



Purchasing Division

ADDENDUM NO. 7

DATE: March 22, 2021
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Grand Junction Fire Department Fire Station #3 Construction IFB-4889-21-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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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. Drawings C3-0 & C6-0: The "V" Pan in the Water Quality Basin is dimensioned at 2.00' on C3-0 and C6-0, but Detail D on C6-0 calls for the pan to be 3.00'. Please clarify.
 - A. The Vpan detail on C6-0 has been changed to 2-ft wide. Please see attached revised sheet C6-0.
2. Drawings AS1-1 & C3-0: On AS1-1 The 6' Decorative Fence (10-9) terminates at the West side of the South run, but on C3-0 the fence shows a turn to the North. Which is correct? On AS1-1 the 6' Decorative Fence (10-9) terminates at the West side of the North run, but on C3-0 the fenced shows a turn to the South. Which is correct?
 - A. Please use the alignment shown in sheet AS1-1 with the north and south runs terminating at the front (west) property line. Sheet C3-0 has been updated and attached to this Addendum.
3. Gutters and spouts: The Spec for the gutters does not show a gauge. The plans show 5" box style. 6" K Style seamless 26 gauge was used on Fire station #6. Please clarify Gauge and Style to be used on Station #3.
 - A. Keep the style of the gutter as shown on the drawing. Spec section 07 62 00, paragraph 2.02 A, indicates 24 gauge as the minimum.
4. TPO Roofing: Specs call for HD ISO cover board to be mechanically attached. This will be an issue with appearance as plates will show through membrane and may also interfere with contour ribs and effect straightness of ribs. We Highly recommend to low rise adhere HD ISO board to avoid appearance issues. Please advise.
 - A. Adhering the HD ISO board to rigid insulation is acceptable to overcome appearance issues.
5. Metal Soffit Panels: Specs call for 22 Gauge panels. Can 24 Gauge be used instead?

- A. 24 gauge is acceptable for use at metal soffit panels. Revise section 07 42 13 - Metal Wall Panels, paragraph 2.02 - C - 2 to read "24 gauge" in lieu of "22 gauge".
6. Domestic Water: 3" C900 as called out on the plans is not an option. Can either 2" Pure Core or 4" C900 be used?
- A. Change 3" C900 domestic water pipe outside of building to be 4" C900.
7. Electric Cord Reels: Are the Cord Reels supplied/installed by the Owner or Contractor? If it is the Contractor, please provide product specifications.
- A. The Electric Cord Reels shall be supplied and installed by the Contractor. Cord reel to be Reelcraft #L30301233 with single receptacle end.
8. Seismic Bracing: Will Seismic Bracing be required for Plumbing and HVAC components?
- A. Yes, the spec for Seismic Bracing for Plumbing and HVAC have been included in the Project Manual (Sections 22 05 48 & 23 05 48 respectively).
9. Drinking Fountain: Given the occupancy will the drinking fountain need to be dual height?
- A. No, single water cooler with bottle filling station is acceptable as scheduled.
10. Stamped Plans: Will stamped plans be available prior the bid date?
- A. The design team provided stamped drawings to the building department for permit review. Unstamped drawings are available through the owner for bidding purposes.
11. Benchmark: There does not appear to be any vertical control shown on the Grading Plan or anywhere on the plan set. Will a project benchmark be provided?
- A. Benchmark added to revised grading plan. Refer to updated drawing sheet attached.
12. Horizontal Control: These does not appear to be any horizontal control shown on the Horizontal Control plan. Will at least two horizontal control points be established prior to construction beginning or will that be the responsibility of the of the winning bidder?
- A. The awarded contractor shall work with their construction surveyor to establish horizontal and vertical control that works for them.
13. Turf Sod: Is all the turf sod on the drawing to be quoted new sod??
- A. Yes, all turf areas on the landscape plan are to be new sod.
14. Crocus Planting Areas: Are the Crocus planting areas in the sod areas to be void of sod? Is there to be a mulch top dressing?
- A. The crocus bulbs are to be planted in the ground under the sod. No mulch is needed.
15. Trees: Is a fall dig for trees acceptable, after Nov. 1st, 2021?

- A. This is okay as long as it works with the overall construction schedule. The trees will require some winter watering if they are installed after the irrigation system is turned off.
16. Project Manual Spec 122400, Part 2, 2.02, A: Specs calls for this type of shade in the "Offices". This obviously includes Captain 101. Does it also include Workstation 102 and Community/Training 103?
- A. Yes, this type of shade shall be used in the Captain (101) office, Workstation (102), and Community/Training room (103).
17. Shades: Are shades needed in Lounge 106 and Fitness 133? If so what spec?
- A. Yes, please provide shades spec'd as follows: Section 12 24 00, Part 2, 2.02.A - Lounge (106) & Fitness room (133). (Blackout shade not required at these locations.)
18. Overhead Doors: Will Overhead Door 591 Series be acceptable?
- A. "Overhead Door is an acceptable manufacturer, but model No. 591 is not acceptable. Revise section 08 36 13 - Sectional Doors as follows:
- 1) Add paragraph 2.01 - B - 3 to read: ""Overhead Door Company; Model 596:
www.overheaddoor.com
 - 2) Revise paragraph 2.01 - B - 1 to read: ""Raynor Garage Doors; TC Series, Model TC224: www.raynor.com"
19. Drawing 2/A2-2: Please provide dimensions and specs for the "3" on the hose tower.
- A. Revise section 10 14 00 - Signage to include or revise requirements for sign on hose tower, dedication plaque, and cut metal letters. Refer to attached revised section and revised Sheet A2-2.
20. SWMP: In order to make all bids equal please provide a Storm Water Management Plan. It is understood permitting, implementation, and maintenance of the plan is by the winning GC.
- A. A SWMP, prepared by Summit Services, has been attached to this Addendum. The winning Contractor shall be responsible to coordinate with the City on all Stormwater Permitting requirements.
21. Access to Existing Fire Station: Access to the back of the existing Fire Station during construction may require demo of some landscaping North of the limits of construction. Is this acceptable?
- A. The existing trees along the south side of the existing fire station shall be protected, as well as any existing utilities in this area. Contractor may demo some landscaping north of the existing parking - contractor to coordinate irrigation shutoff with GJ Parks. Successful bidder shall coordinate with Owner for extent of required demolition and protection of existing trees. Refer to updated sheet C2-0.
22. Mech 128: The hard lid as shown in this room was deleted on Fire Station #6. Should it be deleted on this Station?
- A. The drop (acoustical tile) ceiling was deleted at Station 6. The hard ceiling is still spec'd for Station 3.

23. Plans do not show a solenoid shut off for the gas to the stove and grill. One was included on Station #6. Shall it be included on this station?

A. Solenoid shut off valve is shown on enlarged plumbing detail on sheet P1-2.

24. Utilities: The City is in the process of working with the necessary utility companies to connect the new fire station to water, sewer, electric and gas. The Contractor will be responsible for connecting the building to these utilities. There is also an existing streetlight that will be relocated by Xcel at the new north entrance, as well as a communications pedestal that will need to be relocated during construction. Please note the existing communications line running west to east across the north side of the property – this line will be relocated by the Contractor to the north of the new building (see sheet C4-0).

25. Drawing Sheet A7-1, Interior Finish Color Schedule: Revise tile line items to be as follows:

A. PT1 (floor tile) – Crossville Gotham, AV325, Dockside, 12” x 24”

B. PT2 (wall tile) - Crossville Gotham, AV321, Lamppost, 12” x 24”

C. PT3 (accent wall tile) – Crossville Cursive, CRV02, Smoke, 4” x 4” circle with 6” x 6” (4) corner surround

Section 09 30 00 – Tiling: Revise paragraphs 2.01 – A, B, C, and D as follows:

A. Manufacturers: All products by the same manufacturer.

B. Porcelain Tile, Type PT1: ANSI A137.1 standard grade.

1. Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
2. Size: as shown on drawings inch, nominal.
3. Thickness: 3/8 inch.
4. Edges: Cushioned.
5. Surface Finish: Unpolished.
6. Color(s): As indicated on drawings.
7. Pattern: As indicated on drawings.
8. Trim Units: Matching bullnose and cove base in sizes coordinated with field tile.
9. Products:
 - a. Crossville Gotham

C. Porcelain Tile, Type PT2: ANSI A137.1 standard grade.

1. Moisture Absorption: 0 to 0.5 percent as tested in accordance with ASTM C373.
2. Size: as shown on drawings inch, nominal.
3. Thickness: 3/8 inch.
4. Edges: Cushioned.
5. Surface Finish: Unpolished.
6. Color(s): As indicated on drawings.
7. Pattern: As indicated on drawings.
8. Trim Units: Matching bullnose and cove base in sizes coordinated with field tile.
9. Products:
 - b. Crossville Gotham

D. Porcelain Tile, Type PT3:

1. Moisture Absorption: Up to 15 percent as tested in accordance with ASTM C373.
2. Size: as shown on drawings inch, nominal.

3. Thickness: 3/8 inch.
4. Edges: Cushioned.
5. Surface Finish: Gloss.
6. Color(s): As indicated on drawings.
7. Pattern: As indicated on drawings.
8. Trim Units: None.
9. Products:
 - c. Crossville Cursive

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

Bid Schedule: Grand Junction Fire Department - Fire Station #3 Construction (Addendum #7)

Item No.	Division No.	Description	Quantity	Units	Unit Price	Total Price
1	01	General Conditions (Bond fees, Permits, Supervision, Sanitary Facility, Construction Surveying, QC Materials Testing, Traffic Control, Etc.)		Lump Sum	---	\$ _____
2	02	Existing Conditions - Removal of Asphalt	4,700.	SY	\$ _____	\$ _____
3	02	Existing Conditions - Removal of Concrete Flatwork	310.	SY	\$ _____	\$ _____
4	02	Existing Conditions - Removal of Concrete Curb & Gutter (On Site)	865.	LF	\$ _____	\$ _____
5	02	Existing Conditions - Removal of Concrete Curb & Gutter (25 1/2 Road)	155.	LF	\$ _____	\$ _____
6	02	Existing Conditions - Removal of Fence	285.	LF	\$ _____	\$ _____
7	02	Existing Conditions - Removal of Tree	4.	Each	\$ _____	\$ _____
8	02	Existing Conditions - Manhole/Utility Rim Adjustments		Lump Sum	---	\$ _____
9	03	Concrete		Lump Sum	---	\$ _____
10	04	Masonry		Lump Sum	---	\$ _____
11	05	Metals		Lump Sum	---	\$ _____
12	06	Wood, Plastics, and Composites		Lump Sum	---	\$ _____
13	07	Thermal and Moisture Protection		Lump Sum	---	\$ _____
14	08	Openings		Lump Sum	---	\$ _____
15	09	Finishes		Lump Sum	---	\$ _____
16	10	Specialties		Lump Sum	---	\$ _____
17	11	Equipment (Appliances)		Lump Sum	---	\$ _____
18	12	Furnishings		Lump Sum	---	\$ _____
19	21	Fire Suppression		Lump Sum	---	\$ _____
20	22	Plumbing		Lump Sum	---	\$ _____
21	23	Heating, Ventilating, and Air-Conditioning (HVAC)		Lump Sum	---	\$ _____
22	26	Electrical		Lump Sum	---	\$ _____
23	27	Communications		Lump Sum	---	\$ _____
24	28	Electronic Safety and Security		Lump Sum	---	\$ _____
25	31	Earthwork - Site Clearing		Lump Sum	---	\$ _____
26	31	Earthwork - Subgrade Reconditioning (12-inch Depth)	3,110.	SY	\$ _____	\$ _____
27	31	Earthwork - Subgrade Stabilization (24-inch Over Excavation and Replacement with Pit Run or Approved Equal, includes haul off of unuseable material)	3,110.	SY	\$ _____	\$ _____
28	31	Earthwork - Geotextile (Tensar BX1200 or Approved Equal, Contractor to consider overlapping)	3,110.	SY	\$ _____	\$ _____
29	31	Earthwork - Erosion Control (Inlet Protection, Perimeter Control, Vehicle Tracking Pad, Concrete Washout Structure)		Lump Sum	---	\$ _____
30	31	Earthwork - Concrete Filled Steel Pipe Piles		Lump Sum	---	\$ _____

