



Purchasing Division

ADDENDUM NO. 2

DATE: March 18, 2020
FROM: City of Grand Junction Purchasing Division
TO: All Interested Parties
RE: Outdoor Recreation Equipment Concessionaire Public-Private Partnership
RFP-4754-20-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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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:** “We’re interested in trying to quantify how the city is classifying this space. Is it going to be some function of are you classifying it as A/B or C? Are you considering it retail? Special purpose? Or light industrial?”
Answer: The space is considered Retail.
- 2. Question:** “What time does the bathroom close? When will it be locked for the season if at all?”
Answer: Restrooms are open 6:30 A.M. – 10:00 P.M. throughout the year.
- 3. Question:** “Who pays the utilities?”
Answer: This will be negotiated with the awarded contractor once usages have been determined.
- 4. Question:** “What are the design standards for business signage – I.E. can we have a sign out front while we are not there – how big? Can it be illuminated? Can we place Blade Flags out front while we are open? Hala/Hydrus flags”
Answer: Here’s what the Las Colonias CCRs state about signage:

5.11 Signs.

5.11.1 Permitted signage. The only allowed sign types on any Pad Site are wall-mounted signs and monument signs. Wall-mounted signs shall be limited in size to no larger than 100 square feet. On a single building that is larger than 10,000 square feet in size, a sign of larger than 100 square feet may be approved by the LCDC and the City, but in no even shall such sign be larger than 200 square feet. Monument signage shall be limited to one sign per pad Site not to exceed 48 square feet in size.

5.11.2 Sign lighting. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed.

5.11.3 Prohibited signs: Off-premise advertising signs, digital and neon signs, and roof mounted signs of any type are not permitted.

5.11.4. Approval of signage. Signage must be depicted on the site plan and approved therewith.

“ Banners and wind driven signs may be displayed for a up to 30 consecutive days up to four times in a 12-month calendar year. Permit periods may run consecutively.”

None of the signs mentioned in the question are allowed per 5.11.1 above.

5. **Question:** “Can we do Interior design modifications? Storage racks secured to the walls or ceiling? TV on wall, increased lighting? Racks, etc”
Answer: All interior modifications must be approved by the City before completing them. Storage racks and TV on wall are permissible so long as there is not damage to the facility. Lighting modifications are likely not possible.
6. **Question:** “Does this space have a physical address? Can it – mail drop in garage door? Or put on side door?”
Answer: Please see Sections 1.5, 3.4 and 3.5 of the solicitation document. The address is 1695 Las Colonias Landing, Grand Junction, CO 81501. The City will work with the vendor to make sure mail can be received according to the needs of the vendor.
7. **Question:** “Does it have heating and cooling system? If not, will the city be installing one?”
Answer: The building does not have Air Conditioning nor is there any plans to install such a system. The building is heated.
8. **Question:** “Does the breaker panel system have the ability to power a compressor, portable heaters & cooling systems, computer system and TV? How many amps does the Breaker Panel hold and will we have access to that?”
Answer: We will work with the winning vendor to ensure their comfortable use of the leased space. This will be done by and through the City’s facilities staff including all modifications. The vendor will not have the ability to make material alterations without the consent of the City.

Here are the electrical schedules from the design documents:

PANEL: "1LA"																				
VOLTS/PHASE/WIRE: 120/240 V, 1 PH 3 WIRE			PANEL SIZE & TYPE: 22" W x 6" D, BOLT-ON			MAIN SIZE AND TYPE: 125 AMPERE			FED FROM:		CABINET: SURFACE		LOCATION: CHASE 103			NOTES:				
ACCESSORIES:						PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR						AIC RATING:								
CKT NO	OCP			LOAD (kVA)			PHASE LOAD				DESCRIPTION			LOAD (kVA)			OCP			CKT NO
	AMP	POLE	BKR	LTG	PWR	CO	A		B		DESCRIPTION			CO	PWR	LTG	BKR	POLE	AMP	
1	20	1		1.3	0.0	0.0	1.3	0.7					CO: GARAGE 105	0.7	0.0	0.0		1	20	2
3	20	1		0.0	0.0	0.2			0.2	1.0			PWR: HAND DRYER	0.0	1.0	0.0		1	25	4
5	20	1		0.0	0.0	0.4	0.4	1.0					PWR: HAND DRYER	0.0	1.0	0.0		1	25	6
7	20	1		--	--	--			0.0	0.0			SPARE	--	--	--		1	20	8
9	20	1		0.0	0.1	0.0	0.1	0.0					PWR: SENSORS	--	--	--		1	20	10
11	20	1		0.0	0.0	0.4			0.4	0.0			CO: SHELTER 104	--	--	--		1	20	12
13	20	1		--	--	--	0.0	0.0					SPARE	--	--	--		1	20	14
15	20	1		0.0	0.6	0.0			0.6	0.0			PWR: EF-1	--	--	--		1	20	16
17	20	1		--	--	--	0.0	0.0					SPARE	--	--	--		1	20	18
19	20	1		--	--	--			0.0	0.0			SPARE	--	--	--		1	20	20
21	20	1		--	--	--	0.0	0.0					SPARE	--	--	--		1	20	22
23	20	1		--	--	--			0.0	0.0			SPARE	--	--	--		1	20	24
25	20	1		--	--	--	0.0	0.0					SPARE	--	--	--		1	20	26
27	30	2		0.0	2.0	0.0			1.0	0.0			PWR: AHU-1	--	--	--		1	20	28
29	--	--		--	--	--	1.0	0.0					SPARE	--	--	--		1	20	30
TOTALS:							CONNECTED KVA PER PHASE		4	3	CONNECTED TOTAL KVA =			8						
							CONNECTED AMPS PER PHASE		37	26	AVERAGE CONNECTED AMPS PER PHASE =			32						
NEC DIVERSIFIED LOAD CALCULATIONS																				
LIGHTING & CONTINUOUS LOADS: 1.3 kVA @ 125% = 1.6 kVA						- 100% CONNECTED LOAD PLUS 25%						DIVERSIFIED TOTAL kVA = 8								
RECEPTACLES: 1.6 kVA @ 100% = 1.6 kVA						- FIRST 10kVA @ 100%, REMAINDER @ 50%						AVERAGE AMPS PER PHASE = 35								
ALL OTHER LOADS @ 100% : 5.2 kVA						- MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH						- LARGEST MOTOR CALCULATED @ 125% PER NEC								
BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI																				
NOTES:																				

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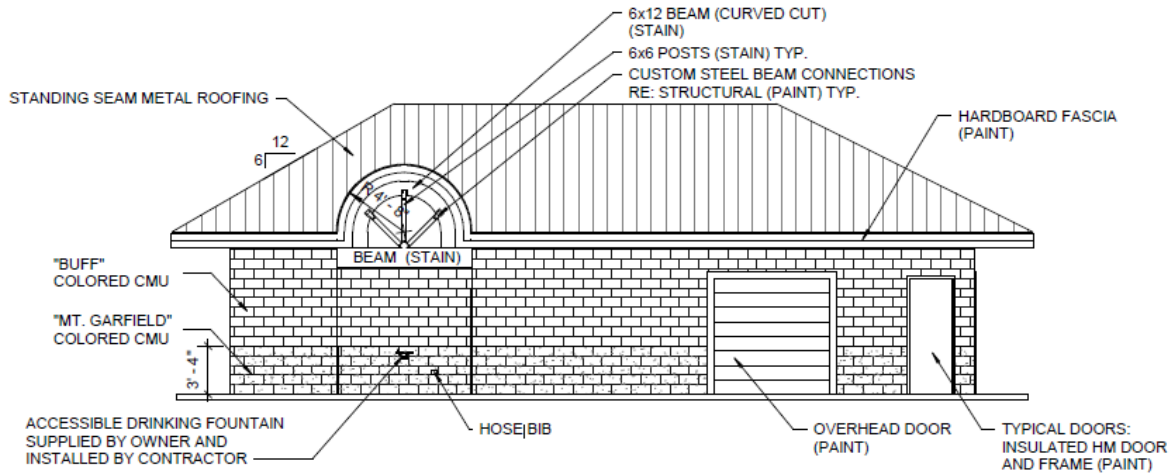
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9. **Question:** "Lease is for a year – Can we use shelter/kiosk for storage during the off months?"
Answer: Lease is a monthly rate. Storage during off months will be negotiated with the awarded contractor once the first season has ended.

