



Purchasing Division

ADDENDUM NO. 1

DATE: February 20, 2020
FROM: City of Grand Junction Purchasing Division
TO: All Interested Parties
RE: Parks, Recreation, and Open Space Master Plan RFP-4755-20-SH

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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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:

- 1. Question:** Can you please provide more information on the number of desired feasibility studies for indoor recreation as part of the project? We understand a feasibility study was recently completed for a Community Center and will likely need to be updated, and that study of the Orchard Mesa pool and the Glacier Ice Arena will likely also be needed. Do you anticipate others that may be needed? Do you anticipate identifying the top 3 or top 5 desired indoor facilities, and then conducting a feasibility study for those identified?

Answer: Section 3.3 **Feasibility Study** states: "This involves completion of a Feasibility Study for the most needed indoor recreation facilities. If a Community Center is identified, we will need to update the recently completed *Community Center Feasibility Study*, dated September 5, 2018. This is included as Attachment D. Also, the Master Plan is likely going to involve two hot issues in the community currently, the Orchard Mesa pool and the status of the Glacier Ice Arena. The Orchard Mesa pool is a facility built in 1983 in partnership with Mesa County School District, Mesa County and the City. With the rebuilding of adjacent Orchard Mesa Middle School, the School District wants to move away from the partnership. The facility currently has \$2.5M in identified capital needs and it serves an average of 109 people per day. The Glacier Ice Arena is one of the few privately owned and operated rinks in Colorado. The owners are under financial distress and they, along with their user groups, are encouraging the City to purchase the rink and take over operation. Both of these current issues need to be factored into the discussion of and planning for indoor facilities."

The highlighted section above speaks to the issues of Glacier and Orchard Mesa. These two issues are likely to be addressed before the study begins. Proposers are instructed to include a study of these two issues as add alternates in proposals with associated costs with each. It is anticipated the feasibility study will be for only the top indoor facility/facilities identified.

- 2. Question:** Can you please provide more information on the treatment of recreation program recommendations in the master plan? Are you looking for a similar level of analysis and recommendations for recreation programs as is found in the 2001 master plan, or do you require additional topics be addressed such as cost recovery, new recreation program design, etc.?

Answer: The City desires to have an updated Plan at the conclusion of this project. If firms determine there are new topics to explore and address such as cost recovery, new recreation program design, etc., the City is open to all suggestions. The City of Grand Junction Parks and Recreation seasonal Activity Guide can be viewed at www.gjiparksandrec.org.

3. **Question:** The RFP notes that a new statistically valid survey for the Needs Assessment will need to address and understand the discrepancy between the 2018 survey results and the electoral results of 2019. To what extent does the City want to understand attitudes of A.) Only likely voters or B.) likely voters and the general public overall? If B, to what extent should understanding the attitudes of likely voters be the priority of the statistically representative survey?

Answer: Both examples, A and B above, need to be addressed in the submitted proposals. The City expects the awarded firm to help determine the extent of priority in the survey. As the expert, the City will rely on the expertise of the awarded contractor.

4. **Question:** Can you please provide more information on the open space scope of the project?

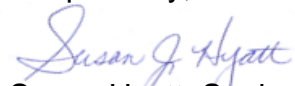
Answer: Section 3.3 **Open Space** states: "The City is in need of a better method to manage existing Open Space and how to acquire additional Open Space. One strong partner in particular, the Colorado West Land Trust (CWLT), has worked closely with the City to greatly expand Open Space, especially in the Monument Road Corridor. The CWLT will assist this planning effort by mobilizing their network regarding the open space component. This PROS plan will illuminate best practices and make recommendations on how to better serve the community through Open Space. Additionally, we need to create a plan for managing and planning for use of open space that is acquired, such as the Corner Property at South Camp and Monument Road."

The highlighted section speaks to site plan for a specific property. Proposers are instructed to include site concept design as an add alternates in proposals with associated costs.

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

All other conditions of subject remain the same.

Respectfully,



Susan Hyatt, Senior Buyer
City of Grand Junction, Colorado