Bid Schedule: Grand Junction Fire Department - Fire Station #3 Construction (Addendum #7)

Item No.	Division No.	Description	Quantity	Units	Unit Price	Total Price
31	32	Exterior Improvements - 7 inches Class VI Base Under Auto Parking Asphalt (Moisture Conditioned and Compacted)	377.	SY	\$ _____	\$ _____
32	32	Exterior Improvements - 14 inches Class VI Base Under Truck Traffic Asphalt Pavement (Moisture Conditioned and Compacted)	1,330.	SY	\$ _____	\$ _____
33	32	Exterior Improvements - Asphalt Paving (4-inch HMA, GR SX, Binder 64-22, 75 GY)	1,706.	SY	\$ _____	\$ _____
34	32	Exterior Improvements - Asphalt Patching (25 1/2 Road Asphalt Patch, Per City Standards, Match Existing Conditions & Asphalt Patch Around Trash Enclosure)	140.	SY	\$ _____	\$ _____
35	32	Exterior Improvements - 4-Inch-Thick Concrete Flatwork, Includes 6 inches Class VI ABC (Portion Includes Turned Down Edge) & Concrete Ramps Along 25 1/2 Road	355.	SY	\$ _____	\$ _____
36	32	Exterior Improvements - 8-Inch-Thick Concrete Flatwork, Includes 6 inches Class VI ABC & #4 Rebar, 16" Cntrs, E.W. (Includes Dumpster Enclosure Pad)	842.	SY	\$ _____	\$ _____
37	32	Exterior Improvements - 8-Inch-Thick Concrete Flatwork, Includes 6 inches Class VI ABC & #4 Rebar, 16" Cntrs, E.W. (25 1/2 Road Driveway Aprons)	232.	SY	\$ _____	\$ _____
38	32	Exterior Improvements - 8-Inch-Thick Concrete Transformer Pad, Includes 6 inches Class VI ABC	8.	SY	\$ _____	\$ _____
39	32	Exterior Improvements - 6-Inch-Thick Concrete Valley Pan, Includes 6 inches Class VI ABC	21.	SY	\$ _____	\$ _____
40	32	Exterior Improvements - 1'-6" Concrete Curb and Gutter, Includes 6 inches Class VI ABC (Catch or Spill) (Includes C/G Replacement along 25 1/2 Road Sidewalk)	868.	LF	\$ _____	\$ _____
41	32	Exterior Improvements - 6"(w) x 18"(h) Ribbon Curb, Includes 6" Class VI ABC	67.	LF	\$ _____	\$ _____
42	32	Exterior Improvements - Parking Lot Accessories (Striping, Signs, ADA Detectable Warning Strips, Flag Pole w/ Accessories, Irrigation Sleeving, Water Quality Rip-Rap)	Lump Sum		---	\$ _____
43	32	Exterior Improvements - Landscaping (including irrigation, soil prep, turf, and plants)	Lump Sum		---	\$ _____
44	33	Utilities (Water, Sanitary and Drainage System)	Lump Sum		---	\$ _____
MCR		MINOR CONTRACT REVISIONS	---	---	---	\$ 350,000.00
					Bid Amount:	\$ _____

Bid Amount:

dollars

**SECTION 10 14 00
SIGNAGE**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Room and door signs.
- B. Building identification signs.
- C. Plaque.

1.02 REFERENCE STANDARDS

- A. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines current edition.
- B. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design 2010.
- C. ICC A117.1 - Accessible and Usable Buildings and Facilities 2017.

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's printed product literature for each type of sign, indicating sign styles, font, foreground and background colors, locations, overall dimensions of each sign.
- C. Signage Schedule: Provide information sufficient to completely define each sign for fabrication, including room number, room name, other text to be applied, sign and letter sizes, fonts, and colors.
 - 1. When room numbers to appear on signs differ from those on drawings, include the drawing room number on schedule.
 - 2. When content of signs is indicated to be determined later, request such information from Owner through Architect at least 2 months prior to start of fabrication; upon request, submit preliminary schedule.
 - 3. Submit for approval by Owner through Architect prior to fabrication.
- D. Samples: Submit one sample of each type of sign, of size similar to that required for project, illustrating sign style, font, and method of attachment.
- E. Selection Samples: Where colors are not specified, submit two sets of color selection charts or chips.
- F. Verification Samples: Submit samples showing colors specified.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of experience.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Package signs as required to prevent damage before installation.
- B. Package room and door signs in sequential order of installation, labeled by floor or building.
- C. Store tape adhesive at normal room temperature.

1.06 FIELD CONDITIONS

- A. Do not install tape adhesive when ambient temperature is lower than recommended by manufacturer.
- B. Maintain this minimum temperature during and after installation of signs.

PART 2 PRODUCTS

2.01 SIGNAGE APPLICATIONS

- A. Accessibility Compliance: Signs are required to comply with ADA Standards and ICC A117.1, unless otherwise indicated; in the event of conflicting requirements, comply with the most comprehensive and specific requirements.
- B. Room and Door Signs: Provide a sign for doorways as scheduled on the drawings.
 - 1. Sign Type: Flat signs with engraved panel media as specified.
 - 2. Provide "tactile" signage, with letters raised minimum 1/32 inch and Grade II braille.
 - 3. Character Height: 1 inch.
 - 4. Sign Height: 2 inches, unless otherwise indicated.
 - 5. Office Doors: Identify with room numbers to be determined later, not the numbers indicated on drawings; in addition, provide "window" section for replaceable occupant name.
 - 6. Conference and Meeting Rooms: Identify with room numbers to be determined later, not the numbers indicated on drawings; in addition, provide "window" section with sliding "In Use/Vacant" indicator.
 - 7. Service Rooms: Identify with room names and numbers to be determined later, not those indicated on drawings.
 - 8. Rest Rooms: Identify with pictograms, the names "MEN" and "WOMEN", and braille.
- C. Building Identification Signs:
 - 1. Use individual cast aluminum letters.
 - 2. Mount on outside wall in location indicated on drawings.
- D. Plaque: See drawings for details.

2.02 SIGN TYPES

- A. Flat Signs: Signage media without frame.
 - 1. Edges: Square.
 - 2. Corners: Square.
 - 3. Wall Mounting of One-Sided Signs: Tape adhesive.
- B. Color and Font: Unless otherwise indicated:
 - 1. Character Font: Helvetica, Arial, or other sans serif font.
 - 2. Character Case: Upper case only.
 - 3. Background Color: Clear.
 - 4. Character Color: Contrasting color.

2.03 TACTILE SIGNAGE MEDIA

- A. Engraved Panels: Laminated colored plastic; engraved through face to expose core as background color:
 - 1. Total Thickness: 1/16 inch.

2.04 PLAQUES

- A. Metal Plaques:
 - 1. Metal: Aluminum casting.
 - 2. Metal Thickness: 1/8 inch, minimum.
 - 3. Size: As indicated on drawings.
 - 4. Text and Typeface:
 - a. Character Font: Helvetica, Arial, or other sans serif font.
 - b. Character Case: Upper case only.
 - c. Character Color: Contrast with background color.
 - 5. Border Style: As indicated on drawings.
 - 6. Background Texture: Pebble.

7. Surface Finish: Brushed, satin.

2.05 DIMENSIONAL LETTERS

A. **Metal Letters [S-1]:**

1. **Metal: Aluminum sheet, flat.**
2. Metal Thickness: Manufacturer's standard for letter size.
3. Letter Height: As indicated on drawings.
4. Text and Typeface: As indicated on drawings
5. Finish: Brushed, satin.
6. Mounting: Studs / anchors on backs of letters.

B. **Metal Letters [S-2]:**

1. **Metal: Aluminum.**
2. **Metal thickness: Manufacturer's standard for letter size.**
3. **Letter Height: As indicated on drawings.**
4. **Finish: Satin**
5. **Mounting: Stud Mounting in adhesive grout for stand-off requirement**
6. **Manufacturer: ASI Signage Innovations, 8181 Jetstar Drive, Suite 100, Irving, TX 75063;(214) 352- 9140 telephone; (214) 352-9741 facsimile; (800) ASI-SPEC [274-7732]**
7. **Substitutions: Submit in accordance with Section 01 60 00 -Product Requirements**
8. **Acceptable Product: Light Weight Fabricated Metal Dimensional Letters.**
9. **Fabricated Letters:**
 - a. **Height: Indicated on the drawing**
 - b. **Depth: 6 Inches thick letter sign.**
 - c. **Letter style: TW CEN MT BOLD FONT**
10. **Create signage to required sizes and layout. Comply with requirements indicated for design, dimensions, finish, color, and details of construction.**

2.06 ACCESSORIES

- A. Concealed Screws: Stainless steel, galvanized steel, chrome plated, or other non-corroding metal.
- B. Exposed Screws: Chrome plated.
- C. Tape Adhesive: Double sided tape, permanent adhesive.