10. **Question:** "Where is the water spigot for washing off equipment and will a key be provided for spigot? Will lessee be able to attach fittings and hoses to use it to clean off rental equipment? Can the city install another one closer to the entrance of the kiosk? Will there be enough water for this?"

Answer: See below for hose bib location. Yes, the vendor will have access to this and be able to use whatever attachment desired. The City will not install another hose bib as the current one should be adequate.

Fixtures are as follows:



D1 North Exterior Elevation
1/8" = 1'-0"

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	TRAP	WASTE	VENT	DOMESTIC COLD WATER	DOMESTIC HOT WATER	DESCRIPTION
WC	WATER CLOSET	INT.	4"	2"	1-1/4"	---	WALL MOUNTED, FLUSH VALVE, VITREOUS CHINA, ELONGATED, 1-1/2" REAR SPUD, BEDPAN LUGS, 15" RIM HEIGHT, SIPHON JET, 2-1/8" MINIMUM TRAPWAY, 1.6 GPF, SYSTEM PERFORMANCE MAP SCORE: 1,000 G. AT 1.28 GPF. LOW CONSUMPTION, DIAPHRAGM TYPE ELECTRONIC SENSOR FLUSH VALVE, 24V HARDWIRED, 1.6 GALLON PER FLUSH, PROVIDE TRANSFORMER. POLISHED CHROME PLATED BRASS. OPEN FRONT SEAT, LESS SEAT, HEAVY DUTY MOLDED PLASTIC, ELONGATED, STAINLESS STEEL HINGE POSTS
WC-A	WATER CLOSET (ACCESSIBLE PUBLIC TOILET ROOM)	INT.	4"	2"	1-1/4"	---	WALL MOUNTED, FLUSH VALVE, VITREOUS CHINA, ELONGATED, 1-1/2" REAR SPUD, BEDPAN LUGS, 15" RIM HEIGHT, SIPHON JET, 2-1/8" MINIMUM TRAPWAY, 1.6 GPF, INSTALL MINIMUM 17" AFF. SYSTEM PERFORMANCE MAP SCORE: 1,000 G. AT 1.28 GPF. LOW CONSUMPTION, DIAPHRAGM TYPE ELECTRONIC SENSOR FLUSH VALVE, 24V HARDWIRED, 1.6 GALLON PER FLUSH, PROVIDE TRANSFORMER. POLISHED CHROME PLATED BRASS. OPEN FRONT SEAT, LESS SEAT, HEAVY DUTY MOLDED PLASTIC, ELONGATED, STAINLESS STEEL HINGE POSTS
