE WEATHERPROOF TO COMPLY WITH NEC REQUIREMENTS. THEY SHALL BE MOUNTED IN TYPE, FLUSH MOUNTED AND LOCKABLE. ALL EXTERIOR RECEPTABLE AND FLOOD COVERS SHALL BE PROVIDED BY A SINGLE KEY. EXTERIOR RECEPTABLE AND FLOOD COVERS SHALL BE MADE OF HEAVY-DUTY CAST ALUMINUM. COORDINATE COLOR WITH THE ARCHITECT'S OWNER. IN ALL COULDS FEEDING THE SHELTER AREA RECEPTABLES UNDER THE FLOOR SLAB.
- 2 PROVIDE ELECTRICAL CONNECTIONS TO FAUCET AND FLUSH VALVES. COORDINATE EXACT LOCATION WITH THE PLUMBING INSTALLERS. ALL CONNECTIONS AND COULDS SHALL BE NECESSARY AND ACCESSIBLE ONLY BY THE PLUMBING TRADE.
- 3 PROVIDE ELECTRICAL CONNECTIONS TO HAND DRIVERS. CIRCUIT WITH 200 AMP 480V BY 3"Ø CONDUIT. COORDINATE EXACT LOCATION WITH INSTALLERS PRIOR TO FLOORING.
- 4 PROVIDE LIGHTING CONTACTOR PANEL WITH ASTRONOMICAL CLOCK OR EXTERIOR WATER ROOM CONTROLLER WITH ASTRONOMICAL CLOCK FOR LIGHTING CONTROL. COORDINATE PROGRAMMING OF THE LIGHTING WITH THE OWNER.
- 5 STUB (2) 1" PVC CONDUITS AND (4) 2" PVC CONDUITS FROM PANELBOARD LOCATION TO 5' BEYOND ADJACENT CONCRETE. MARK GPS COORDINATES OF CONDUITS ON RECORD DRAWINGS FOR FUTURE USE.
- 6 PROVIDE MANDAL RESISTENT OCCUPANCY SENSOR. MOUNT SENSOR AS HIGH AS POSSIBLE TO AVOID VANDALISM. PROVIDE SCHED. WITH AUXILIARY RELAY. CONNECT AUXILIARY RELAY TO EXHAUST FAN FOR CONTROL.
- 7 MOUNT FIXTURE AT 10'-4".

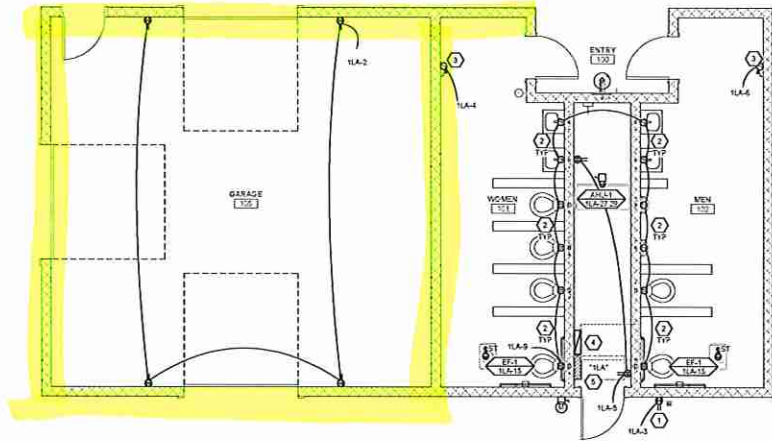
**SHEET KEYNOTES**

- 8 PROVIDE EXTERIOR RATED PHOTOCELL. FREEDOM #7-161 OR APPROVED EQUIVALENT.
- 9 CIRCUIT THROUGH LIGHTING CONTROLLER. COORDINATE PROGRAMMING WITH THE OWNER.
- 10 MOUNT FIXTURES WITH THE TOP OF THE FIXTURE TIGHT AGAINST THE CEILING.

**GENERAL SHEET NOTES**



**(A1) LEVEL 1 LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"



**(A3) LEVEL 1 POWER PLAN**  
SCALE: 1/4" = 1'-0"



JULIE A. PROFFER, REALTY ASSURANCE CO. LLC  
10000 NO. QUINN, DENVER, CO 80231  
P.E. LICENSE NO. 10000, EXPIRES 10/15/2018

**METHOD STUDIOS**  
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LITTLE ROCK, AR 72201  
PHONE (501) 532-4122

consultant:

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**Project:**  
Grand Junction Park  
Restrooms Large

**Project:** 1808ps  
**Est:**  
**Revisions:**

**Title:**  
**ELECTRICAL PLANS**

**Sheet:**  
**EE101**

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## INTERIOR LIGHTING FIXTURE SCHEDULE

ABBREVIATIONS										GENERAL NOTES					
<b>MOUNTING</b> A - BASE C - CEILING F - FLANGE G - GFCI P - PENDANT PL - PLM R - RECESSED S - SURFACE W - WALL	<b>LUMINAIRE OPTIONS</b> ANH - ARTS, STEEL AND HEAT REFLECTION DL - CAMP LOCATION EOC - EXPOSED HOUSING ELEMENTS F - F-3030 G - GFCI H - H-3030 AND LATCHED DOOR HS - HOUSE SIZE S-BUILD I - INDOOR CR3 - QUANTZ KEST-1/2K S - STAINLESS W - WET LOCATION WL - WET LOCATION	<b>FINISH</b> MW - WHITE MATTE BL - BLACK SL - SILVER CL - CLEAR PA - PINK-TOPITE S - STEEL BS - BRUSHED ALUMINUM C - CAST CA - COLOR MATCH-COAT STAINLESS COOK BY CS - CUSTOM COLOR BY PS - MEETS FEDERAL STANDARDS 2600 TR - THERMALLY PROTECTED TP - TYPICAL FL - FLUSH R - RECESS W - WETTED	<b>DIFFUSER/LENS</b> AA - ACrylic EPKOC #A - ACrylic EPKOC GRAF OC - CLEAR GLASS OD - GLASS (OPAL) OL - CLEAR SOA - SOFT GLASS LENS H - HIGH TRANSLUCENCY LENS COA - CLEAR GLASS LENS S - SAFETY GLASS	<b>REFLECTOR</b> GP - NON-IPDM SP - SPECULAR EA - TRANSPARENT D - DIFFUSER (PART ENAMEL) SC - SPECULAR (COLOR OF FINISH) FR - PRISMATIC FOR - FULL SPECTRUM REFLECTOR EFR - EFFICIENT (SEE SPECULAR SILVER) LR - LOW REFLECTANCE BR - BRILLIANT BL - BLIND CL - CLEAR CA - CLEAR ALUMINUM	<b>GENERAL NOTES</b> 1. PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADDITIONAL CHANGES FOR EACH FIXTURE TYPE SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY QUALIFY THE PRODUCTS AND EMPLOYER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER. 2. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED. CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICES MAY VARY FROM FACTOR (LAW)S OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES. 3. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING. THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BIDDING. 4. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A REQUEST PRIOR TO RELEASING FIXTURES. 5. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION. 6. VERIFY THE PROPER MOUNTING BITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS. 7. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS. 8. REFER TO SPECIFICATIONS FOR IMPORTANT TECHNICAL REQUIREMENTS FOR LIGHTING FIXTURES, DRIVERS, AND LAMPS. 9. ALL LIGHT FIXTURES TO BE EITHER "ULC" OR "LISTING FACTS" LISTED OR TO BE APPROVED BY A QUALIFIED ENGINEER AND OWNER.										
										<b>MANUFACTURER (CATALOG SERIES)</b>					
ID	DESCRIPTION	NOMINAL SIZE			FINISH	COLOR TEMP.	DIFFUSER	VOLTAGE	WATTS	FINISH	OPTIC	NOTES	OPTION 1	OPTION 2	OPTION 3
(A)	GENERAL PURPOSE LENSED LED STRIPLIGHT	LENGTH	DEPTH	HEIGHT	DIAMETER/Ø	FINISH	COLOR TEMP.	LED DRIVER	120V	WATTS	FINISH	OPTIC	OPTION 1 COLLUSIVE (104-435AL-4A)	OPTION 2	OPTION 3
(B)	VARIABLE RESISTANT CORNER MOUNT LED STRIPLIGHT FIXTURE	4"	3"	3"		LED	3500K	LED DRIVER	120V	73					
(C)	PERIMETER LED WALL PACK	12"	3"	6"	W	LED	5000K	LED DRIVER	120V	17					
(D)	SURFACE MOUNT LED FIXTURE	14"	14"	8"	G5	LED	5000K	LED DRIVER	120V	35					

## EQUIPMENT SCHEDULE

MARK	QTY	ITEM DESCRIPTION	LOAD DATA										OVERCURRENT PROTECTION				DISCONNECT				STARTER				NOTES	MARK			
			HP	W	MCA	FLA	VOL T	PH	HZ	WIRE AND CONDUIT SIZE	FURN BY	DEVICE	LOCATION	FURN BY	DEVICE	LOCATION	FURN BY	DEVICE	SIZES	SELECTOR SWITCH	PILOT LAMP	NORMALLY OPEN CONTACT	NORMALLY CLOSED CONTACT	PHASE FAILURE RELAY					
AHU-1	1	AIR HANDLING UNIT	-	6	-	27	240	1	60	2 #8, #10 GR 1" CND		E	302 CB	1LA	E	33A2P NF	ADJ TO EQUIP	Q	-	-	-	-	-	-	-	-	-	-	AHU-1
EF-1	2	EXHAUST FAN	1/5	-	-	4.4	120	1	60	2 #12, #12 GR 0.75" CND		E	20V1 CB	1LA	E	TOGGLE SWITCH	ADJ TO EQUIP	Q	-	-	-	-	-	-	-	-	-	-	EF-1

### PANEL: "1LA"

VOLTS/PHASE/WIRE		PANEL SIZE AND TYPE		MAIN SIZE AND TYPE		FED FROM		CABINET		LOCATION		NOTES							
120/240V, 1PH 3WIRE		22"W x 48"D, EOL-10N		125 AMPERE		SURFACE		CHASE 103		CHASE 103									
ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR																			
AC RATING																			
EXT	OC	AMP	POLE	BRK	LTG	PWR	ED	PVALE LOAD		LOAD (VA)		OC	EXT						
NO	AMP	NOLE	BRK	LTG	PWR	ED	DESCRIPTION	A	B	DESCRIPTION	CO	PWR	LTG	BRK	NOLE	AMP	EXT		
1	20	1	1.3	0.0	0.0		AREA LIGHTING	1.3	0.7							1	20	2	
3	20	1	0.0	0.0	0.0		CO SHELTER 104		0.0	1.0						1	20	4	
5	20	1	0.0	0.0	0.4		CO ROOM 105, 103	0.4	1.0							1	20	6	
7	20	1	-	-	-		SPARE		0.0	0.0						1	20	8	
9	20	1	0.0	0.1	0.0		PWR SENSORS	0.1	0.0							1	20	10	
11	20	1	0.0	0.0	0.4		CO SHELTER 104		0.4	0.0						1	20	12	
13	20	1	-	-	-		SPARE		0.0	0.0						1	20	14	
15	20	1	0.0	0.0	0.0		PWR EFT-1		0.0	0.0						1	20	16	
17	20	1	-	-	-		SPARE		0.0	0.0						1	20	18	
19	20	1	-	-	-		SPARE		0.0	0.0						1	20	20	
21	20	1	-	-	-		SPARE		0.0	0.0						1	20	22	
23	20	1	-	-	-		SPARE		0.0	0.0						1	20	24	
25	20	1	-	-	-		SPARE		0.0	0.0						1	20	26	
27	30	2	0.0	0.0	0.0		PWR AH-1		1.0	0.0						1	20	28	
29	-	-	-	-	-		SPARE		1.0	0.0						1	20	30	
TOTALS								CONNECTED VA PER PHASE		4		3		CONNECTED TOTAL VA		4		32	
TOTALS								CONNECTED AMP PER PHASE		37		34		AVERAGE CONNECTED AMP PER PHASE		32			
NEC OVERSIZED LOAD CALCULATIONS																			
LIGHTING & CONTINUOUS LOADS: 1.3 kVA @ 100% = 1.3 kVA				RECEPTACLES: 1.6 kVA @ 100% = 1.6 kVA				ALL OTHER LOADS @ 100%: 0.3 kVA				100% CONNECTED LOAD PLUS 25% FIRST 100 VA @ 100% REMAINDER @ 50% MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC							
1.3 kVA				1.6 kVA				0.3 kVA				DIVERSIFIED TOTAL VA = 8							
												AVERAGE AMP PER PHASE = 31							
NOTE: (1) GFCI OF 30mA GFI CAPABLE OF BEING LOCATED OUT IN OPEN POSITION, (2) ISOLATED GROUND, (3) PANEL 81-30-101 TRIP, (4) RED PROVIDE 850 COLORED BREAKER, (5) AFCI FAULT CURRENT INTERRUPTER, (6) COMBINATION OF GROUND FAULT AND AFCI FAULT CIRCUIT INTERRUPTER, (7) COMBINATION OF TRIP TEST WITH GFI																			



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**project:**  
 Grand Junction Park  
 Restrooms Large

**revisions:**

**title:**  
 ELECTRICAL  
 SCHEDULES

**sheet:**  
 EE601