PART 3 EXECUTION

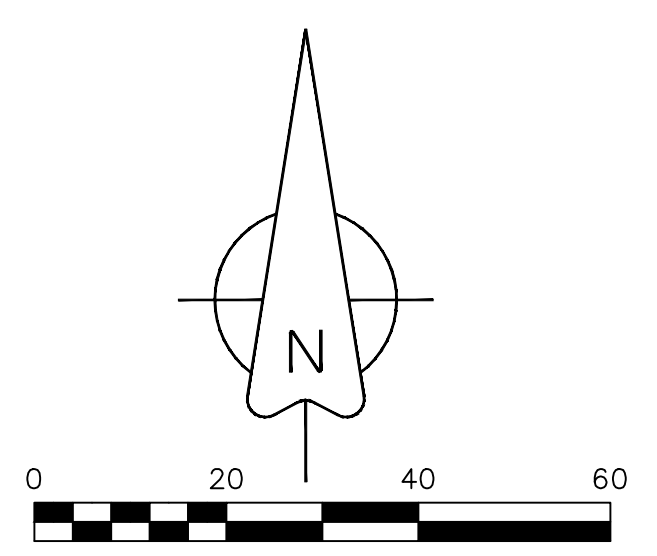
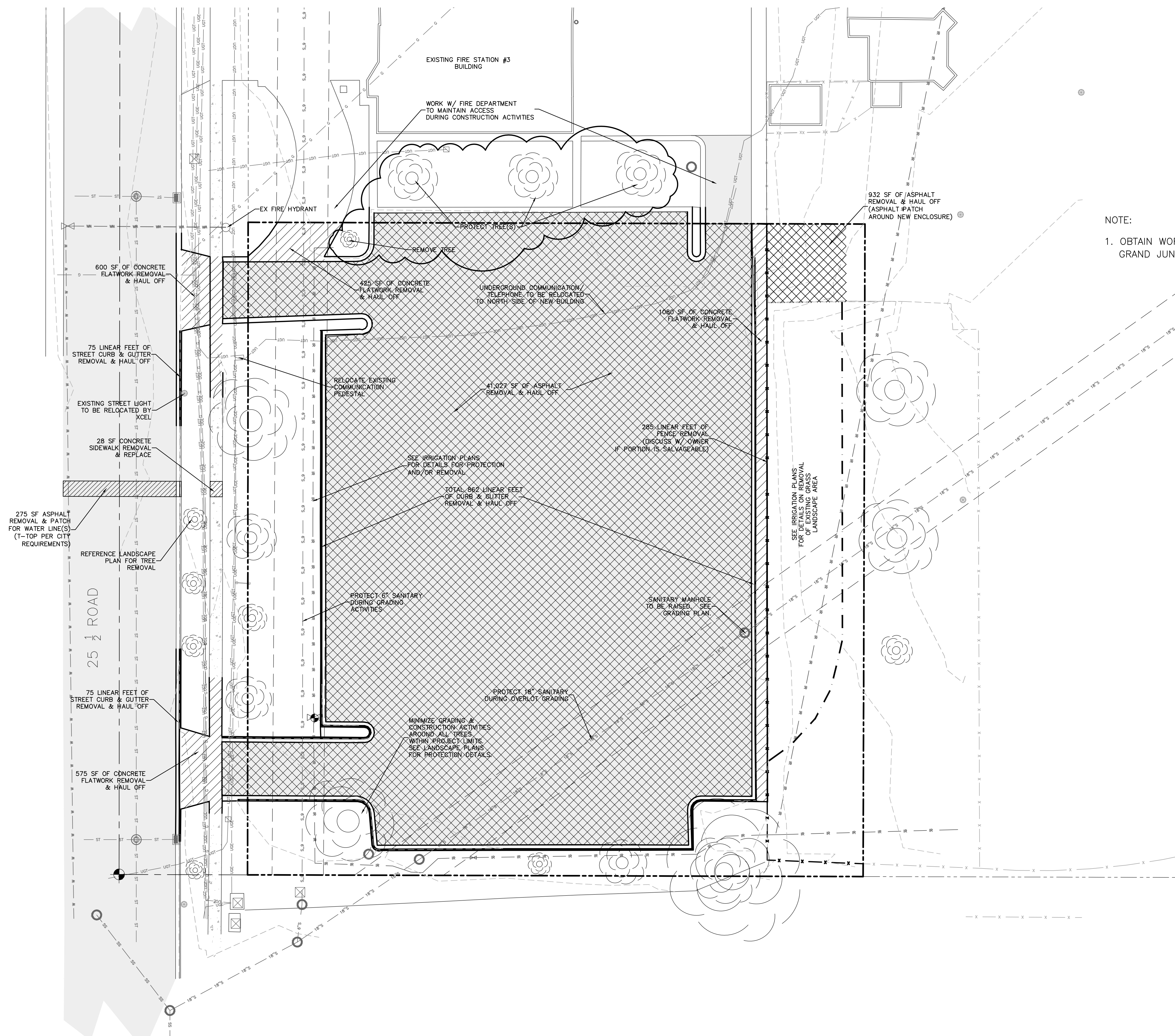
3.01 EXAMINATION

- A. Verify that substrate surfaces are ready to receive work.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install neatly, with horizontal edges level.
- C. Protect from damage until Date of Substantial Completion; repair or replace damaged items.

END OF SECTION



NOTE:
 1. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG 25 1/2 ROAD.

DEMOLITION PLAN

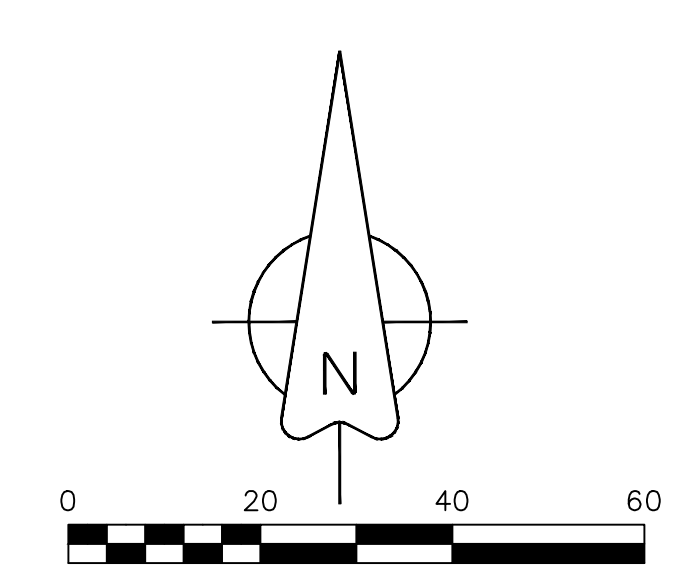
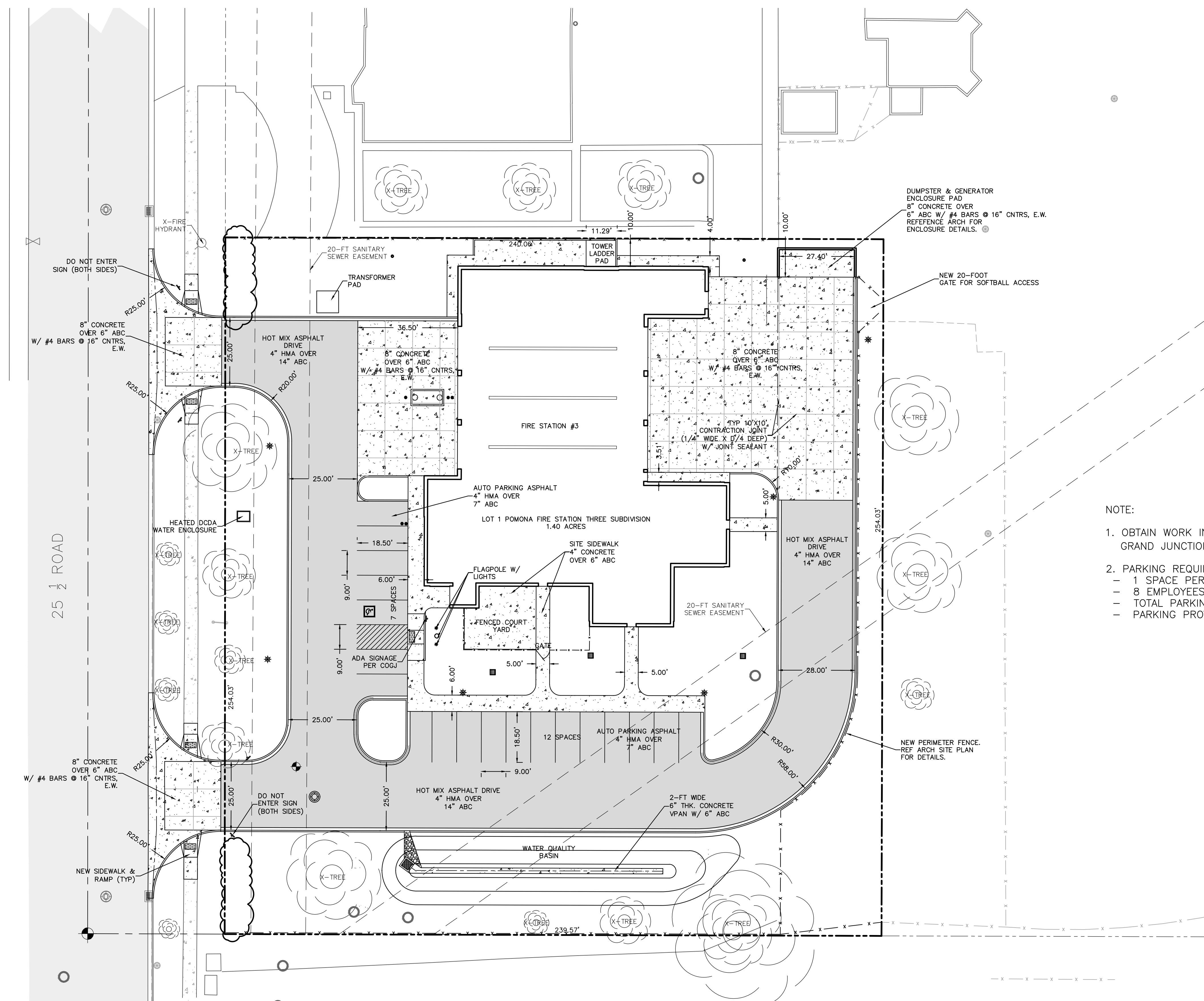
FOR CONSTRUCTION

REV.	DESC.	DATE:
1	ADDENDUM #7	3-19-21

DATE: 03-15-21
 PROJECT #: 2072
 SHEET #:

C2-0

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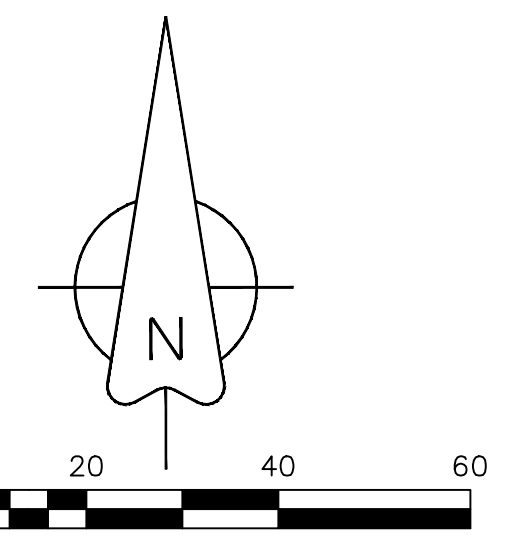
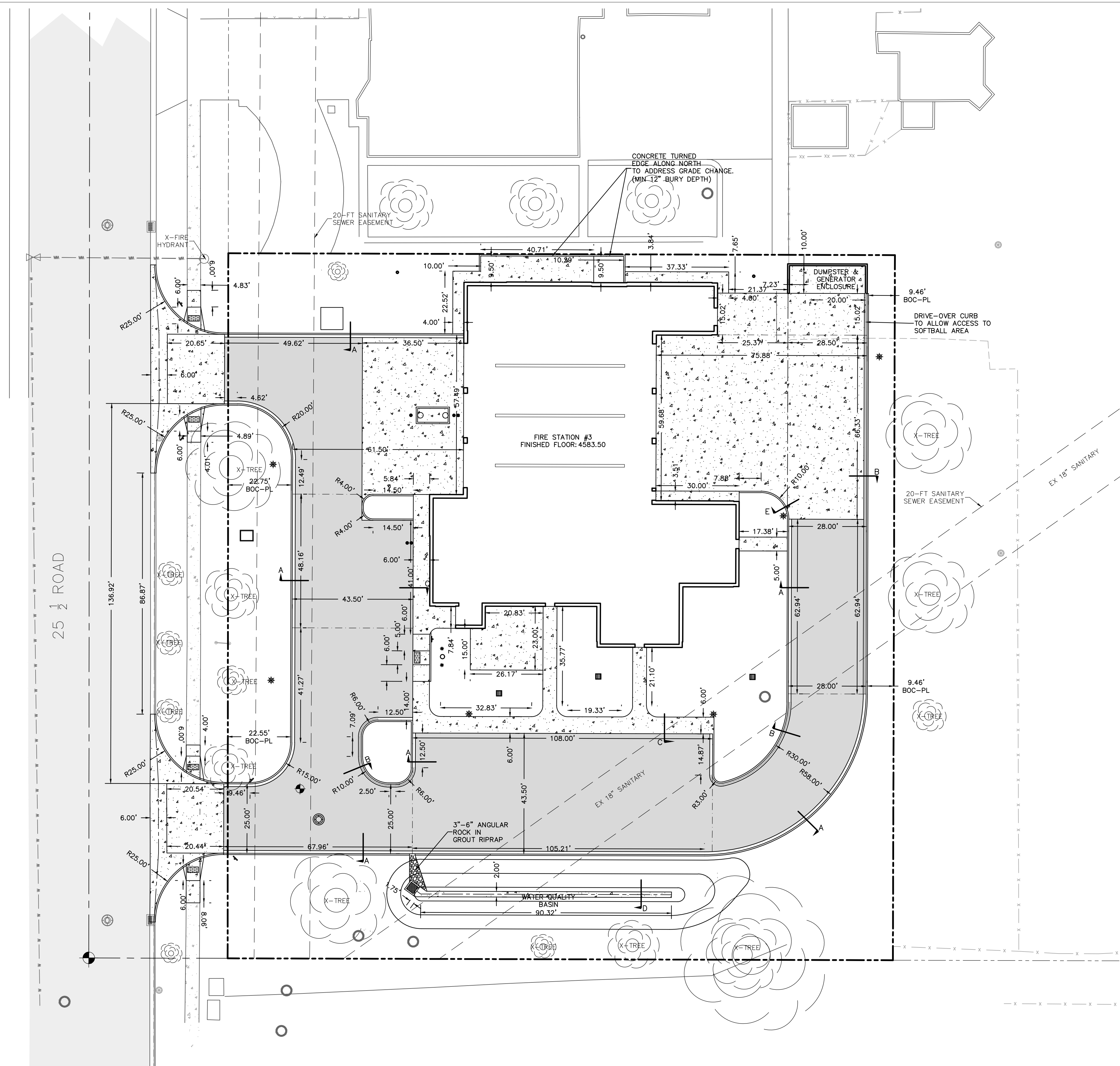


- NOTE:
- OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG 25 1/2 ROAD.
 - PARKING REQUIREMENTS ARE AS FOLLOWS:
 - 1 SPACE PER EMPLOYEE + 1 SPACE PER 300 SF OFFICE
 - 8 EMPLOYEES PER SHIFT + 780 SF OFFICE
 - TOTAL PARKING REQUIRED = 8 + 3 = 11 SPACES
 - PARKING PROVIDED = 19 SPACES

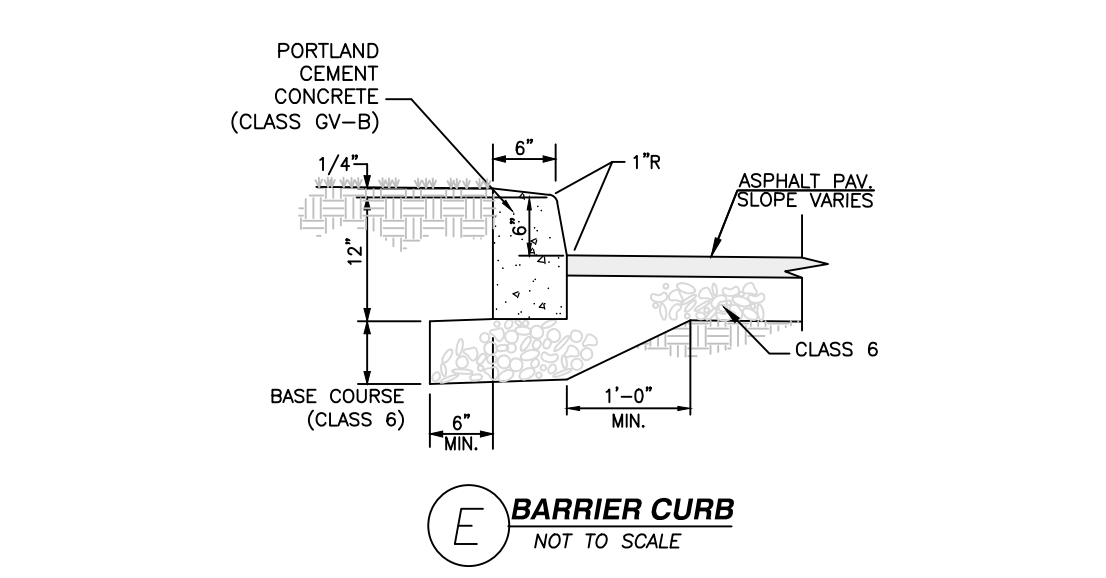
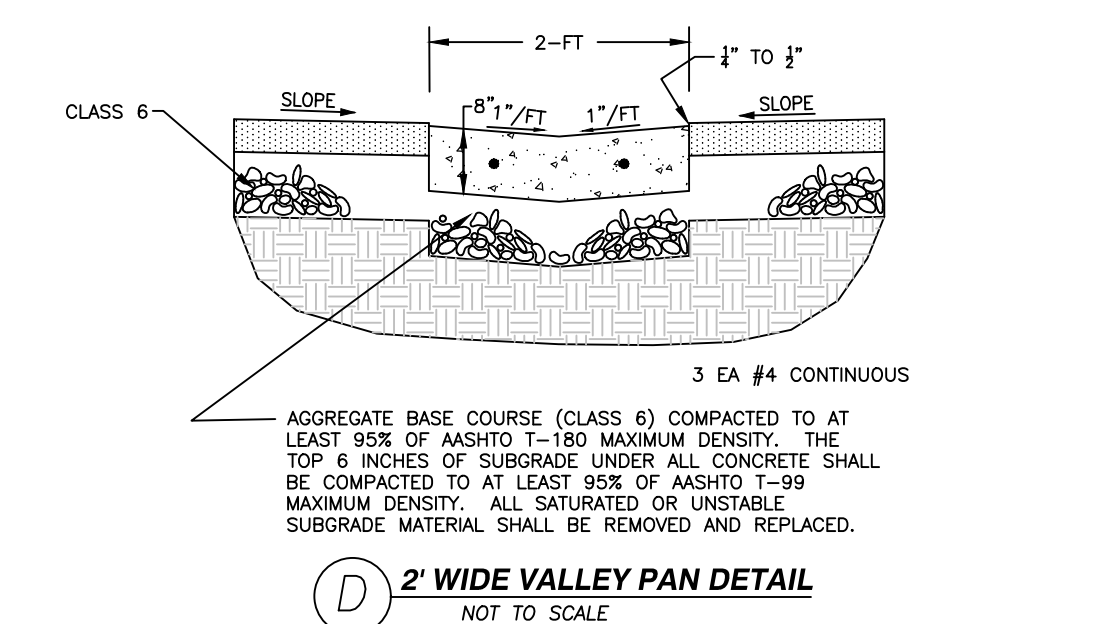
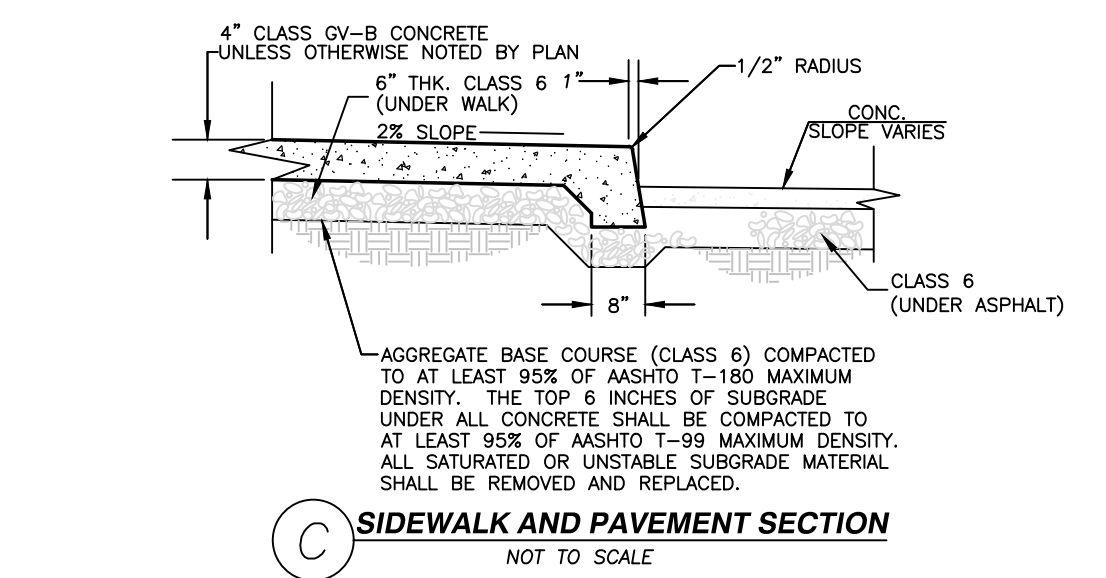
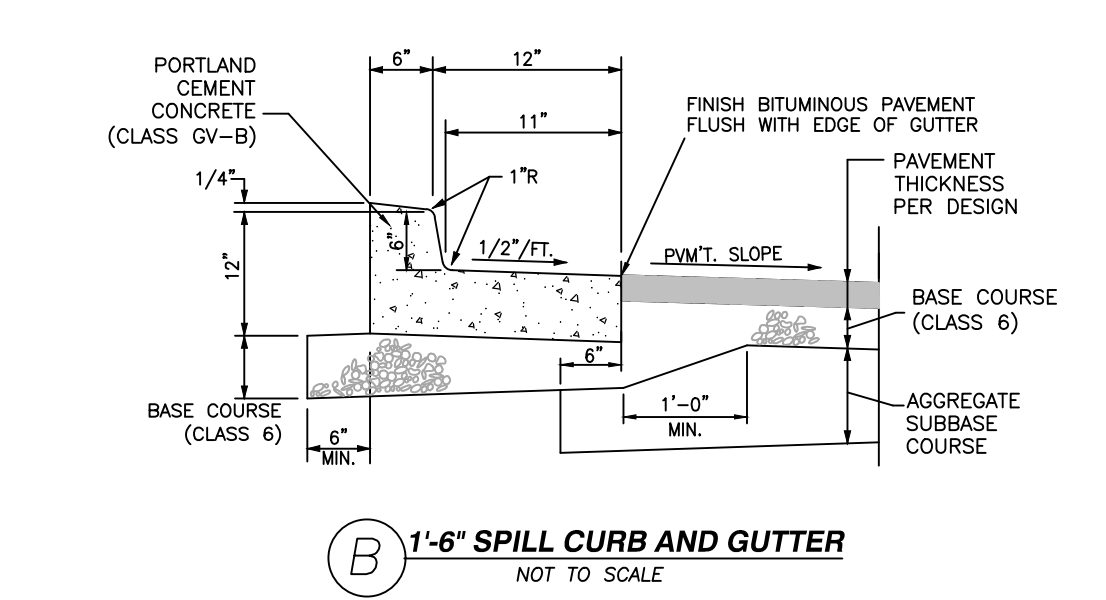
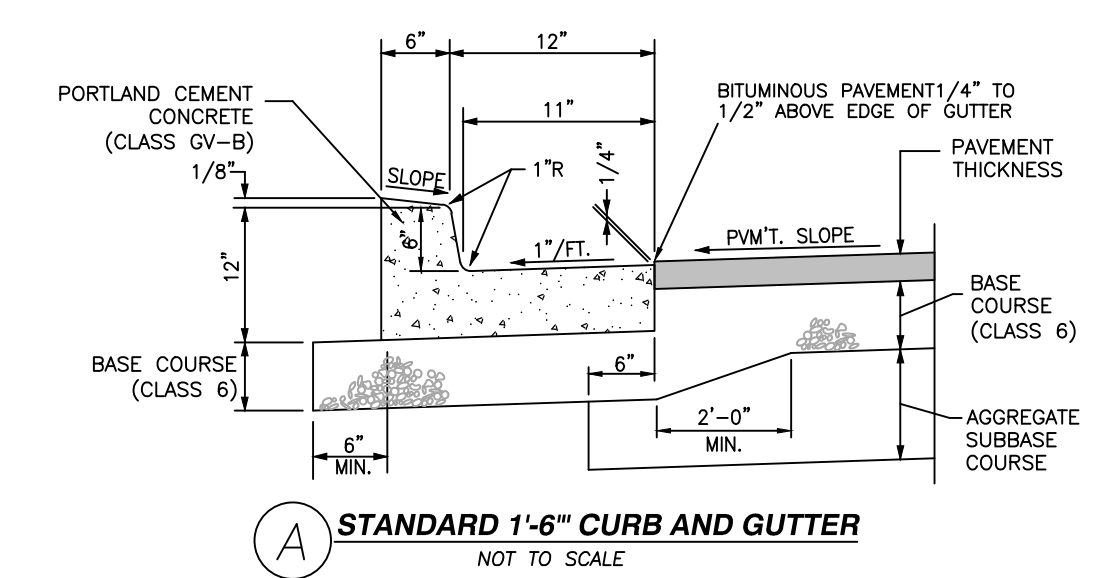
REV.	DESC.	DATE
1	ADDENDUM #7	3-19-21