UR	URINAL (ACCESSIBLE)	INT.	2"	2"	1"	---	WALL MOUNTED, FLUSHING RIM, WASHOUT, VITREOUS CHINA, 3/4" REAR SPUD. ELECTRONIC, HARD WIRED, 24V, DIAPHRAGM TYPE FLUSH VALVE, 0.25 GALLON PER FLUSH POLISHED CHROME PLATED BRASS FLOOR MOUNTED SUPPORT, FLOOR BEARING PLATE, TOP AND BOTTOM BEARING STUDS
LAV	LAVATORY (ACCESSIBLE)	1-1/4"	1-1/2"	1-1/2"	1/2"	1/2"	FIXTURE: VITREOUS CHINA, WALL MOUNTED, 4" CENTERS, ADA. FAUCET: SENSOR FAUCET, 24V HARD WIRED CONNECTION, LAMINAR FLOW RESTRICTOR, POLISHED CHROME PLATED LEAD FREE BRASS. DRAIN: CHROME PLATED GRID TYPE DRAIN, CHROME PLATED BRASS TAILPIECE, OFFSET TAILPIECE. TRAP: WHITE POLYVINYL CHLORIDE (PVC). AERATOR: POLISHED CHROME PLATED LEAD-FREE BRASS, LAMINAR FLOW, 0.5 GPM. STOPS: 1/2" I.P.S. x 3/8" O.D. COMPRESSION, POLISHED CHROME PLATED HEAVY PATTERN LEAD FREE BRASS ANGLE BALL VALVE SUPPLIES: PEX TUBING, FORMED NOSEPIECE WITH FLANGE, RUBBER WASHER OR GASKET, PLASTIC COMPRESSION SLEEVE, ASTM A112.18.8, ASTM F877. ENCLOSURE: RIGID POLYVINYL CHLORIDE ENCLOSURE, ADA ACCESSIBLE, UL LISTED
MS	MOP SINK	3"	3"	2"	1/2"	1/2"	CAST - IN - PLACE CONCRETE, COORDINATE DIMENSIONS WITH OWNER. FLAT GRID DRAIN, POLISHED CHROME PLATED. POLISHED CHROME PLATED LEAD-FREE BRASS, ATMOSPHERIC VACUUM BREAKER, 3/4" THREADED HOSE CONNECTION, LEVER HANDLES OFFSET INLETS ARM WITH INTEGRAL CHECK PROVIDE ADDITIONAL HOSE BIB WATER CONNECTION FOR CHEMICAL DISPENSER. PROVIDE DOUBLE CHECK WITH VACUUM BREAKER ON WATER LINE SERVING ADDITIONAL HOSE BIB.
DF	DRINKING FOUNTAIN	1-1/4"	1-1/2"	1-1/2"	1/2"	--	FIXTURE FURNISHED BY OWNER, INSTALLED BY THIS CONTRACTOR. SCHEDULE 40 PVC P-TRAP ANGLE BALL VALVE STOPS, 1/2" I.P.S. x 3/8" O.D. COMPRESSION, POLISHED CHROME PLATED LEAD FREE BRASS, HEAVY PATTERN RIGID POLISHED CHROME PLATED COPPER TUBING SUPPLIES REMOTE CHILLER. 115V/1PH/60HZ