DATE: 03-15-21
 PROJECT #: 2072
 SHEET #:

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TYPICAL CONCRETE SECTIONS



REV.	DESC.	DATE:

DATE: 03-15-21

PROJECT #: 2072

SHEET #:

C6-0

(CSR) LANDSCAPE REQUIREMENTS

TOTAL IMPROVED AREA: 60,920 SQ. FT.

Landscape Requirements (CSR):

One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area.

Location of Landscaping on Site:

Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way.

Landscape Calculations:

1 TREE REQUIRED FOR EVERY 2,500 SQ.FT. OF IMPROVED AREA.

IMPROVED AREA = 60,920 SQ. FT.

(60,920 / 2,500) = ROUND TO 25

TREES REQUIRED = 25 or 50 inches of caliper

Trees exceed the minimum caliper requirement by one inch or more.

TREES PROVIDED:

9 Existing Trees (118 inches of caliper)

6 New Trees (12 inches of caliper)

1 SHRUB REQUIRED FOR EVERY 300 SQ.FT. OF IMPROVED AREA.

(60,920 / 300) = ROUND TO 203

SHRUBS REQUIRE = 203

Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per 50 square feet of turf.

TURF SUBSTITUTES FOR 51 SHRUBS: 25% OF 203 = 51 SHRUBS (50 SQ. FT. TURF X 51 = 2,550 SQ. FT. TURF MIN.)

Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.

PERENNIAL SUBSTITUTES FOR 11 SHRUBS: (33 PERENNIALS / 3 = 11 SHRUBS)

Additional trees or larger trees can be exchanged on a per-caliper-inch basis with three shrubs equaling one caliper inch. Credit for using larger trees would be based on a direct exchange of caliper inches.

TREE CALIPER SUBSTITUTES FOR 87 SHRUBS: (29 INCHES OF LARGER TREE CALIPER = 111 SHRUBS)

SHRUBS PROVIDED:

FIVE GALLON SHRUBS PROVIDED = 45

ONE GALLON PERENNIALS = 33

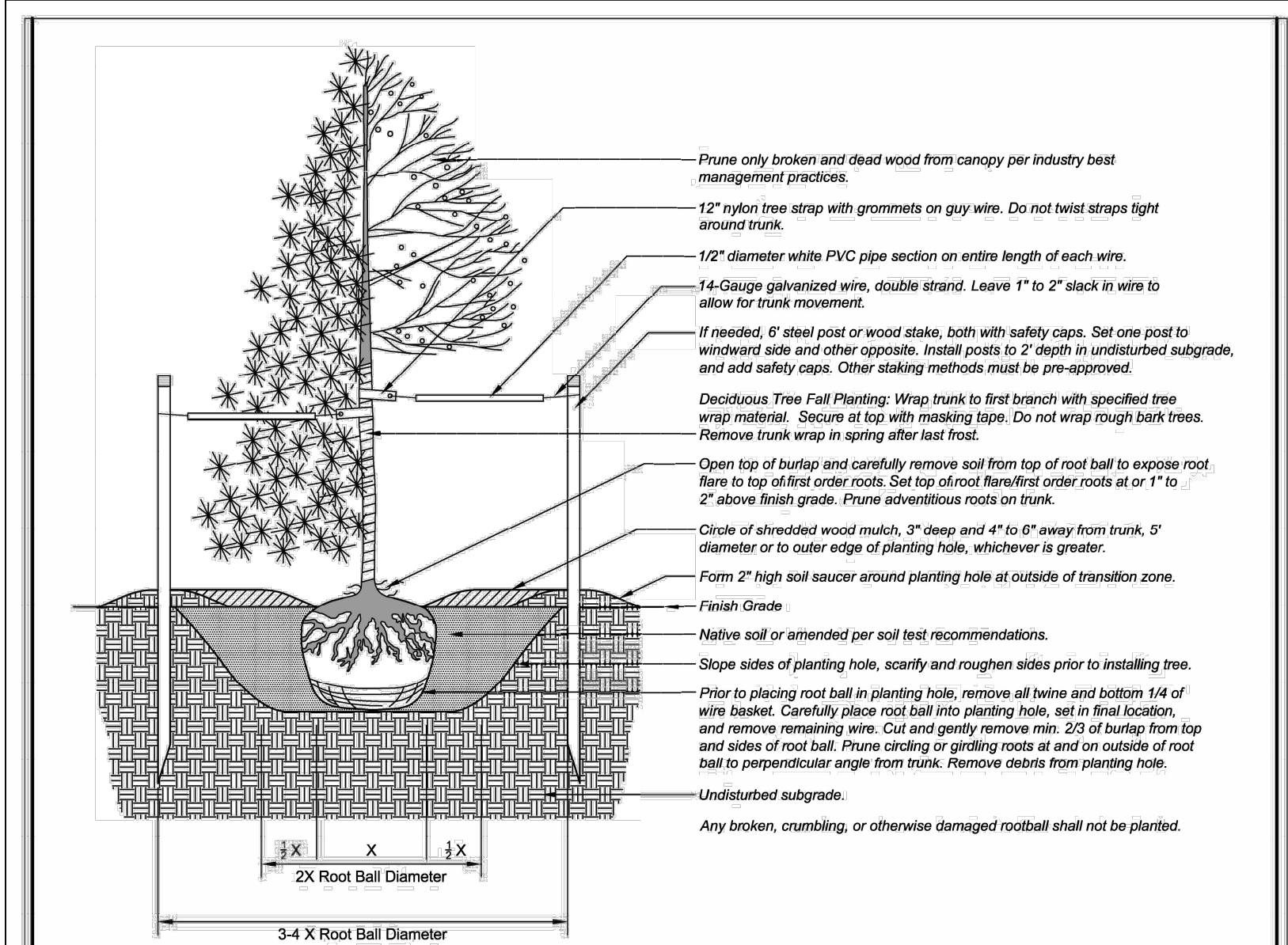
TURF AREA = 31,470 SQ. FT.

80 INCHES OF LARGER TREE CALIPER

PROPOSED PLANT LIST

No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Trees:				
4	HCT	Cockspur Thornless Hawthorn/ Crataegus crus-galli 'Inermis'	2" cal / B&B	20' Ht. & 15' Spd.
2	KCT	Kentucky Coffeetree/ Gymnocladus dioicus	2" cal / B&B	60' Ht. & 50' Spd.
Deciduous Shrubs:				
2	ATR	Althea- Rose of Sharon / Hibiscus syriacus	18"-24" Spread/ #5	10' Ht. & 5' Spd.
5	BMS	Blue Mist Spirea/ Caryopteris x clandonensis	18"-24" Spread/ #5	3' Ht. & 3' Spd.
5	MKL	Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.
3	NMP	New Mexico Privet/ Forestiera neomexicana	18"-24" Spread/ #5	8' Ht. & 6' Spd.
4	LSB	Lilla Smoke Bush/ Cotinus coggygria 'Lilla'	18"-24" Spread/ #5	4' Ht. & 4' Spd.
5	DBB	Dwarf Burning Bush/ Euonymus alatus 'Compacta'	18"-24" Spread/ #5	4' Ht. & 4' Spd.
3	RSA	Russian Sage/ Perovskia artilipicifolia	18"-24" Spread/ #5	4' Ht. & 4' Spd.
2	YFC	Yellow Flowering Currant/ Ribes aureum	18"-24" Spread/ #5	6' Ht. & 6' Spd.
Evergreen and Broadleaf Shrubs:				
12	GMD	Green Mound Juniper/ Juniperus procumbens Green Mound'	18"-24" Spread/ #5	1' Ht. & 6' Spd.
4	ACB	Arizona Cypress/ Cupressus arizonica 'Blue Ice'	5' Tall/ #20	15' Ht. & 8' Spd.
Grasses/ Perennials/ Ground Cover:				
6	PHM	Panicum 'Heavy Metal'	#1	3' Ht. & 2' Spd.
6	MRU	Muhlenbergia reverchonii 'Undahnted'	#1	2' Ht. & 2' Spd.
7	DAY	Daylily/ Hemerocallis 'Crimson Pirate'	#1	24" Ht. & 24" Spd.
7	SDA	Autumn Joy Sedum/ Sedum spectabile 'Autumn Joy'	#1	24" Ht. & 24" Spd.
2	ELA	English Lavender/ Lavandula angustifolia 'Munstead'	#5	18" Ht. & 24" Spd.
7	APD	Aster Purple Dome/ Aster novae-angliae 'Purple Dome'	#1	18" Ht. & 18" Spd.
Bulbs:				
20	ERE	Eremerus	Bulbs	
20	ALG	Allium 'Globemaster'	Bulbs	
300	CRO	Crocus	Bulbs	

*All plant totals on the plant list shall be verified with plant numbers on the landscape plans.



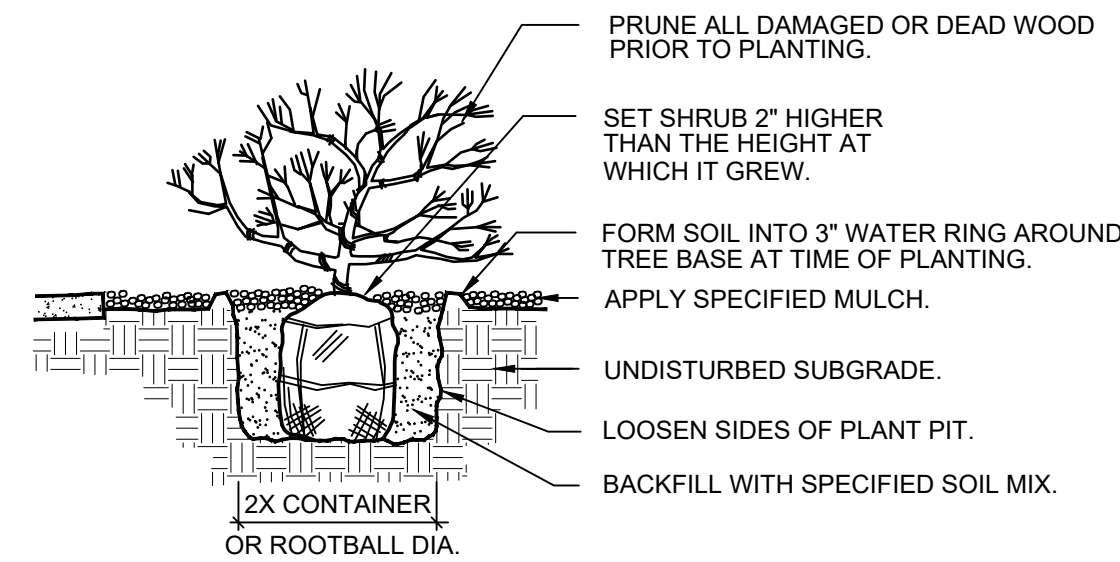
Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

- Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.
- A planting permit from the Grand Junction City Forester (GJCF) is required regardless of approved plans to ensure the City is available to inspect the planting of public trees.
- Tree planting shall not occur when daytime temperatures reach or exceed 90-degrees Fahrenheit, unless approved by GJCF.
- Only tree species approved by the GJCF shall be planted.
- Trees shall not be planted in tree lawns less than six feet wide unless authorized by the GJCF.
- Trees shall be centered in tree lawns and/or planting areas. Where sidewalk areas are not present, trees shall be located as designated by the GJCF.
- Unless authorized by the GJCF, trees shall be located:
 - Outside street intersection sight distance triangle, measured 30 (thirty) feet along the PRW in each direction from the corner.
 - Min. 10 (Ten) feet from alleys and driveways
 - Min. 20 (Twenty) feet from stop signs and curb ramps
 - Min. 25 (Twenty-five) feet from street lights
 - Min. 10 (Ten) feet from electric/gas/water lines, water meters/pits, and fire hydrants
 - Min. 15 (Fifteen) feet from small cell towers
- If overhead utility wires exist, only trees with an expected mature size that meet current clearance regulations may be planted.
- Tree spacing shall be based on projected mature canopy size and above restrictions, or as approved by the GJCF.
- All electric fixtures and utilities, including but not limited to outlets and lights, shall be located at outside perimeter of tree planting areas within hardscape. In tree lawns, fixtures shall be placed minimum 3 (three) feet radially from base of trunk.

When planting is completed, contact forestry@gjcity.org for final inspection.

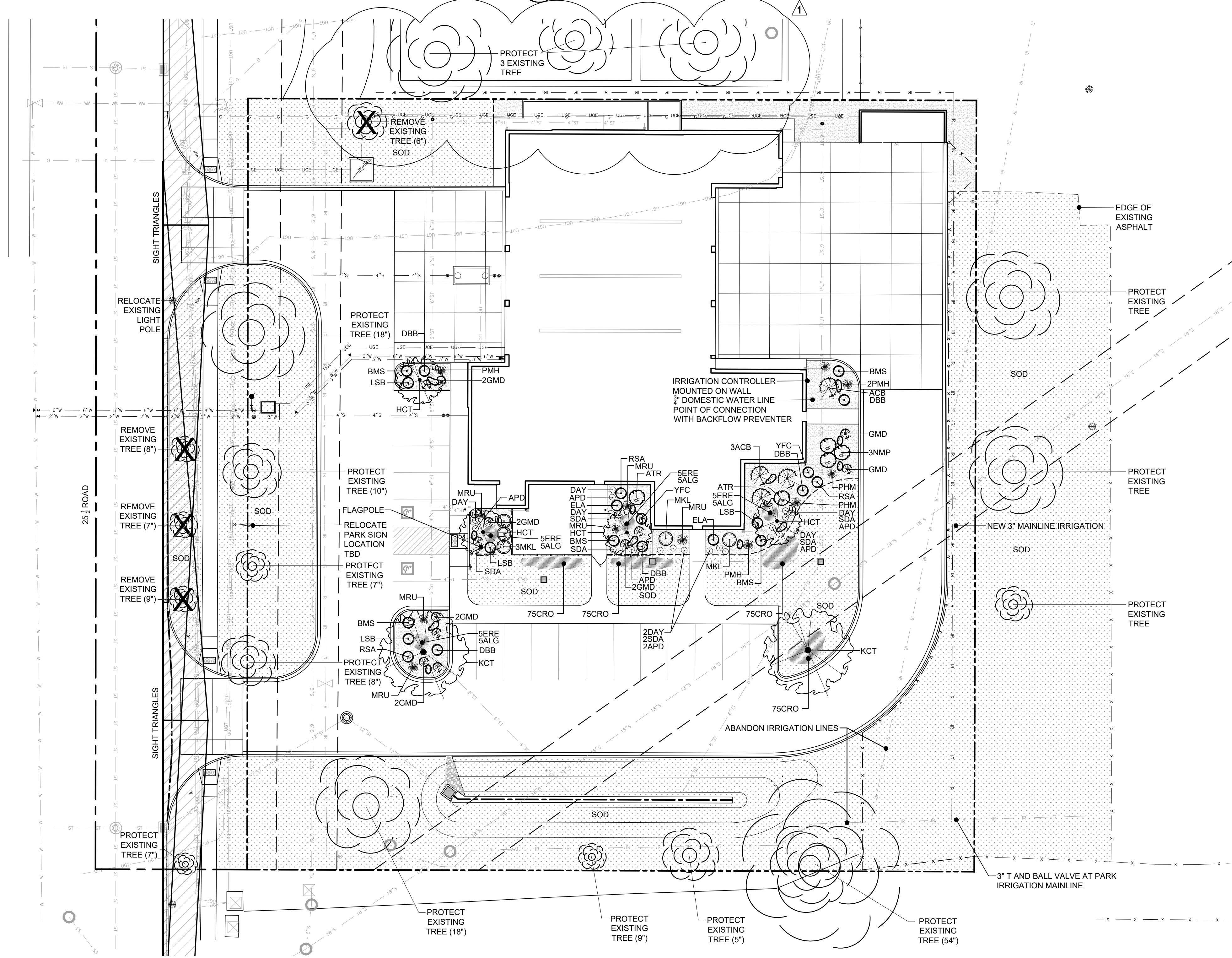
LANDSCAPE AND IRRIGATION NOTES

1. PLANTING AREAS ARE TO HAVE 3" OF LANDSCAPE ROCK (1/2" TAN GRANITE). ALL PLANT MATERIAL SHALL HAVE A PLANTING RING AT THE BASE OF EACH PLANT WITH 3" OF WESTERN RED CEDAR MULCH OVER LANDSCAPE FABRIC.
2. AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED FROM THE EXISTING 3" IRRIGATION MAINLINE AT THE PARK SYSTEM. A SECONDARY 3/4" DOMESTIC WATER LINE WILL BE INSTALLED TO A BACKFLOW PREVENTER FROM THE FIRE STATION FOR FUTURE USE. THE IRRIGATION CONTROLLER WILL BE LOCATED AT THE FIRE STATION. ALL PLANTING BEDS ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM AND ALL SOD AREAS ARE TO BE IRRIGATED WITH A POP-UP SPRAY SYSTEM. SEE IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
3. METAL LANDSCAPE EDGING IS TO BE INSTALLED ALONG THE EDGE OF THE LANDSCAPE ROCK AREAS.
4. PLACE CROCUS BULBS INTO THE TURF ON THE SOUTH SIDE OF THE BUILDING AS SHOWN ON THE LANDSCAPE PLAN.
5. THE LANDSCAPE CONTRACTOR SHALL COLLECT SOILS SAMPLES AND RUN SOILS TESTING FOR THE PROPOSED PLANTING AREAS. ADD SOIL AMENDMENTS AND FERTILIZERS AS RECOMMENDED IN THE SOIL TESTING REPORT TO ENSURE A GOOD PLANTING MEDIUM. ANY IMPORTED PLANTING SOIL SHALL ALSO BE TESTED AND BE THREE PARTS SCREENED TOPSOIL AND ONE PART MANURE.