NOTES:

11. Question: "Can lessee park or stage a trailer in front? Is there designated parking (staff, for shuttle bus, customers)?"

Answer: Loading and unloading will be allowed in front of the area, but it is not for long term parking.

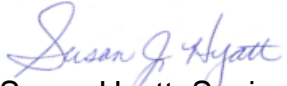
- 12. Question:** “What is the electrical situation like charging equipment radios and tablets during the night?”
Answer: The power is not shut off at night on the interior, but externally accessible power will be shut off.
- 13. Question:** “To utilize space, we plan on having some roller racks for the duckies, SUPs, tubes and rafts to be rolled out on the outside area, the sidewalk or open curb space around the kiosk (outdoor customer areas along the garage doors). Would this be allowed?”
Answer: Yes, the awarded contractor will be allowed to use the outdoor area immediately adjacent to the leased space as mentioned in Sections 3.6 and 3.7 of the original solicitation.
- 14. Question:** “Can you please define what the usable sidewalk space?”
Answer: This item is negotiable upon execution of lease. The City must approve use of outdoor space as to not infringe on public use, safety, access or enjoyment.
- 15. Question:** “Is the picnic shelter adjacent to the lease space available to rent?”
Answer: Yes. The shelter space is available for rent similar to all shelter spaces throughout the Parks and Recreation system. Visit gjparksandrec.org or call 254.3866.
- 16. Question:** “Explain how the option for three annual renewals works?”
Answer: If mutually agreeable between the awarded contractor and the City, a written annual renewal will be generated by the City for the contractor to sign. Renewals typically are done three months prior to the expiration date to allow time for a new solicitation if the extension is not exercised by either party.
- 17. Question:** “Will lessee be able to utilize the Butterfly Lakes and water park for lessons, clinics, demos and yoga? Do you need a separate permit to use the Butterfly Lakes and water park?”
Answer: These areas are on a first come first served basis. The City reserves the right to reevaluate this policy and change it as needed as the Riverfront becomes activated.
- 18. Question:** “Can we use the adjacent lawn spaces for dryland yoga and classes? Do we need a separate permit for this?”
Answer: Park permits are required for all organized use and reservation of park space. Call 254.3866 for more information.
- 19. Question:** “Will internet/WIFI be available in the space?”
Answer: No.
- 20. Question:** “Is there a telephone line to the space?”
Answer: No.
- 21. Question:** “Can directional signage be used (entrance off of Riverside Parkway, within the park, along the trail, etc)?”
Answer: These signs are not allowed per 5.11.3 above mentioned in the answer to question #4 above.
- 22. Question:** “Does the kiosk operator have some level of priority access to the Riverfront Trail, River Play Space, boat ramp?”
Answer: No. As a public venue, the only priority the kiosk operator will have is for the actual leased space.

- 23. Question:** “Does the kiosk operator have any safety/emergency response expectation along the riverfront trail or the River Play Space?”
Answer: No. As a public venue, all safety/emergency responses will be similar to any other park space throughout the Parks and Recreation system.
- 24. Question:** “On the Create Bid page where we submit the proposal through Bid Net, there is a tab named “Pricing”. Do you want us to use the monthly amount we are using in the RFP Section 6.0: Solicitation Response Form; or do you want the annual amount submitted? Is it something else, like over the four-year total in available contract?”
Answer: You can enter \$1 in this field. The City only recognizes prices submitted on our official Response Form.
- 25. Question:** “Could you please clarify a little more in the RFP Section 3, 3.7 what are “volume guarantees or restrictions”?”
Answer: The City will not guarantee a certain amount of sales or traffic to the venue, nor will the City enter a contract containing these types of guarantees or restrictions. A restriction means the City will not agree to a clause stating the lease price is reduced if a certain level of activity is not met.
- 26. Question:** “We are concerned with possible conflicts of interest (RFP Section 2, 2.8) with other parties that are submitting an RFP. How is the review process separating itself from the Las Colonias development board that oversees the commercial development in the park?”
Answer: This clause is not related to the commercial development of the park. It has to do with the awarded contract, the awarded firm and the City. Meaning no public official or City employee can gain financially due to the resulting contract. Consequently, one of your employees or a partner is not allowed to be involved in the evaluation or award of this project. If you are aware of any conflict of interest (a person who could sway a decision for any personal reason) or if they have a family member who is involved in any way, you will need to disclose that information. The City must always maintain a transparent and trustworthy position in evaluation and award of any and all contracts. Integrity if of the utmost importance.
- 27. Question:** “Does the lessee have preference over the water park features, boat ramp and the butterfly pond?”
Answer: This was already addressed in question #22: No. As a public venue, the only priority the kiosk operator will have is for the actual leased space.
- 28. Question:** “Can an outside business use the water park features, boat ramp and butterfly pond to provide safety talks, mobile rental drop offs & pick-up, lessons and events at the same time of the lease (if outside business is permitted to do so)?”
Answer: This was addressed in questions 17 and 18: These areas are on a first come first served basis. The City reserves the right to reevaluate this policy and change it as needed as the Riverfront becomes activated. Park permits are required for all organized use and reservation of park space. Call 254.3866 for more information.

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