A Shrub Planting Detail

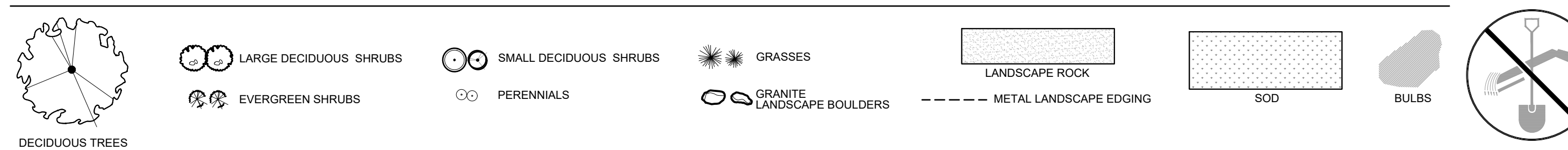
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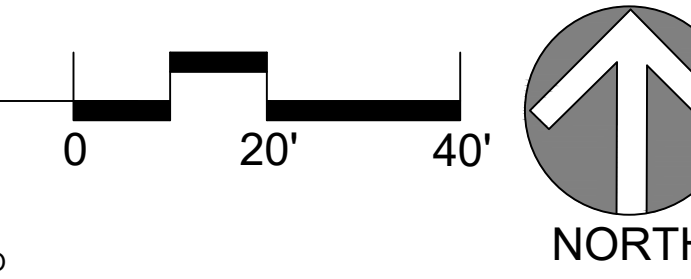
1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

LANDSCAPE LEGEND



UTILITY NOTIFICATION CENTER OF COLORADO
CALL 811
LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



BG+co.
Architecture
Interior Design
Project Management
622 Road Avenue
Grand Junction, CO 81501
970-242-1058 office
BLYTHE GROUP + co.

MRLA
MITCH REVOLD LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE AND
LAND PLANNING
386 34 1/2 Road
Palisade, Colorado 81526 (970) 361-4345

**GRAND JUNCTION
FIRE DEPARTMENT
FIRE STATION #3**

580 25 1/2 ROAD
GRAND JUNCTION, CO 81505

LANDSCAPE PLAN

FOR CONSTRUCTION

REV.	DESC.	DATE:
1	ADD 7	3/19/2021

DATE: 03/19/2021

PROJECT #: 2072

SHEET #:

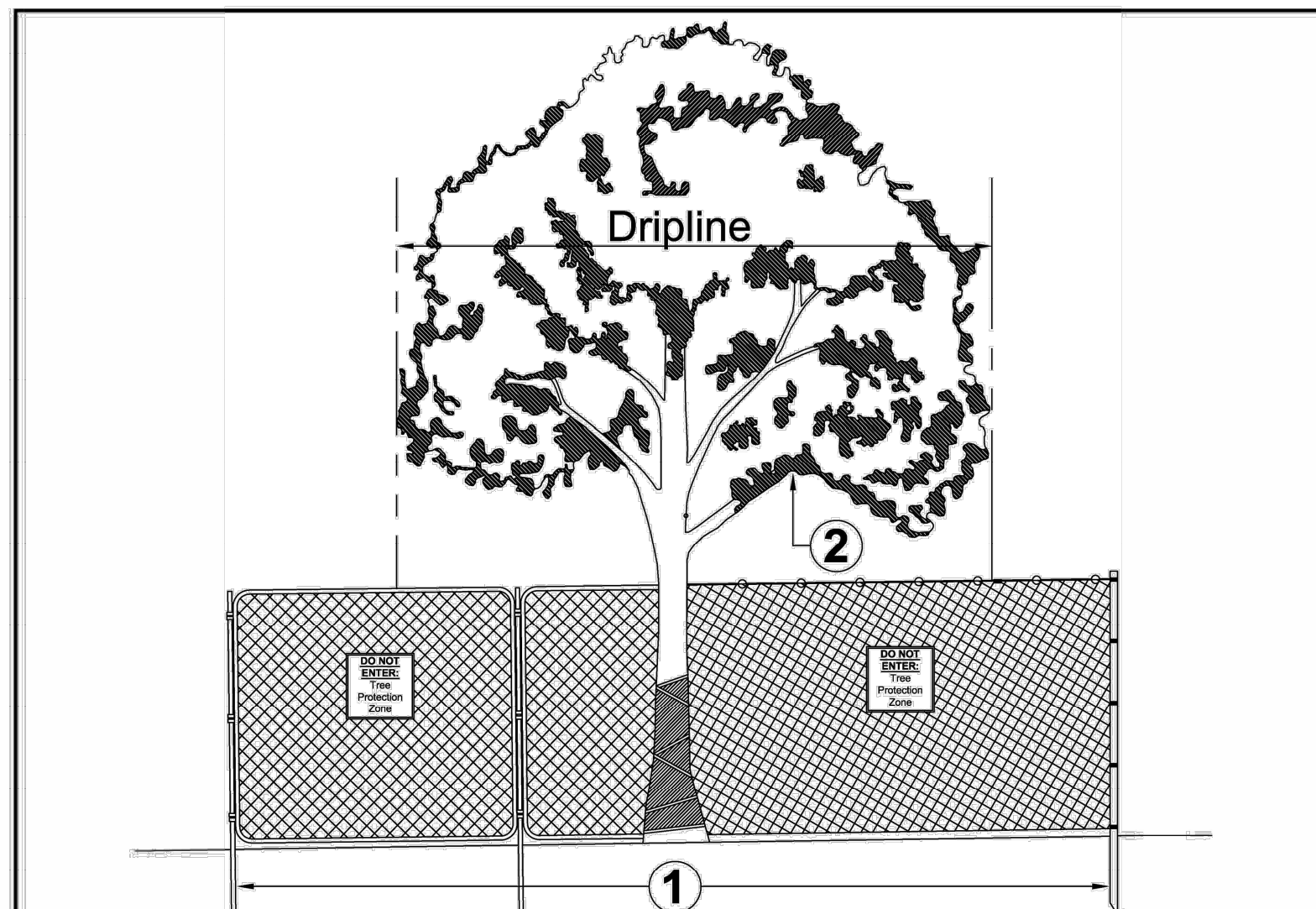
L1-0

City of Grand Junction
Office of the City Forester
2520 High Country Ct
Grand Junction, CO 81501
Tree Planting Detail -
Public Right of Way, Park, and other
Public Grounds
Detail: GJCF-PLANT1
Effective: 01-12-2021

Grand Junction City Forester (GJCF) Tree Protection Specifications

- Existing trees to be preserved in public rights of way (ROW) or public places shall be protected per GJCF standards and practices. Tree protection shall be:
 - Installed prior to commencement of demolition and/or construction activities
 - Inspected and approved by GJCF staff
 - Remain in place and as approved until Certificate of Occupancy or Substantial Completion and Final Acceptance is issued
- Tree protection requirements:
 - Tree Protection Zone (TPZ) shall be installed at the dripline, furthest extent of tree canopy, or is equal to eighteen inches radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater
 - Reduced TPZ areas must be approved by GJCF
 - Install six foot (6') chain link fencing prior to commencement of project construction activities
 - With approval of GJCF, 4' orange construction fencing may be acceptable in place of chain link depending on potential impacts of activity
 - GJCF staff shall inspect and approve boundaries of tree protection zone(s) prior to commencement of demolition or construction activities
 - Once TPZ is in place, the following are not permitted within TPZ without prior written approval from GJCF:
 - Entrance and/or access
 - Moving, resizing, removing, or altering in any manner
 - Storage of materials/debris/equipment
 - Construction activities including but not limited to: rototilling, trenching, grading, installation of underground utilities and/or site improvements, landscaping, irrigation work
 - Irrigation line work shall be completed by directional bore or hand-dig method
 - "Tree Protection Zone" signs shall remain in place as posted by GJCF and shall be maintained in the condition in which they were installed
 - Tree Pruning for clearance issues must have prior authorization by GJCF staff
 - No root 2 inches or larger shall be cut; consult with GJCF staff
- Existing ROW or public place trees approved for removal by GJCF staff shall be protected in place until removed by an GJCF-licensed tree contractor to avoid structural failures:
 - An GJCF tree removal permit is required
 - Tree removal permits are not included with building permits and/or plan approval and must be obtained separately from the GJCF
- Clear visibility into TPZ must be maintained. All construction banners, screens, barriers, and/or signs (except GJCF-posted TPZ signs) must be semi-transparent and not impede inspection of TPZ by GJCF staff
- For projects with a duration of 5 days or longer:
 - Protected trees shall be deep-root watered at a minimum interval of once every two weeks when temperatures are at or above 40-degrees
 - Trees shall be watered at the rate of 20 gallons per inch caliper
 - OCF may ask for documented proof of watering and/or treatment.
- Tree removal without permit and damages to public trees may be subject to the following:
 - Issuance of notice of violation with associated citations / fines
 - Responsible party for tree removal or tree damage shall be responsible for lost value based on industry standard tree appraisal methods as determined by GJCF

2529 HIGH COUNTRY CT, GRAND JUNCTION, CO 81501 P [970] 254-3825 F [970] 254-3878 www.gjcity.org



Any work in these areas require approval from Grand Junction City Forester (GJCF) prior to activity. Contact GJCF for instruction.

Area 1: Tree Protection Zone (TPZ) and Critical Root Zone Protection (CRZ)

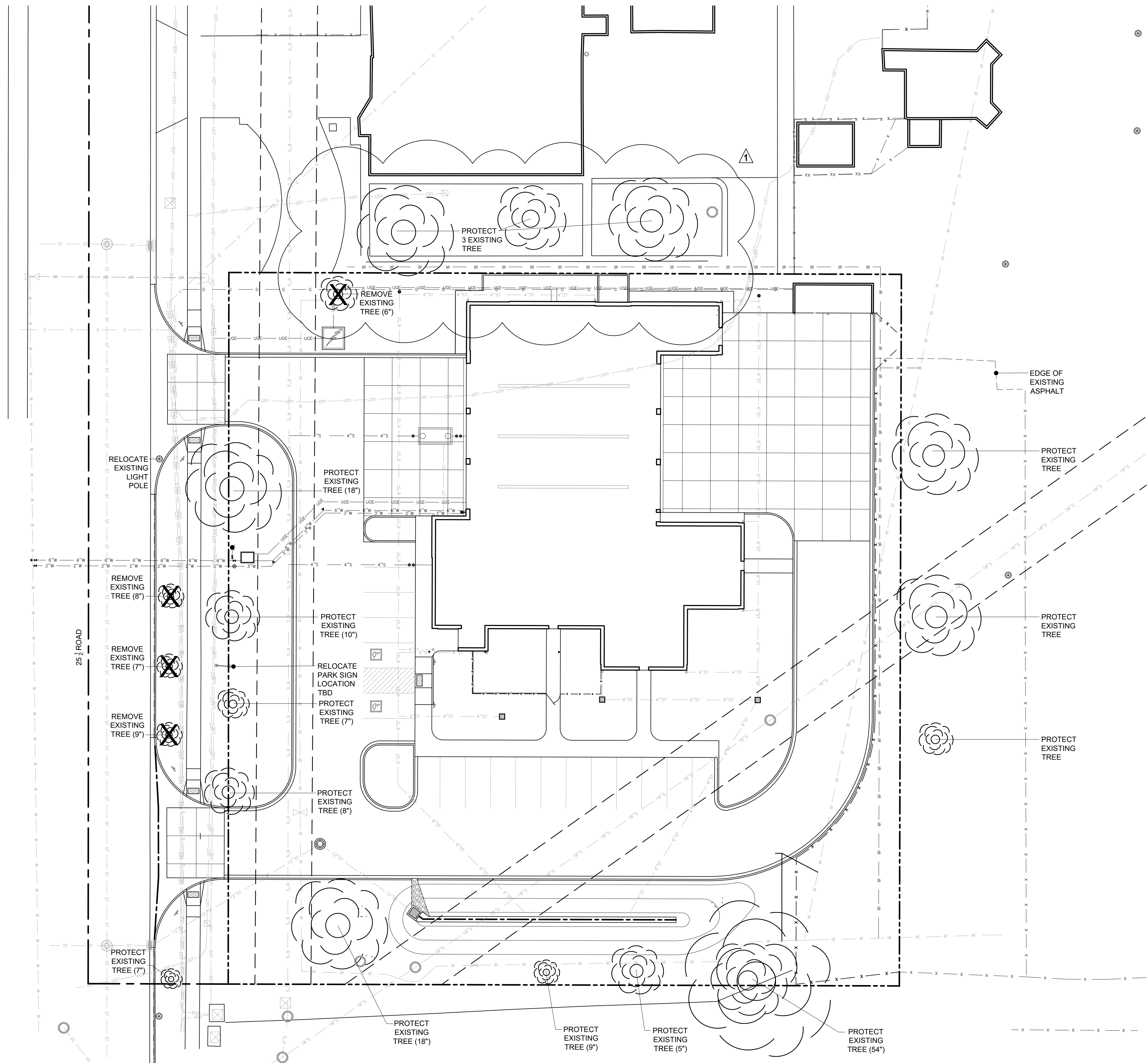
-The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater. In areas where space is constrained, tree protection zones may be approved at the CRZ radius.
-The Critical Root Zone (CRZ) shall be equal to one foot radially from the tree for every one inch of trunk diameter at breast height.

- Min 6' in height steel chain link fence is required unless otherwise approved by the GJCF. Steel chain link fence panels or rolls are acceptable. With approval from GJCF, use of orange or construction fencing in place of chain link fence may be acceptable.
- When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
- Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
- "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of GJCF, maintain in the location and condition in which approved.
- TPZ, including signage, shall be maintained in the location and condition in which approved.

Area 2: Canopy Protection
Contact GJCF if potential for tree limb damage exists and/or if pruning is needed for any clearance issues prior to performing work.

- Notes**
- GJCF Tree Protection Specifications shall be followed throughout duration of work.
 - After TPZ is approved:
 - TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by GJCF.
 - Entrance/access to the TPZ is not permitted without prior written approval from the GJCF.
 - No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the GJCF.
 - While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty (20) gallons per inch DBH. GJCF may ask for proof of watering.
 - Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.
 - Responsible party for tree removal or damage shall be responsible for lost value based on industry standard tree appraisal methods as determined by GJCF

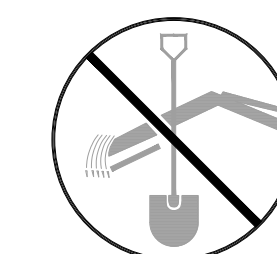
	City of Grand Junction Office of the City Forester 2529 High Country Ct Grand Junction, CO 81501	Tree Protection Zone Fencing Detail	Detail: GJCF-TPZ 1 Effective: 11-15-2020
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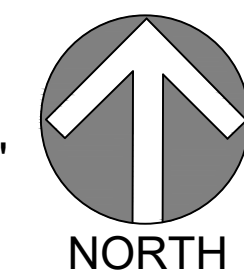
1 TREE REMOVAL AND PROTECTION PLAN
SCALE: 1"=20'-0"

Plan Notes:

- All tree protection and tree removal work on this plan shall be included in the Fire Station #3 construction contract.
- The three crabapple trees along 25 1/2 Road shall be removed. Grind the stumps and haul all debris from the site. Prepare for new sod.
- Tree protection is required for all 13 existing trees shown on this plan. The contractor must follow the GJCF specifications and details shown on this sheet.
- Keep a safe distance from the tree protection zones. Contact the city forester if any construction activities interfere with the tree protection zones.



UTILITY NOTIFICATION
CENTER OF COLORADO
CALL 811
LOCATION OF UTILITIES SHOWN HEREON
WAS PROVIDED BY OTHERS. CONTRACTOR
MUST VERIFY LOCATION OF ALL EXISTING
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**GRAND JUNCTION
FIRE DEPARTMENT
FIRE STATION #3**

580 25 1/2 ROAD
GRAND JUNCTION, CO 81505

**TREE REMOVAL AND
PROTECTION PLAN**

FOR CONSTRUCTION

REV. 1	DESC. ADD 7	DATE: 3/19/2021
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DATE: 03/19/2021

PROJECT #: 2072

SHEET #:

L1-1

REV.	DESC.	DATE:
1	ADD 5	3/12/2021
2	ADD 7	3/19/2021

DATE: 2/25/2021

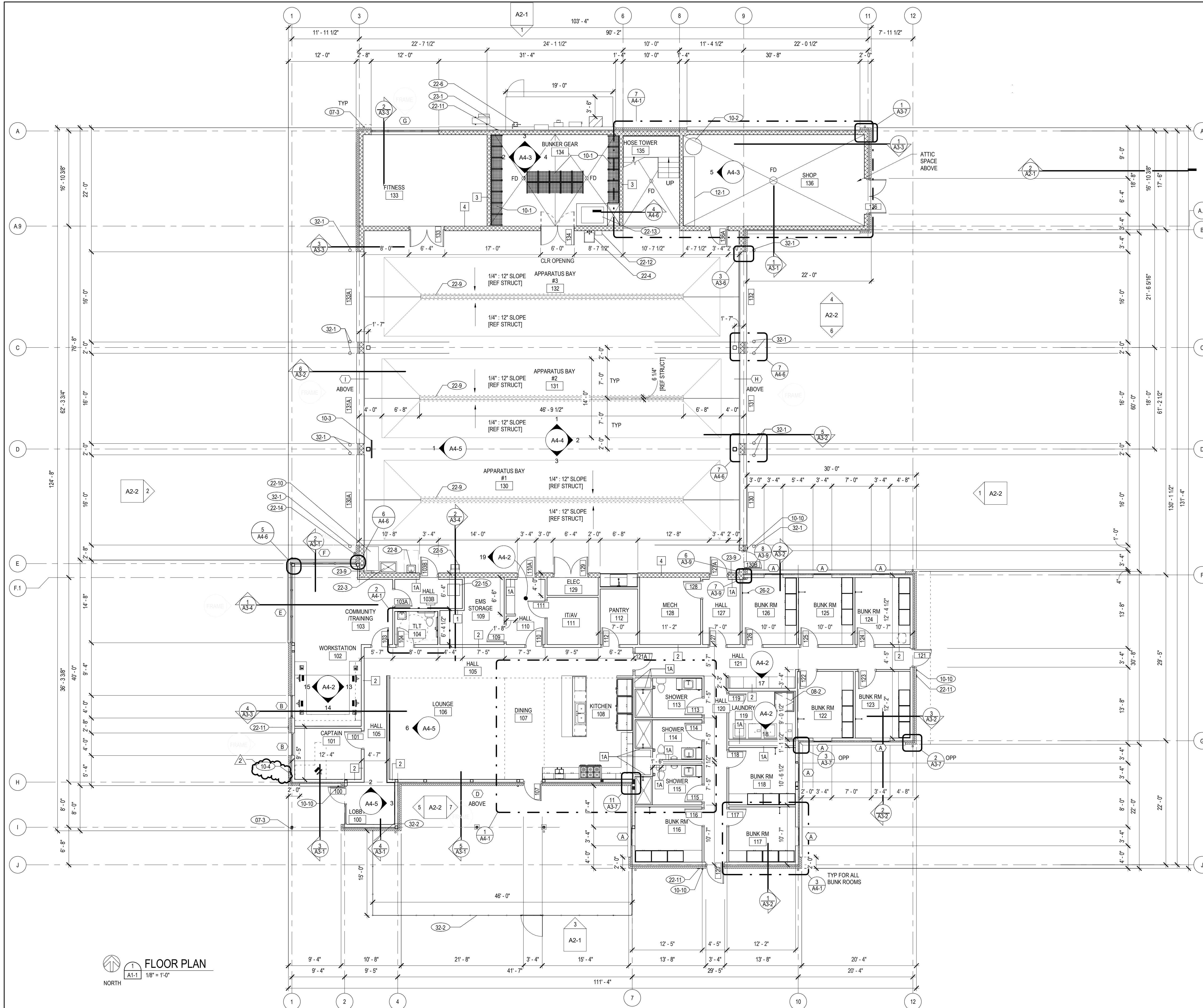
PROJECT #: 2072

SHEET #:

KEYNOTE LEGEND	
07-3	DOWN SPOUT, TYP
08-2	CRAWL SPACE ACCESS DOOR
10-1	WIRE MESH GEAR LOCKER, TYP
10-2	AIR COMPRESSOR, FBO CONTRACTOR INSTALLED
10-3	40" FLAT SCREEN TV, FBO CENTER ON COLUMN, PROVIDE OUTLET BEHIND TV (REF ELEC)
10-4	MEDICATION PLAQUE SIGNAGE (REF BLYTHE MAIL CARD) RENDER
10-10	WORK BENCH, FBO
22-3	MOP SINK (REF PLBG)
22-4	UTILITY SINK (REF PLBG)
22-5	EWC (REF PLBG)
22-6	GAS METER (REF PLBG)
22-8	SINK (REF PLBG)
22-9	TRENCH DRAIN (REF PLBG)
22-10	FIRE SPRINKLER RISER ASSEMBLY (REF PLBG)
22-11	HOSE BIB (REF PLBG)
22-12	HOSE REEL (REF PLBG)
22-13	EXTRACTION WASHER FBO
22-14	FIR DEPARTMENT CONNECTION (REF PLBG / CIVIL)
22-15	ICE MAKER (REF PLBG)
23-1	HEAT PUMP (REF MECH)
23-9	EXHAUST SYSTEM SENSOR, MOUNT SENSOR BELOW HOSE REEL SHOWN BEYOND AT EAST AND WEST WALLS (REF MECH)
26-2	LIGHT FIXTURE, TYP (REF ELEC)
32-1	BOLLARD, TYP
32-2	PRIVACY FENCE

LEGEND	
	CMU
	WALL
	DOOR
	BRICK

- GENERAL NOTES**
- ALL INTERIOR PARTITIONS ARE TYPE 1, UNO. REFERENCE DRAWING SHEET G3-1 FOR ADDITIONAL WALL TYPES AND CONSTRUCTION.
 - INTERIOR DIMENSIONS ARE TO F.O. STUD, UNO.
 - EXTERIOR DIMENSIONS ARE TO F.O. STUD, MASONRY, OR CONC. UNO.
 - REFERENCE ROOM FINISH SCHEDULE FOR INTERIOR FINISHES.



FLOOR PLAN
A1-1 | 1/8" = 1'-0"
NORTH

REV.	DESC.	DATE:
2	ADD 7	3/19/2021

DATE: 2/25/2021

PROJECT #: 2072

SHEET #:

