CHANGE ORDER

Number 1

Date: September 2, 2021
To: Perkins + Will
From: City of Grand Junction, Department of Public Works and Utilities
Project: **Grand Junction Suplizio & Stocker Improvements Design/CA**
P.O.: **2021-00000244**

It is agreed to modify the Contract for the Project as follows:
Added cost of Design and Construction Admin of CMU Locker Room Facility at Stocker Stadium based on the Fee Proposal from Perkins + Will dated 9/8/2021.

Summary of Contract price adjustments - itemized on the attached sheet(s):

Original Contract Amount	$631,500.00
Approved Change Orders	0.00
This Change Order	144,000.00
Revised Contract Amount	$775,500.00

Summary of Contract time adjustments:

Original Contract Time	365.	Cal. Days
Approved Change Orders	0.	
This Change Order	0.	
Revised Contract Time	365.	Cal. Days

Construction Start Date:	June 3, 2021
Contract Completion Date:	June 2, 2022

This modification constitutes compensation in full for all costs and mark-ups directly and/or indirectly attributable to the changes ordered herein, for all delays, impacts and disruptions related thereto and for performance of the changes within the Contract Time.

Owner: **City of Grand Junction**

Prepared by: DocuSigned by: Kirsten Armbruster - Project Engineer, City of Grand Junction 80EF8BEDD468483... Date: 9/14/2021 | 20:04 MDT
Kirsten Armbruster, Project Manager

Recommended by: DocuSigned by: Ken Sherbenou - Director of Parks & Recreation, City of Grand Junction 13B0EAF622F547B... Date: 9/15/2021 | 10:00 MDT
Ken Sherbenou, GJ Parks & Rec Director

Recommended by: DocuSigned by: Greg Caton - City Manager - City of Grand Junction 2F1EE1D55758492... Date: 9/15/2021 | 10:29 MDT
Greg Caton, City Manager

Contractor: **Perkins + Will**

Signature: DocuSigned by: Andy Barnard - Managing Principal, Perkins & Will E29C426E8664452... Date: 9/14/2021 | 17:43 MDT

Name and Title: Andy Barnard - Managing Principal, Perkins & Will Managing Director

Fw: CMU Football Locker Room Design Proceed

Trenton Prall <trentonp@gjcity.org>
Thu 9/2/2021 10:16 AM
To: Kirsten Armbruster <kirstena@gjcity.org>; Duane Hoff Jr. <duaneh@gjcity.org>

Kirsten, Duane,

Please let me know what else we may need on this.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384

From: Detwiler, David <detwiler@coloradomesa.edu>
Sent: Thursday, September 2, 2021 10:14 AM
To: Trenton Prall <trentonp@gjcity.org>; Rooks, Bryan <brooks@coloradomesa.edu>; Foster, Timothy <tfoster@coloradomesa.edu>; Robert Glover <robertglover@shawconstruction.net>
Cc: Barnard, Andy <Andy.Barnard@perkinswill.com>
Subject: CMU Football Locker Room Design Proceed

Trent - CMU is good with having Perkins Will proceed with design at our risk for the next few weeks until the City Council can vote on the contract change orders. Let me know if you need anything else on this issue.

COLORADO MESA UNIVERSITY

David Detwiler, CCM, LEED AP
Director of Facilities
970-261-6360

Perkins&Will

9.8.2021

Ms. Kirsten Armbruster
Project Manager
City of Grand Junction
333 West Avenue, Bldg. C
Grand Junction, CO 81501

Re:Fee Proposal for CMU Locker Room Facility at Stocker Stadium

Dear Kirsten,

The following proposal is based on discussions we have had with you regarding the football locker facility at Stocker Stadium. The project, as we understand it, will include:

- Locker room facility for Football that includes the following:
  - Space for 120 football lockers
  - Toilet facilities for 120 football players
  - Shower facilities for 120 football players (minimum required)
  - Taping area
  - No office space is being considered
  - Re-purposing the Barn to include 6-7 meeting rooms, if budget allows and it is a consistent use with City of Grand Junction
- The project has a budget goal of approximately $1.6M construction cost that is part of a max project cost of $2.0M
- We understand that this work will be implemented by an Additional Service contract to our contract with the City of Grand Junction for design services for the Lincoln Park Stadium Improvements project, and that CMU will reimburse the COGJ for the cost of the work.

Scope of Services and Fees

Perkins&Will and our design team members will develop design documents for the locker room facility and the renovated Barn areas. We propose the same design team that is currently working on the Lincoln Park Stadium Improvements project

We will begin the process with a study to add the Locker Room facility to the west side of the Barn and integrate this process into the ongoing design work for the Lincoln Park Stadium Improvements project. We will develop a Design Development package to illustrate the proposed scope and for cost estimating. The Design Development package will include:

475 Lincoln Street, Suite 100
Denver, Colorado 80203

www.perkinswill.com

- Floor plans with key dimensions and scope notes
- Reflected ceiling plans
- Interior elevations as needed Architectural design/finish narrative
- Exterior Elevations and Sections
- Structural Design
- MEP Design
- AV and Voice/Data Design
- IT Design
- Narratives

The Design Development package will be submitted to the City of Grand Junction and CMU for review. Upon approval of the DD package, we will finalize the contract documents. The contract documents package will include the listed drawings above plus specifications.

We will continue our services through Construction Administration, during which we will provide the following services:

- Review of bids/schedule of values
- Review and approval of submittals
- Attendance at four jobsite meetings on site and via Teams weekly.
- Punch list and issuance of certificate of substantial completion
- Issuance of record drawings based on the Contractor's documentation of as-built conditions

The Contractor shall be responsible for permitting.

We are proposing to complete this work for a fixed fee of $140,000, plus expenses.

Reimbursable expenses are estimated to be an additional $4,000.

Schedule

DD Phase: We anticipate one month for completion of the DD package, two weeks for contractor pricing and one week for review.

CD Phase: We anticipate one month for completion of the Construction Drawings and Specifications.

Exclusions

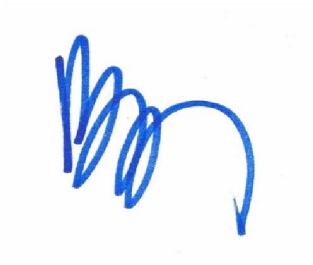
The following services are not included within our proposed scope:

Owner Responsibilities

We request that staff be available for meetings as needed and that we quickly receive direction regarding the alternative approaches for the project so that we can make any scope adjustments early in the process. CoGJ shall provide all available drawings (AutoCAD 2012 files or BIM models) related to the relevant parts of the existing building or previous improvements. CoGJ shall also provide required design standards prior to the commencement of the work.

We look forward to continuing our valued relationship with the City of Grand Junction and the entire Stadium Improvement Committee. Please call with any questions or comments.

Best regards,



B. Steven King, AIA LEED AP
Sr. Associate

CITY OF GRAND JUNCTION, COLORADO

****

CONTRACT

This CONTRACT made and entered into this 8th day of April, 2021 by and between the **City of Grand Junction, Colorado,** a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and **Perkins & Will** hereinafter in the Contract Documents referred to as the "Firm."

WITNESSETH:

WHEREAS, the Owner advertised that sealed Responses would be received for furnishing all labor, services, supplies, equipment, materials, and everything necessary and required for the Project described by the Contract Documents and known as **Professional Architectural/Engineering Services for Renovations of Stocker Stadium and Suplizio Field RFP-4863-21-DH**.

Correction for spelling errors, anywhere in the solicitation and/or contract documents, where the word "Stoker" is referenced, shall be replaced with "Stocker".

WHEREAS, the Contract has been awarded to the above named Firm by the Owner, and said Firm is now ready, willing and able to perform the Services specified in accordance with the Contract Documents.

Ownership: Any and all plans, prints, designs, scopes, specifications, concepts, etc. (electronic and hard copy), shall become the property of the Owner.;

NOW, THEREFORE, in consideration of the compensation to be paid the Firm, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

The order of contract document governance shall be as follows:

a. The body of this contract agreement;
b. Firms Negotiated Pricing Proposal;
c. Solicitation Documents for the Project; **Professional Architectural/Engineering Services for Renovations of Stocker Stadium and Suplizio Field;**
d. Firms Response to the Solicitation;
e. Services Change Requests (directing that changed Services be performed);
f. Change Orders.

Recommendation ARTICLE 2

Definitions: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Services: The Firm agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Services described, set forth, shown, and included in the Contract Documents as indicated in the Solicitation Document.

ARTICLE 4

Contract Price and Payment Procedures: The Firm shall accept as full and complete compensation for the performance and completion of all of the Services specified in the Contract Documents, the not to exceed cost of **Six Hundred Thirty-One Thousand Five Hundred and 00/100 Dollars ($631,500.00). This not to exceed cost includes the site survey for $20,000 and Reimbursable Expenses of $18.000.** If this Contract contains unit price pay items, the Contract Price shall be adjusted in accordance with the actual quantities of items completed and accepted by the Owner at the unit prices quoted in the Solicitation Response. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional Services to be performed, which Services causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Firm written assurance that lawful appropriations to cover the costs of the additional Services have been made.

Unless otherwise provided in the Solicitation, monthly partial payments shall be made as the Services progresses. Applications for partial and Final Payment shall be prepared by the Firm and approved by the Owner in accordance with the Solicitation.

ARTICLE 5

Contract Binding: The Owner and the Firm each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Firm and may only be

altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Firm shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Firm shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 6

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Firm has signed this Contract the day and the year first mentioned herein.

The Contract is executed in two counterparts.

CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:

By: Duane Hoff Jr., Senior Buyer- City of Grand Junction 4/12/2021 | 14:28 MDT
9F709E7D56F14BC...

Duane Hoff Jr., Senior Buyer-City of Grand Junction Date

Perkins & Will

DocuSigned by:

By: Andy Barnard – Managing Principal, Perkins & Will 4/12/2021 | 14:27 MDT
E29C426E8664452...

Andy Barnard - Managing Principal, Perkins & Will Date

Budget and Fee

Project Budget Breakdown

Please break out the total project budget including your fee, all soft costs (broken down in detail) and total construction costs.

Scope	Construction
Suplizio North Bleachers	$1,100,000
Stocker Stadium North	$355,000
Stocker Stadium West	$3,186,000
Stocker Stadium South Plaza/Tix	$310,000
Stocker Stadium Utilities	$125,000
Suplizio Field Replacement	$320,000
Parking Lot/Roundabout	$195,000
Tower IT	$90,000
Sound System Upgrades	$200,000
Improve AV @ scoreboard/marquee	$160,000
10% Design Contingency	$652,000
Total Construction Cost	**$6,693,000**

Scope	Non-Const.
Design Fees (includes survey + expenses)	$631,500
Professional Services (Testing, etc.)	$100,000
FF&E	$125,000
Miscellaneous expenses	$90,000
Owner's Contingency (5%)	$360,500
Total Non-Construction Costs	**$1,307,000**

Total Project Budget: $8,000,000

Fee Breakdown by Phase

Phase	NTE Price
CMGC Selection	$3,000
Design Development	$289,500
Construction Documentation	$185,000
Bidding Documents & Assistance	$12,000
Construction Administration	$142,000
Total Contract Amount	**$631,500**

Consultant Fees

Consultant	Fee
Lindauer Dunn	$58,000
JVA Civil	$98,500*
DHM	$37,300
Millennium	$30,000
ME Engineers	$58,000
Big Horn	$12,750
WJHW	$15,000
Total	**$309,550**

* does not include site surveying. Add $20,000 for site surveying.

CITY OF Grand Junction COLORADO

Request for Proposal
RFP-4863-21-DH

Professional Architectural/Engineering Services for Renovations of Stocker Stadium & Suplizio Field

RESPONSES DUE:
March 4, 2021 prior to 3:00 PM
Accepting Electronic Responses Only
Responses Only Submitted Through the Rocky Mountain E-Purchasing System (RMEPS)
https://www.rockymountainbidsystem.com/default.asp
(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)

IMPORTANT NOTICE:

Due to the recent developments with increased COVID-19 cases in Mesa County, public in-person bid openings are temporarily being suspended. Bid openings will still take place on their designated date and time virtually, and bid tabulations will still be posted for public view/access. Once the crisis has passed, public in-person bid openings will resume as normal. Attached is the virtual link and information to attend the bid opening. Public may addend through the link, or via phone.

PURCHASING REPRESENTATIVE:
Duane Hoff Jr., Senior Buyer
duaneh@gjcity.org
970-244-1545

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

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 is directed to:

RFP QUESTIONS:
Duane Hoff Jr., Senior Buyer
duaneh@gjcity.org

The City would like to remind all Contractors, Sub-Contractors, Vendors, Suppliers, Manufacturers, Service Providers, etc. that (with the exception of Pre-Bid or Site Visit Meetings) all questions, inquiries, comments, or communication pertaining to any formal solicitation (whether process, specifications, scope, etc.) must be directed (in writing) to the Purchasing Agent assigned to the project, or Purchasing Division. Direct communication with the City assigned Project Managers/Engineers is not appropriate for public procurement, and may result in disqualification.

1.2 Purpose: The purpose of this RFP is to obtain proposals from qualified professional design/engineering firms to provide Professional Architectural/Engineering Services for Renovations of Stocker Stadium & Suplizio Field.

1.3 The Owner: The Owner is the City of Grand Junction, Colorado and is referred to throughout this Solicitation. The term Owner means the Owner or his authorized representative.

1.4 Mandatory Site Visit Meeting: **Prospective offeros are required to attend a mandatory site visit meeting on February 10, 2021 at 2:00 pm**. Meeting location shall begin at Stocker Stadium Ticket Office located in the parking lot on the south side of Suplizio Field at 998 N 12th St, Grand Junction, CO. The purpose of this visit will be to tour the project site, in order to inspect and to clarify the contents of this Request for Proposal (RFP).

1.5 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 Owner 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.

1.6 Submission: Please refer to section 5.0 for what is to be included. ***Each proposal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website (https://www.rockymountainbidsystem.com/default.asp).*** *This site offers both "free" and "paying" registration options that allow for full access of the Owner's documents and for electronic submission of proposals. (Note: "free" registration may take up to 24 hours to process. Please Plan accordingly.)* Please view our "**Electronic Vendor Registration Guide"** at http://www.gjcity.org/business-and-economic-development/bids/ for details. For proper comparison and evaluation, the City requests that

proposals be formatted as directed in Section 5.0 "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**).

Please join Solicitation Opening, RFP-4863-21-DH, Professional Architectural/Engineering Services for Renovations of Stocker Stadium & Suplizio Field on GoToConnect from your computer using the Chrome browser.
https://my.jive.com/meet/427290221

You can also dial in using your phone.
US: (571) 317-3116

Access Code: 427-290-221

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 Acceptance of Proposal Content: The contents of the proposal of the successful Offeror shall become contractual obligations if acquisition action ensues. Failure of the successful Offeror to accept these obligations in a contract shall result in cancellation of the award and such vendor shall be removed from future solicitations.

1.10 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 Purchasing Division. 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.rockymountainbidsystem.com. Offerors shall acknowledge receipt of all addenda in their proposal.

1.11 Exceptions and Substitutions: All proposals meeting the intent of this RFP shall be considered for award. Offerors taking exception to the specifications shall do so at their own risk. The Owner reserves the right to accept or reject any or all substitutions or alternatives. When offering substitutions and/or alternatives, Offeror must state these exceptions in the section pertaining to that area. Exception/substitution, if accepted, must meet or exceed the stated intent and/or specifications. The absence of such a list shall indicate that the Offeror has not taken exceptions, and if awarded a contract, shall hold the Offeror responsible to perform in strict accordance with the specifications or scope of services contained herein.

1.12 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 Owner. 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.

1.13 Response Material Ownership: All proposals become the property of the Owner upon receipt and shall only be returned to the proposer at the Owner's option. Selection or rejection of the proposal shall not affect this right. The Owner 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 entitled "Confidential Material". Disqualification of a proposal does not eliminate this right.

1.14 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 Owner.

1.15 Open Records: Proposals shall be received and publicly acknowledged at the location, date, and time stated herein. Offerors, their representatives and interested persons may be present. Proposals shall be received and acknowledged only so as to avoid disclosure of process. However, 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 Owner to the extent allowable in the Open Records Act.

1.16 Sales Tax: The Owner is, by statute, exempt from the State Sales Tax and Federal Excise Tax; therefore, all fees shall not include taxes.

1.17 Public Opening: Proposals shall be opened in a virtual meeting ~~in the City Hall Auditorium, 250 North 5th 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 Letter of Interest or Cover Letter by the autographic signature of 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 including compensation, as set forth herein. An Offeror shall identify clearly and thoroughly any variations between its proposal and the Owner'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 Owner and Firm. By executing the contract, the Firm 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 Owner are, and shall remain, Owner property. They are not to be used on any other project.

2.3. Permits, Fees, & Notices: The Firm shall secure and pay for all permits, governmental fees and licenses necessary for the proper execution and completion of the services. The Firm shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the services. If the Firm observes that any of the Contract Documents are at variance in any respect, he shall promptly notify the Owner in writing, and any necessary changes shall be adjusted by approximate modification. If the Firm performs any services knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Owner, he shall assume full responsibility and shall bear all costs attributable.

2.4. Responsibility for those Performing the Services: The Firm shall be responsible to the Owner for the acts and omissions of all his employees and all other persons performing any of the services under a contract with the Firm.

2.5. Payment & Completion: The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Firm for the performance of the services under the Contract Documents. Upon receipt of written notice that the services is ready for final inspection and acceptance and upon receipt of application for payment, the Owner's Project Manager will promptly make such inspection and, when they find the services acceptable under the Contract Documents and the Contract fully performed, the Owner shall make payment in the manner provided in the Contract Documents. Partial payments will be based upon estimates, prepared by the Firm, of the value of services performed and materials placed in accordance with the Contract Documents. The services performed by Firm shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of services in the applicable community. The services and services to be performed by

Firm hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

2.6. Protection of Persons & Property: The Firm shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. Firm shall erect and maintain, as required by existing safeguards for safety and protection, and all reasonable precautions, including posting danger signs or other warnings against hazards promulgating safety regulations and notifying owners and users of adjacent utilities. When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect, or misconduct by the Firm in the execution of the services, or in consequence of the non-execution thereof by the Firm, they shall restore, at their own expense, such property to a condition similar or equal to that existing before such damage or injury was done, by repairing, rebuilding, or otherwise restoring as may be directed, or it shall make good such damage or injury in an acceptable manner.

2.7. Changes in the Services: The Owner, without invalidating the contract, may order changes in the services within the general scope of the contract consisting of additions, deletions or other revisions. All such changes in the services shall be authorized by Change Order/Amendment and shall be executed under the applicable conditions of the contract documents. A Change Order/Amendment is a written order to the Firm signed by the Owner issued after the execution of the contract, authorizing a change in the services or an adjustment in the contract sum or the contract time.

2.8. Minor Changes in the Services: The Owner shall have authority to order minor changes in the services not involving an adjustment in the contract sum or an extension of the contract time and not inconsistent with the intent of the contract documents.

2.9. Uncovering & Correction of Services: The Firm shall promptly correct all services found by the Owner as defective or as failing to conform to the contract documents. The Firm shall bear all costs of correcting such rejected services, including the cost of the Owner's additional services thereby made necessary. The Owner shall give such notice promptly after discover of condition. All such defective or non-conforming services under the above paragraphs shall be removed from the site where necessary and the services shall be corrected to comply with the contract documents without cost to the Owner.

2.10. Acceptance Not Waiver: The Owner'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 Owner'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.

2.11. Change Order/Amendment: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All amendments to the contract shall be made in writing by the Owner.

2.12. 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 Owner.

2.13. 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. Firm 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.

2.14. Debarment/Suspension: The Firm herby certifies that the Firm is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Governmental department or agency.

2.15. Confidentiality: All information disclosed by the Owner to the Offeror for the purpose of the services to be done or information that comes to the attention of the Offeror during the course of performing such services is to be kept strictly confidential.

2.16. Conflict of Interest: No public official and/or Owner employee shall have interest in any contract resulting from this RFP.

2.17. Contract: This Request for Proposal, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute a contract equally binding between the Owner 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.

2.18. Project Manager/Administrator: The Project Manager, on behalf of the Owner, shall render decisions in a timely manner pertaining to the services proposed or performed by the Offeror. The Project Manager shall be responsible for approval and/or acceptance of any related performance of the Scope of Services.

2.19. 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.

2.20. Employment Discrimination: During the performance of any services per agreement with the Owner, the Offeror, by submitting a Proposal, agrees to the following conditions:

2.20.1. 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.

2.20.2. 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.

2.20.3. 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.

2.21. 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 services 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).

2.22. 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 Owner.

2.23. Failure to Deliver: In the event of failure of the Offeror to deliver services in accordance with the contract terms and conditions, the Owner, 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 Owner may have.

2.24. Failure to Enforce: Failure by the Owner at any time to enforce the provisions of the contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the contract or any part thereof or the right of the Owner to enforce any provision at any time in accordance with its terms.

2.25. Force Majeure: The Offeror shall not be held responsible for failure to perform the duties and responsibilities imposed by the contract due to legal strikes, fires, riots, rebellions, and acts of God beyond the control of the Offeror, unless otherwise specified in the contract.

2.26. Indemnification: Offeror shall defend, indemnify and save harmless the Owner 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, sub-contractor 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 Owner growing out of such injury or damages.

2.27. Independent Firm: The Offeror shall be legally considered an Independent Firm and neither the Firm nor its employees shall, under any circumstances, be considered servants or agents of the Owner. The Owner shall be at no time legally responsible for any negligence or other wrongdoing by the Firm, its servants, or agents. The Owner shall not withhold from the contract payments to the Firm any federal or state unemployment taxes, federal or state income taxes, Social Security Tax or any other amounts for benefits to the Firm. Further, the Owner shall not provide to the Firm any insurance coverage or other benefits, including Workers' Compensation, normally provided by the Owner for its employees.

2.28. 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 Owner reserves the right to permit the Offeror to withdraw nonconforming terms and conditions from its proposal prior to a determination by the Owner of non-responsiveness based on the submission of nonconforming terms and conditions.

2.29. Ownership: All plans, prints, designs, concepts, etc., shall become the property of the Owner.

2.30. 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 Owner.

2.31. Patents/Copyrights: The Offeror agrees to protect the Owner from any claims involving infringements of patents and/or copyrights. In no event shall the Owner be liable to the Offeror for any/all suits arising on the grounds of patent(s)/copyright(s) infringement. Patent/copyright infringement shall null and void any agreement resulting from response to this RFP.

2.32. Venue: Any agreement as a result of responding to 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.

2.33. Expenses: Expenses incurred in preparation, submission and presentation of this RFP are the responsibility of the company and cannot be charged to the Owner.

2.34. Sovereign Immunity: The Owner specifically reserves its right to sovereign immunity pursuant to Colorado State Law as a defense to any action arising in conjunction to this agreement.

2.35. Public Funds/Non-Appropriation of Funds: Funds for payment have been provided through the Owner'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 Owner'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.

2.36. 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 Owner may or may not, at the discretion of the Owner Purchasing Representative, accept future proposals for the same service or commodities for participants in such collusion.

2.37. Gratuities: The Firm 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 Firm breaches or violates this warranty, the Owner may, at their discretion, terminate this contract without liability to the Owner.

2.38. Performance of the Contract: The Owner 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 Owner in the event of breach or default of resulting contract award.

2.39. Benefit Claims: The Owner shall not provide to the Offeror any insurance coverage or other benefits, including Worker's Compensation, normally provided by the Owner for its employees.

2.40. Default: The Owner reserves the right to terminate the contract in the event the Firm fails to meet delivery or completion schedules, or otherwise perform in accordance with the accepted proposal. Breach of contract or default authorizes the Owner to purchase like services elsewhere and charge the full increase in cost to the defaulting Offeror.

2.41. Multiple Offers: If said proposer chooses to submit more than one offer, THE ALTERNATE OFFER must be clearly marked "Alternate Proposal". The Owner reserves the right to make award in the best interest of the Owner.

2.42. Cooperative Purchasing: Purchases as a result of this solicitation are primarily for the Owner. 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 Owner. It does not include quantities for any other jurisdiction. The Owner 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 Owner 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.

2.43. Definitions:

2.43.1. "Offeror" and/or "Proposer" refers to the person or persons legally authorized by the Consultant to make an offer and/or submit a response (fee) proposal in response to the Owner's RFP.

2.43.2. The term "Services" includes all labor, materials, equipment, and/or services necessary to produce the requirements of the Contract Documents.

2.43.3. "Firm" is the person, organization, firm or consultant identified as such in the Agreement and is referred to throughout the Contract Documents. The term Firm means the Firm or his authorized representative. The Firm shall carefully study and compare the General Contract Conditions of the Contract, Specification and Drawings, Scope of Services, Addenda and Modifications and shall at once report to the Owner any error, inconsistency or omission he may discover. Firm shall not be liable to the Owner for any damage resulting from such errors,

inconsistencies or omissions. The Firm shall not commence services without clarifying Drawings, Specifications, or Interpretations.

2.43.4. "Sub-Contractor is a person or organization who has a direct contract with the Firm to perform any of the services at the site. The term Sub-Contractor is referred to throughout the contract documents and means a Sub-Contractor or his authorized representative.

2.44. Public Disclosure Record: If the Proposer has knowledge of their employee(s) or sub-proposers having an immediate family relationship with an Owner 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 Owner.

SECTION 3.0: INSURANCE REQUIREMENTS

3.1 Insurance Requirements: The selected Firm agrees to procure and maintain, at its own cost, policy(s) of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Firm pursuant to this Section. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Firm shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Section by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Firm shall procure and maintain and, if applicable, shall cause any Sub-Contractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to The Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to this Section. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Minimum coverage limits shall be as indicated below unless specified otherwise in the Special Conditions:

(a) Worker Compensation: Firm shall comply with all State of Colorado Regulations concerning Workers' Compensation insurance coverage.

(b) General Liability insurance with minimum combined single limits of:

ONE MILLION DOLLARS ($1,000,000) each occurrence and
ONE MILLION DOLLARS ($1,000,000) per job aggregate.

The policy shall be applicable to all premises, products and completed operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground (XCU) hazards. The policy shall contain a severability of interests provision.

(c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

ONE MILLION DOLLARS ($1,000,000) each occurrence and
ONE MILLION DOLLARS ($1,000,000) aggregate

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

FIVE MILLION DOLLARS ($5,000,000) per claim

This policy shall provide coverage to protect the Firm against liability incurred as a result of the professional services performed as a result of responding to this Solicitation.

With respect to each of Consultant's owned, hired, or non-owned vehicles assigned to be used in performance of the Services. The policy shall contain a severability of interests provision.

3.2 Additional Insured Endorsement: The policies required by paragraphs (b), and (c) above shall be endorsed to include the Owner and the Owner's officers and employees as additional insureds. Every policy required above shall be primary insurance, and any insurance carried by the Owner, its officers, or its employees, or carried by or provided through any insurance pool of the Owner, shall be excess and not contributory insurance to that provided by Firm. The Firm shall be solely responsible for any deductible losses under any policy required above.

SECTION 4.0: SPECIFICATIONS/SCOPE OF SERVICES

4.1. General/Background:

The City of Grand Junction is seeking proposals from qualified consultants to provide architectural/engineering design, plans, specifications and cost estimate preparation, and pre-construction bid support services for renovations of Stocker Stadium & Suplizio Field.

In 2019, the Parks Improvement Advisory Board (PIAB) comprised of the City of Grand Junction, Mesa County, School District 51, Colorado Mesa University and Grand Junction Baseball, conducted a Master Plan process that identified improvements, repairs and renovation priorities at the Stadium.

NOTE: The intended project delivery method shall be CM/GC.

The budget for this project (including all related design and construction) is estimated at approximately $8,000,000 to $9,000,000, depending on grant approvals.

Grants: The City, in collaboration with the Grand Junction Baseball Committee, Colorado Mesa University and the other PIAB partners, plans to pursue a Department of Local Affairs (DOLA) grant in 2021. The City may pursue a $200,000 due March 1, 2021 OR a $1,000,000 grant due September 3, 2021 with an award decision in December of 2021. The grant should have a 50% match and the owner may not be under contract for construction for the elements described in the project application prior to execution of grant contract with DOLA. The A/E will be involved in advising the decision on what to apply for with this grant opportunity. A Federal Mineral Lease

District for Mesa County (FML) may also be pursued in the fall of 2021.

Stocker Stadium: Opening in 1949, Ralph Stocker Stadium is run by the City of Grand Junction and is the home of the Colorado Mesa University Mavericks football team and local high school football. Other activities held on the field include high school and college commencements, Special Olympics Summer Colorado State Games and the Western Colorado State Marching Band Festival.

The field has lights for the football teams to play night games in the early part of the hot, fall season in Grand Junction. The field is covered in the latest brand of field turf and is set up on a great draining system allowing for reduced maintenance.

In 2012, Stocker Stadium underwent an $8.6 million renovation including TV ready lights, expanded seating area, new press box, luxury suite, concourse, restrooms, and concession stands.

Suplizio Field: Suplizio Field is owned by the City of Grand Junction and located in the northwest corner of Lincoln Park. It is currently home to the Grand Junction Rockies Pioneer League Baseball team, and also hosts the Colorado Mesa University Baseball team as well as the Junior College World Series each year beginning Memorial Day Weekend.

Built in 1949, the stadium has been expanded several times in the past decades. The most recent expansion included a four-story tower built in 2012 between the baseball field and the Stocker football field (this is referred to as the Tower).

The City seeks to hire an Architectural/Engineering firm or team to provide all services necessary to perform design, engineering, and collaboration with the future selected CM/GC.

Therefore, the City of Grand Junction Purchasing Department is requesting proposals from Architects/Engineers to provide design services, scope, specifications, prepare construction drawings, assist in development of bid documents, and collaborate with CM/GC. The design project calls for the following:

- Preliminary Design Review (FIR) with plans for review by City and stakeholders
- Final Design Review (FOR) with Construction Drawings, Standard and Project Specifications, and Probable Opinion of Construction Costs for review by City and stakeholders
- Preparation of construction plans and documents to be included in the Solicitation for Construction Documents published by the City. Assistance with bidding services includes aiding the City Project Manager in responding to questions and completing the addenda as part of the contractor selection process.

The following projects in the 2-4 year improvements phase of the improvement plan reflect the top two to three priorities from the perspective of each PIAB partner. The project list has yet to be finalized but examples of projects likely to be included are as follows:

• Enhanced Entry I Circulation I Seating - This includes the demo of the north bleachers and seat pans, reconstructing the north bleachers and seat pans behind home plate with 900 chair back seats and 3,000 bleacher seats, a camera platform and scorer's box, a renovation of the main entry to create an open plaza and a new ticketing and retail/display building.

• Stocker Stadium Ticketing, Infrastructure and Bleachers - Renovations involve replacing the water main under the field, building a new plaza/ticketing for the west entry, the demo of the west bleachers, and seat pans the reconstruction of the west bleachers and seat pans for 2,500 seats and relocation of light poles.

• Suplizio Field Outfield Replacement - The outfield quality is deteriorating, largely because of drainage issues and the proliferation of an invasive Poa species of grass, that is spreading throughout the outfield. This will replace the entire turf area of the outfield and install proper drainage infrastructure.

• Parking Lot and Site Improvements - With minimal changes to the curb, gutter and sidewalk, it is possible to expand the available parking from 415 to 500 spaces. Some light poles will need to be relocated.

• IT/Electrical/AV Infrastructure Upgrades - Many portions of the Stadium infrastructure are antiquated. These major upgrades will dramatically improve the function of the facility. This upgrades all IT at all ticketing locations and the Lincoln Tower Press Box, upgrades the electrical under the north bleachers, adds electrical in the endzones for VIP at Stocker, upgrades the sound system, adds audio-visual to camera platforms and plug-ins, and improves the audio-visual for the scoreboard and marquee.

The Master Plan document adopted by the Parks Improvement Advisory Board (PIAB) is included for reference. PIAB is comprised of the City of Grand Junction, Grand Junction Baseball (who organizes the annual JUCO tournament for the past 60 years), Colorado Mesa University (CMU), District 51 School District and Mesa County.

4.2. Special Conditions/Provisions:

4.2.1 Mandatory Site Visit Meeting: **Prospective offeros are required to attend a mandatory site visit meeting on February 10, 2021 at 2:00 pm**. Meeting location shall begin at Stocker Stadium Ticket Office located in the parking lot on the south side of Suplizio Field at 998 N 12th St, Grand Junction, CO. The purpose of this visit will be to tour the project site, in order to inspect and to clarify the contents of this Request for Proposal (RFP).

4.2.2 Price/Fees: Project pricing shall be all inclusive, to include, but not be limited to: labor, materials, equipment, travel, design, drawings, engineering work, shipping/freight, licenses, permits, fees, etc.

For pricing purposes for this solicitation process, Firms shall presume a total project budget (to include all related design and construction) of $8,000,000. NOTE: If grants come to fruition, then an amendment to the contract will be made as needed. Provide a not to exceed

cost using Solicitation Response Form found in Section 7, accompanied by a complete list of costs breakdown.

All fees will be considered by the Owner to be negotiable.

4.2.3 Codes: The A/E shall ensure that project design, scope and specifications meet all Federal, State, County, and City Codes.

4.3. Specifications/Scope of Services:

Architect/Engineer Responsibilities: The scope of work shall include the following:

Task 1 – Project Management and Coordination:

Project Initiation: Develop and prepare a project schedule to meet the proposed construction time frame and assign tasks. The schedule shall show individual tasks and identify key milestone dates. The Architect/Engineer Project Manager (A/E PM) shall maintain and update the project schedule as the work proceeds. The A/E's PM will be assigned to this project for the duration of the work.

The schedule shall take into account all uses as the stadium and work towards minimizing interruption to the many events, seasons and leagues by the various users. Once the CM/GC is hired, the A/E will work collaboratively to coordinate the work of the sub-contractors in a way that minimizes cost while also minimizing interruption of normal seasonal activities. Some items may be postponed, rescheduled or held elsewhere while others require maximum facility availability such as the JUCO World Series. This will be a balance that will require regular communication and joint decision making between the owner, the A/E and the CM/GC.

As of January 2021, we know a general idea of what the seasons will look like, but as we continue to work through COVID-19 restrictions, we hope to have more information and detail. Here is a rough outline of the schedule of regular events in a non COVID year (2020 looked vastly different than most years).

January - Hospitality Events

Mid-February - Colorado Mesa Baseball

March - Colorado Mesa Baseball, SD 51 Baseball, SD 51 Track

May - Colorado Mesa Baseball, RMAC Championship, NCAA Regional Tournament, SD 51 Baseball, Graduations, Grand Junction Rockies Baseball

Last week of May first week of June (beginning Memorial Day Weekend) - JUCO Tournament

June - Grand Junction Rockies Baseball, Special Olympics State Games

July - Grand Junction Rockies Baseball

August - Grand Junction Rockies Baseball, Colorado Mesa Football, SD 51 Football

September - Grand Junction Rockies Baseball Postseason, Colorado Mesa Football, SD 51 Football

October - Colorado Mesa Football, SD 51 Football

November - Colorado Mesa Football, SD 51 Football, football playoffs

December - Hospitality Events

September through February - No baseball

December through March - No football or Colorado Mesa Baseball - Games are on Friday, Saturday and Sunday

SD 51 Baseball - Games are typically 6:00 pm Monday through Friday and Saturday day games

Grand Junction Rockies - Games are at 6:00 or 6:30 pm daily during season SD 51 Track - Varsity Track meets are on Friday/Saturdays all day, middle school track meets Tuesday and Thursdays after 3:00 pm

SD 51 Football - Thursday and Friday, Saturday

Colorado Mesa Football - Saturday

Work Task Coordination: The A/E PM shall assign and coordinate all work tasks being accomplished, including those performed by sub-consultants, to ensure project work is completed on schedule. The A/E shall work collaboratively with the CM/GC (in conjunction with the Owner) throughout the process. The Owner expects that the A/E and CM/GC work as a team to produce design documents that consider constructability and placed an importance on value engineering where possible.

The A/E shall provide construction administration services in conjunction with the CM/GC, including participation in periodic on-site meetings, submittal reviews, construction inspection services, and any other necessary item to ensure proper construction of the project. Construction administration may include daily observation during critical construction periods and periodic observations during less important periods of construction. CM/GC shall have overall responsibility for budgeting and construction estimating. A/E shall work with CM/GC on feasibility of systems, document completeness and acceptability, and alternatives for bidding.

CM/GC Selection Assistance. The A/E shall provide assistance in the recruitment of the CM/GC. The A/E shall work with the Owner to assist in preparation of a Request for Proposal (RFP) for the selection of a qualified CM/GC. The A/E shall attend all necessary pre-bid meetings (and any other meetings required) for the CM/GC, assist and provide all necessary answers, clarifications, and additional documents for addendums.

After the CMGC is selected, the A/E shall meet with the Owner and partners at the 35%, 65% and 90% design phases to ensure that the design meets the goals of the project and that sufficient design progress is being achieved.

Project Team Coordination: The City PM and the A/E PM shall maintain ongoing communication about the project on a frequent and regular basis. Each PM shall provide the other with:

- Written synopsis of their respective contacts (both telephone or in person) with others
- Copies of pertinent written communications, including electronic (email) correspondence
- Early identification of potential problems

Progress Meetings: The City and A/E shall meet, either in person or by conference calls (Zoom or similar video) at regularly scheduled Project Working Group Meetings held at approximate two-week intervals throughout the project. Meetings shall include A/E PM, City PM, CM/GC, and other stakeholders as identified and required during the design and construction progress. The Project Working Group meetings shall be used to coordinate the work effort and resolve any outstanding issues or problems. The Meetings shall focus on the following topics:

- Activities completed since last meeting
- Problems encountered or anticipated
- Late activities or activities slipping behind schedule
- Solutions for unresolved or newly identified problems
- Schedule of upcoming activities
- Information on items required, or comments from stake holders.

The A/E PM shall prepare a written summary report of the general discussion held, including all action items assigned.

Reporting Requirements: The A/E PM shall provide the following on a routine basis:

- Bi-weekly status reports (percent of design components complete) and monthly billings.

Agency Coordination and Permit Acquisition: The A/E shall coordinate with all local, state, and federal regulatory agencies to determine and obtain any required permits for the selected design alternative prior to construction. The Consultant shall initiate communication with Local, State, and Federal agencies regarding the intent of the project and shall submit appropriate permit applications on behalf of the City. Permit/regulatory requirements may be used as an aid to select the recommended design alternative and shall therefore be summarized in the Structure Selection Report (Task 2).

Agency Coordination assumes up to 3 in-person meetings with regulatory agencies. The A/E shall include City PM (and when applicable, CM/CG) on all correspondence with regulatory agencies and must copy City PM on all email correspondence.

Task 2 – Preliminary Design Plans (FIR) and Structure Selection Report

The A/E will prepare preliminary/conceptual design plans. Plan set will be at 30% complete level and will include, at a minimum the following:

- Any required surveying (to be provided by A/E)
- Plan, renovations layout based on Geotechnical Investigation (to be provided by

City)
- Plans shall be no larger than 24 x 36
- All design is to be coordinated with the City's PM (and when applicable, CM/GC)
- A/E's Opinion of Probable Cost.

The Preliminary Design Plans will be delivered to the City in electronic format (PDF).

City Provided Materials: The City will provide the following:

- As-built drawings of existing facilities as available
- Existing Survey, Base mapping and existing plan files (upon award)
- Geotechnical Investigation Report
- 2019 Stadium Master Plan - The Stadium Master Plan Adopted by PIAB on January 6, 2019. The Master Plan has a concept level of design and it does not include mechanical, electrical or structural design. This was completed by Perkins & Will, which is owned by Perkins and Will and PIAB. Both have agreed to let the winning proposer use this master plan and design as a starting point to build off of.

Task 3: Final Design Plans and Project Specifications

The A/E shall prepare final design plans, specifications, scope, etc. Prior to final design, A/E shall provide 90% design review plans to the City for comment. Review of the documents and plans will be completed by the City PM and CM/GC. Comments shall be incorporated into Final Design Plans and Specifications. Final Plans/Construction Documents shall be stamped by a professional engineer registered in the State of Colorado. These documents must comply with all applicable building codes, ADA regulations and any other federal, state or local agency that has jurisdiction over this project. All submittals shall be in a PDF format, with final electronic files (e.g. AutoCAD files) provided at the close of the design task. This task will also include responding to any comments from review by the stakeholder agencies involved in this project.

All final plans, construction documents, as-builts, and any and all other documents produced from this contract shall be provided to, and become the property of, the Owner.

90% design submittal shall include Engineers Opinion of Probable cost for the selected design alternative. The Final Design documents shall include Engineers Opinion of Probable Cost and a bid schedule that can be incorporated into the Advertisement for Construction Documents.

Reproduction: The Consultant will provide electronic copies of the final construction drawings and contract documents (PDF and DWG format).

Authentication: The A/E's Professional Engineer responsible for the project shall affix their stamp and signature to the final drawings, bid documents and design report.

Task 4: Construction Phase Services

Construction Phase: The City will provide onsite, full time inspection for the project. Resident engineering shall be provided by the A/E on an as-needed basis. A/E resident engineer shall also assist in reviewing and approving all shop drawings, materials submittals, etc. The selected A/E shall also complete as-built plans and assist the City PM with design change requests.

In Addition: The A/E firm awarded shall provide:

- In collaboration with City PM, and CM/GC, prepare all necessary plans, drawings, scope, and specifications for the construction renovations to include site and utility infrastructure, if required.
- Site/utility planning and design, if required.
- Building design and engineering.
- On-site inspection of engineered features.
- Assurance of specification compliance.
- Participate with the City, stakeholders, and the selected CM/GC to facilitate required public hearings. In addition, stakeholder meetings may be held throughout the process to ensure the stakeholder community is kept informed of the process.
- All construction drawings shall be stamped by a professional architect/engineer, registered in the State of Colorado.
- Assist the CM/GC in their development of their Bid, including attendance at the pre-bid meeting, answering contractor's questions, and reviewing Bid responses. This will ultimately result in the securing of a Guaranteed Maximum Price (GMP), which we intend to secure by August 2021 so that construction may begin in September 2021. **Please share thoughts on this timeline for design and provide any guidance that will maximize project success as described in section 5.0.**
- The A/E Firm awarded as a result of this RFP process will be required to fully collaborate with the City Project Manager, CM/GC, Parks Department, and stakeholders. They shall insure the final design and construction of the facility complies with the requirements of the Parks Department, and City of Grand Junction conditions, covenants and restrictions. The City shall require maximum collaboration by the A/E Firm and the CM/GC to insure value engineering through constructability assessments during the preconstruction phase as well as the construction phase of the project.
- All finalized drawings, plans, scope, specifications (both hard copy and electronic, to include CAD versions), shall become the property of the City.

4.4. Attached Documents: Click Links

1. Project location map
2. As-Built Drawings for Stocker Stadium and Suplizio Field:
   - Pages from Lincoln Park Stadium Tower
   - 2010 Lincoln Park Stadium Geotechical Report
   - Suplizio Field Baseball Stands (Home Base & Third Base Line)
   - Suplizio Field Press Box
   - Stocker Stadium Football Stands (West)
3. Geotechnical Report (to be provided in addendum)
4. 2019 Stadium Master Plan

4.5. RFP Tentative Time Schedule:

• Request for Proposal available:	January 29, 2021
• Mandatory Site Visit Meeting	February 10, 2021
• Inquiry deadline, no questions after this date:	February 22, 2021
• Addendum Posted:	February 24, 2021
• Submittal deadline for proposals:	March 4, 2021
• Owner evaluation of proposals:	March 5 – 12, 2021
• Interviews (if required)	March 18, 2021
• Final selection:	March 19, 2021
• City Council Approval	April 7, 2021
• Contract execution:	April 8, 2021

4.6. Questions Regarding Scope of Services:

Duane Hoff Jr., Senior Buyer
duaneh@gjcity.org

SECTION 5.0: PREPARATION AND SUBMITTAL OF PROPOSALS

Submission: ***Each proposal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website (https://www.rockymountainbidsystem.com/default.asp).*** *This site offers both "free" and "paying" registration options that allow for full access of the Owner's documents and for electronic submission of proposals. (Note: "free" registration may take up to 24 hours to process. Please Plan accordingly.)* Please view our "**Electronic Vendor Registration Guide"** at http://www.gjcity.org/BidOpenings.aspx for details. (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 in Section 5.0 "Preparation and Submittal of Proposals." 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 Owner requires that proposals be formatted **A** to **F**:

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 person with Owner'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. By submitting a response to this solicitation the Firm agrees to all requirements herein.

B. **Qualifications/Experience/Credentials:** Proposers shall provide their qualifications for consideration as a contract provider to the City of Grand Junction and include prior experience in similar projects.

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, and the Stadium Master Plan, given the project budget. The Firm may utilize a written narrative or any other printed technique to demonstrate their 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 **time schedule (as shown in Item F. below)** for completion of your firm's implementation plan and an estimate of time commitments from Owner staff.

The proposer should show concisely their familiarity with and enthusiasm for the project. The proposer is expected to thoroughly review all data submitted and identify potential problems that may arise during design and construction.

A list of proposed design sub-consultants with the fees being charged by each sub-consultant. Please use form found here to list out your sub-consultants:

USE OF SUBCONSULTANTS

Sub-consultant Name/City/State	Est. Value of Work	Work Tasks to be Assigned
Total Value of Subcontracts		

Also, please include a list or organizational chart for personnel to be assigned to the project. The office of each project team member should be identified. Detailed resumes should be attached to identify the experience and qualifications of the key, individual team members. The proposer shall describe the relevance of each key individual team member and the relevant sub-consultants and explain past relationships between the proposer (the legally responsible entity) and each sub-consultant. Also, please describe the general work to be completed by each member of the project team. Proposed rate sheet for the consultant and any sub-consultants. Include standard markup for reimbursable expenses (travel, lodging, consumable supplies, etc.), markup for sub-consultants, and standard per-diem rates. Costs to perform the above-described scope of work on a time & materials (T&M) not-to-exceed basis broken down by key tasks presented in Section 4.3 **Specifications/Scope of Services**

D. **References:** A minimum of five (5) **references** that can attest to your experience in projects of similar scope and size. **Please also summarize the projects completed with these references including:** Client Name, Address, Contact Person, Telephone, Email Address, Project Dates, Project Description, Original Project Budget, Final Project Cost, Pictures, and Explanation of variation from original budget to final project cost.

E. **Fee Proposal:** Provide an all-inclusive, not to exceed cost using Solicitation Response Form found in Section 7.0, accompanied by a complete list of costs breakdown.
The fee proposal shall include and comply with the following General Conditions.
The following General Conditions are considered to be included as part of the basic compensation for this project:

- ✓ Normal business expenses – payroll, consultants, materials, phone, postage, etc.
- ✓ Cost of insurance
- ✓ In-house computer time and service
- ✓ Word processing, accounting, and person-hour records
- ✓ Permits and license fees
- ✓ Mileage
- ✓ Travel fees, room and board, per diem
- ✓ Printing costs for all standard review, bidding, and as-constructed plans and other correspondence and contract documents
- ✓ Film and processing
- ✓ Overtime engineering and inspection
- ✓ Any additional survey work that may be required including materials, stakes, etc
- ✓ Additional required services

Any changes in the A/E or their sub consultants staff or fee structure shall be presented in writing to the owner for approval prior to initiating any changes or performing any work.

F. Project Schedule:

The key milestones for the Lincoln Park Stadium Renovation Schedule

The A/E should complete the following schedule as part of the proposal and include any other key dates needed. Also, if the A/E believes a certain date related to the CMGC is in need of revision, please indicate this in your proposal.

Date	**Schedule Item**
_____	Submit CMGC RFP/RFQ to Owner
_____	Owner Approves CMGC RFP/RFQ
_____	CMGC RFP/RFQ Due
_____	CMGC Notice-to-proceed issued by Owner
_____	Hold project meeting with Owner and CM/GC
_____	Submit 35% design set
_____	Meet with Owner to discuss review 35% design
_____	Submit 65% design set
_____	Meet with Owner and CMGC to discuss review 65% design
_____	Submit 100% design set
_____	Meet with Owner and CMGC to discuss review 100% design
_____	Submit Construction Documents for review
_____	Start Construction
_____	Completion Date Suplizio Field
_____	Completion Date Stocker Field
_____	Completion Date Entire Stadium

G. Additional Data (optional): Provide any additional information that will aid in evaluation of your qualifications with respect to this project.

SECTION 6.0: EVALUATION CRITERIA AND FACTORS

6.1 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.

6.2 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 Owner reserves the right to reject any and all portions of proposals and take into consideration past performance. The following parameters will be used to evaluate the submittals (**with weighted values**):

The following collective criteria shall be worth 90%
• Responsiveness of Submittal to the RFP **(10)** (Firm 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 **(30)** (Firm's ability to demonstrate a thorough understanding of the City's goals pertaining to this specific project.) • Experience **(30)** (Firm's proven proficiency in the successful completion of similar projects.) • Strategy & Implementation Plan **(20)** (Firm 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.)

The following criteria shall be worth 10%
* Fees **(10)**

Owner also reserves the right to take into consideration past performance of previous awards/contracts with the Owner of any vendor, Firm, supplier, or service provider in determining final award(s).

The Owner will undertake negotiations with the top-rated firm and will not negotiate with lower rated firms unless negotiations with higher rated firms have been unsuccessful and terminated.

6.3 Oral Interviews: The Owner reserves the right to invite the most qualified rated proposer(s) to participate in oral interviews, if needed.

6.4 Award: Firms shall be ranked or disqualified based on the criteria listed in Section 6.2. The Owner reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the project Firm.

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-4863-21-DH Professional Architectural/Engineering Services for Renovations of Stocker Stadium & Suplizio Field

Offeror must submit entire Form completed, dated and signed.

1) **All inclusive, not to exceed cost to provide design/engineering services for the Professional Engineering Services for renovations of Stocker Stadium & Suplizio Field to include, but not limited to: labor, materials, equipment, travel, design, drawings, engineering work, shipping/freight, licenses, permits, fees, etc. per specifications:**

NOT TO EXCEED COST $_____

WRITTEN:_____dollars.

COMPENSATION SCHEDULE

Please break down this not to exceed price into the following categories. Requests for payment for specific phases shall not exceed the scheduled amount prior to completion of that phase:

CMGC Selection	$ _____
Design Development Phase	$ _____
Construction Document Phase	$ _____
Bidding Documents & Assistance	$ _____
Construction Administration Phase	$_____
Total Contract Amount	$ _____

The Owner reserves the right to accept any portion of the services to be performed at its discretion

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The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the offeror, authorized to represent the offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.

- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of _____ percent of the net dollar will be offered to the Owner if the invoice is paid within _____ days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm 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

CITY OF Grand Junction COLORADO

Purchasing Division

ADDENDUM NO. 1

DATE: **February 9, 2021**
FROM: **City of Grand Junction Purchasing Division**
TO: **All Offerors**
RE: **Professional Architectural/Engineering Services for Renovations of Stoker Stadium & Suplizio Field RFP-4863-21-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. Q. In the RFP item 1.4 indicates that the prospective offerors are required to attend the meeting on 2/10 at 2pm. Is that the prime or can it be either team member, if teaming? Please clarify.

A. While this mandatory site visit is open to all to attend, it is mandatory for the "prime" firm (the firm the City will be entering into a contract with) to attend the site visit. Therefore, a representative from the prime firm must be in attendance. Attendance by non-prime substitutes or firms on contract with the prime shall not be considered in meeting the mandatory requirement for the prime firm.

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

All other conditions of subject remain the same.

Respectfully,

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

CITY OF Grand Junction COLORADO

Purchasing Division

ADDENDUM NO. 2

DATE: **February 16, 2021**
FROM: **City of Grand Junction Purchasing Division**
TO: **All Offerors**
RE: **Professional Architectural/Engineering Services for Renovations of Stoker Stadium & Suplizio Field RFP-4863-21-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. Q. Are there plans for constructing concessions buildings under the new stands at Suplizio Field?

A. We talked about constructing Vendor Areas that could be used as concessions and merchandise. I am not sure that we have the budget to build nor do we need concessions for the majority of the events at the stadium. JUCO is the one event that would need additional concessions. By providing electricity, water, and sewer drains they can set up Food trucks to provide what they need for the one week a year.

2. Q. Will the renovation project include new protective netting behind the field at Suplizio Field?

A. If the height of the bleachers change we will need to evaluate the height of the netting. There is some dry rot along the bottom of the netting at the high tension areas. We have repaired the netting in this area over the past few years. I believe that netting has a life of 10 years, we are coming up on the 10 year mark next year. This may be considered if budget allows.

3. Q. When was the parking lot last chipsealed?

A. The Lincoln Park Parking lot was last chipsealed in 2013. The parking lot directly adjacent to the pickleball courts consists of only a double-pin chip seal (no asphalt) - area highlighted in attached photo.

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

All other conditions of subject remain the same.

Respectfully,

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

CITY OF Grand Junction COLORADO

Purchasing Division

ADDENDUM NO. 3

DATE: **February 23, 2021**
FROM: **City of Grand Junction Purchasing Division**
TO: **All Offerors**
RE: **Professional Architectural-Engineering Services for Renovations of Stoker Stadium and Suplizio Field RFP-4863-21-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. Q. Page 6 section 2; item 2.3: States permits and fees for the project are to be paid by the A/E firm. Permit fees are customarily either carried by the General Contractor or paid by the City. If you do want the A/E firm to carry the fees please confirm; we can add a line item within the compensation schedule to break out those fees.

A. Any outside Permits and Governmental Fees to construct this project will be paid by the City. These Permits may include the City of Grand Junction Community Development/Planning Permit Application Fee and the State of Colorado Construction Stormwater Fee (if needed). The A/E Firm is required to secure and pay for all professional licenses for its employees working on this project.

2. Q. Please clarify if the prime architect will be responsible for Construction Phase services and to what degree? The RFP provides ambiguous information:

Page 13, item 4.1; and pg 14, paragraph 8 - do not mention Construction phase services.

Page 17, under Work Task Coordination, second paragraph - states that the A/E will provide construction administration services.

Page 20, 1st paragraph indicates that the City will provide “fulltime inspection for the project”.

A. Architect shall be responsible to provide Construction Phase Services. The City shall provide special inspection services for the building permit. Architect shall be responsible for assurance of specification compliance.

3. Q. Please clarify if the A/E is providing cost estimation services and if so to what level? The RFP provides ambiguous information:

The RFP indicates in paragraph 1 of section 4.1 “cost estimate preparation”

Section 4.3; task 3 paragraph three indicates the A/E providing an “Engineers Opinion of Probable Costs at 90% and 100% CD however this is not required at the other design phases. RFP indicates a CM/GC will be brough into the project team and on page 17 “CM/GC shall have overall responsibility for budgeting and construction estimation.”

A. The A/E Firm shall assist the selected CM/GC firm to create the budgeting and construction estimate.

4. Q. Please clarify if the A/E fees are for a fixed fee project or on an hourly time and materials basis? The RFP has some potentially conflicting information:

Section 4.2.2 “Project pricing shall be all inclusive…”

Section 5.0, item “C” page 23 in the paragraph below the sub-consultant table the last sentence “Costs to perform the above-described scope of work on a time & materials (T&M) not-to-exceed basis broken down by key tasks presented in section 4.3.”

A. Pricing shall be as stated in **Section 4.2.2 Price/Fees**, and Item **E. Fee Proposal of Section 5.0 Preparation and Submittal of Proposals**. The wording of Item **C. Strategy and Implementation Plan**, last paragraph, last sentence has been modified as follows: All costs to perform the above-described scope of work shall be included in the Firms not-to-exceed cost. Firm shall provide a break down by key tasks presented I Section 4.3 Specifications/Scope of Services.

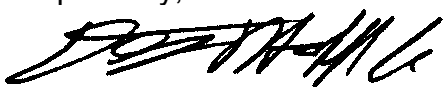
5. Q. Please clarify if the project be required to meet current City and State of Colorado storm water requirements for the new work scope?

A. Yes, the new scope of this project will need to meet current City, County and State stormwater requirements.

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

All other conditions of subject remain the same.

Respectfully,



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

CITY OF Grand Junction COLORADO

Purchasing Division

ADDENDUM NO. 4

DATE: **February 24, 2021**
FROM: **City of Grand Junction Purchasing Division**
TO: **All Offerors**
RE: **Professional Architectural-Engineering Services for Renovations of Stoker Stadium and Suplizio Field RFP-4863-21-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. Please see the following attached draft Geotechnical Investigation Report of Stocker Stadium / Suplizio Field. The finalized report will be given to the awarded firm.

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

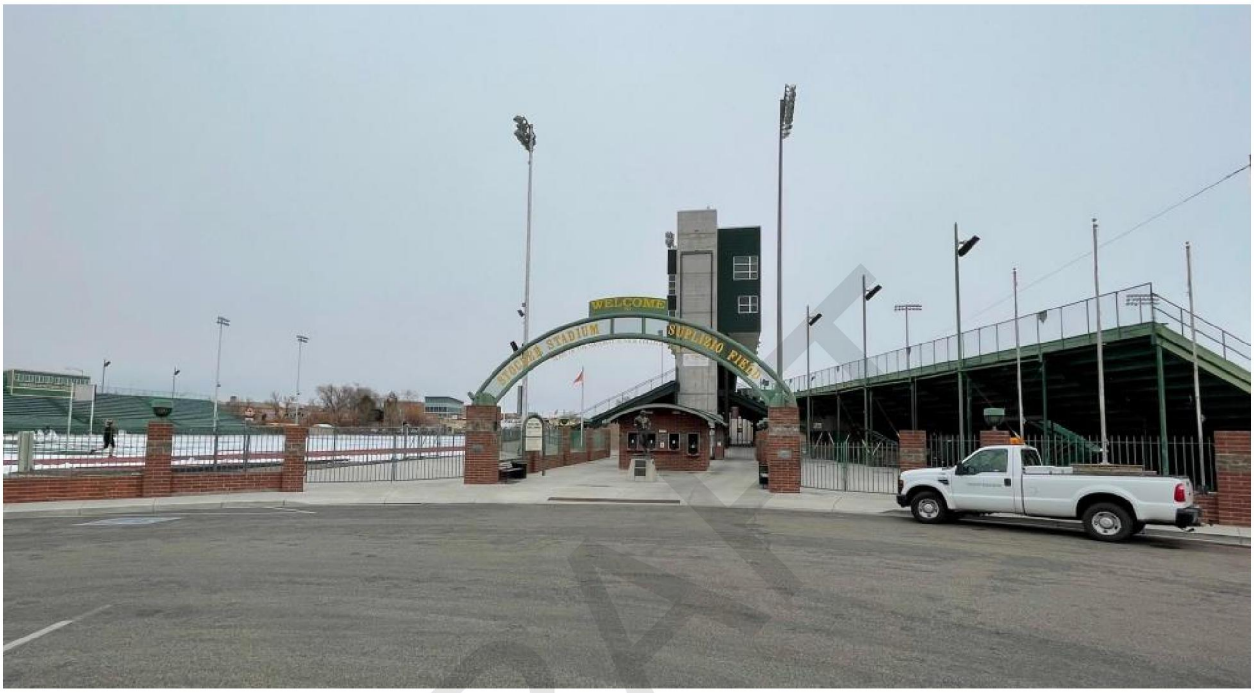
All other conditions of subject remain the same.

Respectfully,

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

Geotechnical Investigation Report
Stocker Stadium/Suplizio Field
City of Grand Junction, Colorado
RockSol Project No. 599.25

February 24, 2021



Prepared for:

City of Grand Junction
333 West Avenue, Building C
Grand Junction, Colorado 81501

Attention: Ms. Kirsten Armbruster, P.E.
Project Engineer

Prepared by:

RockSol Consulting Group, Inc.
566 West Crete Circle, Suite #2
Grand Junction, Colorado 81505
(970)-822-4350

Geotechnical Investigation Report
Stocker Stadium/Suplizio Field
City of Grand Junction, Colorado
RockSol Project No. 599.25

February 24, 2021

Prepared for:

City of Grand Junction
333 West Avenue, Building C
Grand Junction, Colorado 81501

Attention: Ms. Kirsten Armbruster, P.E.
Project Engineer

Prepared by:

RockSol Consulting Group, Inc.
566 West Crete Circle, Suite #2
Grand Junction, Colorado 81505
(970)-822-4350

Callen Hecker, P.E.
Civil Engineer Associate

Ryan Lepro
Engineering Geologist

Donald G. Hunt, P.E.
Senior Geotechnical Engineer

Table of Contents

ATTACHMENTS

1.0 PROJECT OBJECTIVE AND DESCRIPTION

This report documents the geotechnical engineering investigation performed by RockSol Consulting Group, Inc. (RockSol) to assist with the design considerations of the Stocker Stadium/Suplizio Field Improvements in the City of Grand Junction, Colorado (see Image 1, *Site Vicinity Map*). The site includes two athletic venues: Stocker Stadium and Suplizio Field, which are located near the intersection of 12th Street and North Avenue in the Downtown area of Grand Junction.

Image 1 – Site Vicinity Map (Google Maps)

The City of Grand Junction is planning to make improvements to the Lincoln Park stadiums including: the demolition and reconstruction of existing bleachers, development of a new building with ticket office and retail/display space, water line utility improvements, and drainage improvements of the existing outfield.

The geotechnical investigation was conducted by RockSol for the City of Grand Junction. The scope of work for this geotechnical investigation included:

- Developing a drilling/sampling program to perform a subsurface investigation and implementing the program to collect soil samples for laboratory testing. Sampling to include samples for soil nutrient testing by Colorado State University.

- Performing the associated laboratory tests and analyzing the data to determine strength, allowable bearing capacity, and corrosivity of foundation material.
- Provide recommendations for foundation type and subgrade preparation.
- Provide recommendations for drainage, grading, and general earthwork.
- Evaluate potential geologic hazards at the site.
- Prepare a Geotechnical Investigation Report summarizing the subsurface conditions encountered, the results of the laboratory testing, geological hazards, geotechnical parameters for foundation design, and earthwork recommendations.

The City of Grand Junction provided a conceptual design and information for the Stadium Improvements (See Appendix A).

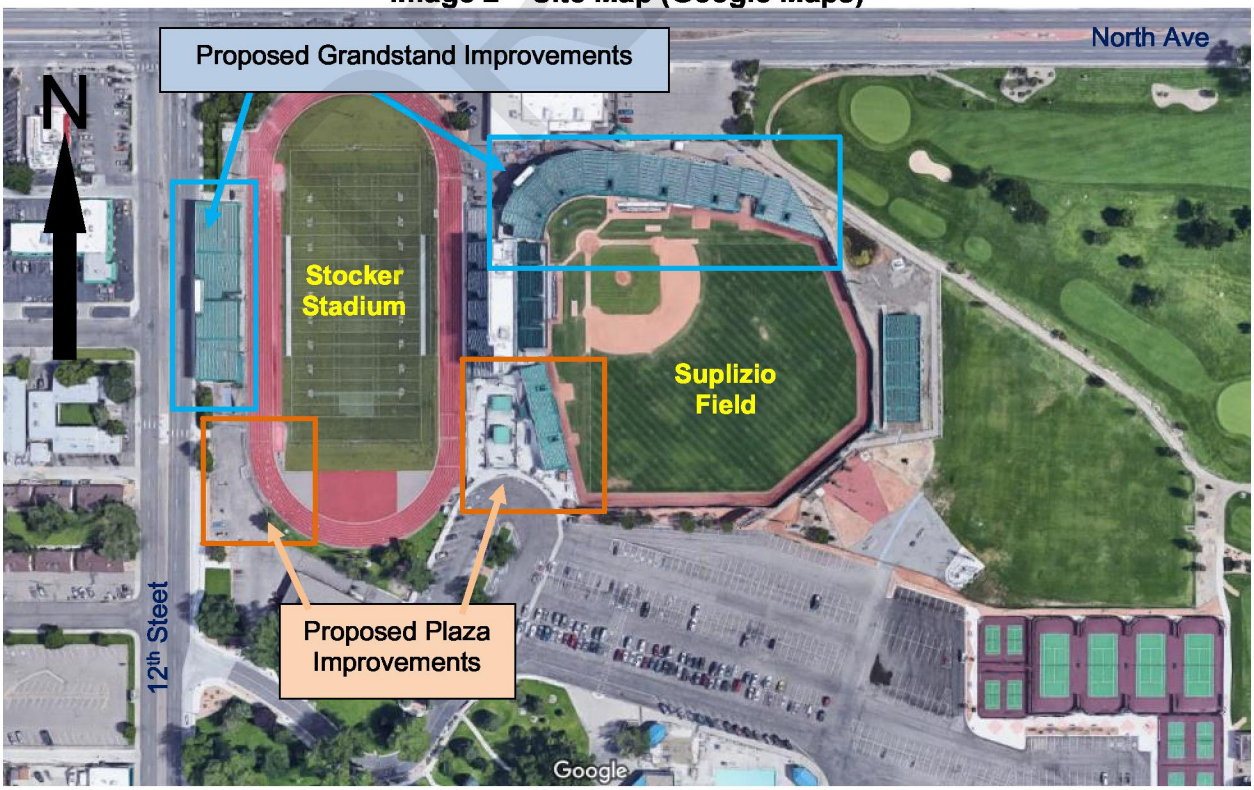
2.0 PROJECT SITE CONDITIONS

The project site is located in the northwest quadrant of Section 13, Township 1, Range 1W in the City of Grand Junction in Mesa County, Colorado.

Stocker Stadium and Suplizio Field encompass the northeast corner of Lincoln Park and are situated in the downtown area of Grand Junction. The area of the Park is considered as part of a Mixed-Use District and is particularly zoned as Community Services and Recreation. To the north the site is bounded by commercial property bordering North Avenue and to the south of the Lincoln Park area is surrounded by residential homes. Grand Junction VA Medical Center lies on the eastern border of the park.

The project site is approximately 1.5 miles north of the Colorado River. The existing topography of the site is all developed, and the slopes are considered flat and engineered for drainage.

Image 2 – Site Map (Google Maps)

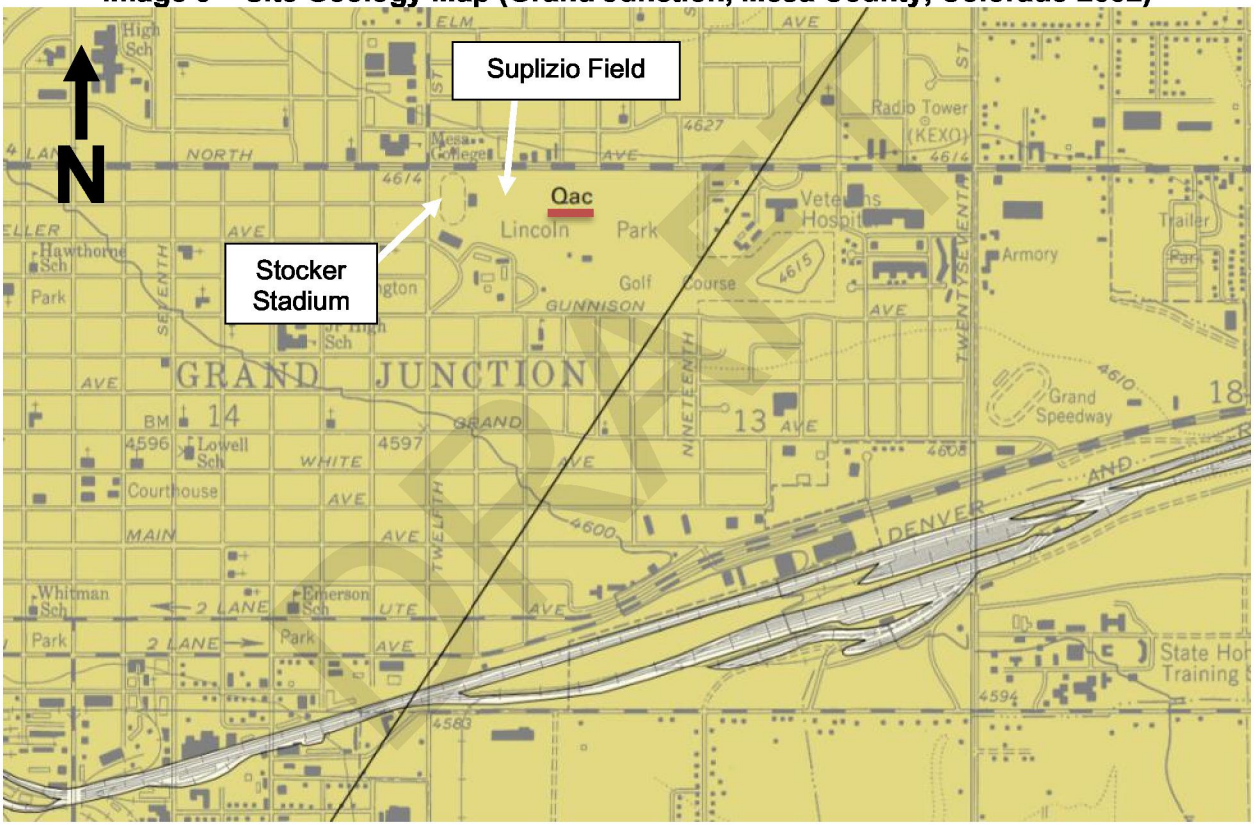


3.0 GEOLOGICAL CONDITIONS

3.1 Geologic Setting

Based on information presented in the United States Geological Survey (USGS) Geologic Map (See Image 3, *Site Geology Map*) of the Grand Junction Quadrangle, Mesa County, Colorado, by Roger B. Scott, Paul E. Carrara, William C. Hood, and Kyle E. Murray, dated 2002, alluvium and colluvium, undivided, (Holocene and late Pleistocene) (Qac) is mapped at the project site, as well as at the immediate surrounding areas. Alluvium generally consists of silt, sand and gravels and the colluvium generally consists of sandy silt, silty to clayey sand, and sandy clay. The materials identified by the USGS mapping was consistent with native soils encountered during our geotechnical investigation.

Image 3 – Site Geology Map (Grand Junction, Mesa County, Colorado 2002)



3.2 Geologic Hazards Discussion

Based on our laboratory results and understanding of the site geologic conditions, expansive soils were not encountered at this site that would impact the proposed development. Native clays with low bearing resistance have been identified and they present a risk of potential settlement for heavily loaded structural elements.

Due to the topography of the site, slope instability is not considered a site geologic hazard; however, any site excavation must consider potential shoring and stabilization requirements due to soft, very moist to wet clay soils.

4.0 SUBSURFACE EXPLORATION SUMMARY

For this investigation, RockSol completed a total of 8 boreholes between the dates of February 8 through 10, 2021 and are identified as Boreholes B-1 through B-8. Additionally, four shallow hand auger samples identified as F-1 to F-4 were obtained and submitted to Ward Laboratories for soil nutrient testing. The locations of the borehole and soil samples are shown in Figure B1, in Appendix B.

Boreholes B-1 and B-2 were located at the West Grandstands of Stocker Stadium and were drilled to maximum depths of approximately 50 feet to 55 feet below existing grades where practical auger refusal on cobbles was encountered.

Boreholes B-3, B-4 and B-5 were located underneath the Northern Grandstands of Suplizio Field from east to west. Borehole B-5 is located just inside the equipment access to Suplizio Field. These holes were drilled to maximum depths of approximately 52 feet to 68 feet below existing grades. Borehole B-4 was advanced into sedimentary bedrock, encountered at an approximate depth of 66 feet below existing grade.

Borehole B-6 and B-7 were located at the southern gates to each entrance of the Stocker Field and Suplizio Field, respectively. Borehole B-7 started by coring through the existing concrete slab and then both B-6 and B-7 were advanced to an approximate depth of 20 feet below existing grades to provide subsurface information for the intended new plaza entries and proposed new ticketing buildings.

Borehole B-8 was located in the northern parking lot of the Lincoln Park facility. The borehole was located near an existing light pole and was provided to establish geotechnical conditions for proposed future lighting improvements in the parking lot. Borehole B-8 was advanced to a maximum depth of 55 feet below existing grade.

The geotechnical boreholes were advanced with a CME 55 track mounted drill rig using 6.25-inch outside diameter hollow stem augers. The boreholes were logged in the field by a representative of RockSol with the depth to groundwater, if encountered, noted at the time of drilling. The boreholes were backfilled at the completion of drilling and groundwater level checks and patched with surface asphalt patch mix when drilled within existing pavement. The concrete walkway at Borehole B-7 was patched with concrete mix.

Subsurface materials were sampled and resistance of the soil to penetration of the sampler was performed using Modified California barrel and standard split spoon samplers. The Modified California barrel sampler has an outside diameter of approximately 2.5 inches and an inside diameter of 2 inches. Brass tube liners are used with the Modified California barrel sampler to retain relatively undisturbed samples for in-place density, unconfined compressive strength, and swell/consolidation testing. The brass tube liners have an inside diameter of approximately 1.95 inches and a length of 4 inches. A total of 4 brass liners are placed in the Modified California sampler with the first two closest to the drive head tip typically used for testing.

Penetration Tests (PT) were performed using the Modified California barrel sampler driven with an automatic hammer lift system and a standard hammer weighing 140 pounds falling 30 inches per ASTM D3550. The PT test is performed to obtain soil samples and to obtain penetration resistance values (blow counts) for each sampling event. Each drop of the hammer is considered one blow count. For the PT test, blow counts are typically recorded for two 6-inch advancement intervals, or the length achieved if less than 12 inches is penetrated when 50 blows have been applied.

The Modified California Barrel sampling method is similar to the Standard Penetration Test (SPT) described by ASTM Method D-1586, with the difference being the sampler dimensions and the number of 6-inch intervals driven with the hammer. Brass tube liners are not used with the SPT sampler. It is RockSol's experience that blow counts obtained with the Modified California sampler tend to be slightly greater than a standard split spoon sampler due to the slightly larger sampler size.

Penetration resistance values (blow counts) were recorded for each sampling event. Blow counts, when properly evaluated, indicate the relative density or consistency of the soils. Depths at which the samples were taken, the type of sampler used, and the blow counts that were obtained are shown on the Borehole Logs (See Appendix C).

In addition, four shallow hand auger samples, identified as F-1 through F-4, were obtained at various locations within outfield of Suplizio field. Samples were taken starting in the Left field and working toward Right Field. Each sample consisted of hand augering to an approximate depth of 10 inches below existing grades at four different increments extending 15 feet, 50 feet, 75 feet, and 100 feet from the edge of the infield (See Figure B2 in Appendix B). These hand auger samples were submitted to Ward Laboratories for soil nutrient testing.

5.0 LABORATORY TESTING

Soil samples retrieved from the borehole locations were examined by the project geotechnical engineer in the RockSol laboratory. The following laboratory tests were performed in accordance with the American Society for Testing and Materials (ASTM), American Association of State Highway and Transportation Officials (AASHTO), and current local practices:

- Natural Moisture Content (ASTM D-2216)
- Percent Passing No. 200 Sieve (ASTM D-1140)
- Liquid and Plastic Limits (ASTM D-4318)
- Dry Density (ASTM D-2937)
- Gradation (ASTM D 6913)
- Water-Soluble Sulfates (CDOT CP-L 2103)
- Water-Soluble Chloride Content (AASHTO T291-91)
- Standard Test Method for pH of Soils (ASTM D4972-01)
- Soil Resistivity (ASTM G187 - Soil Box)
- Soil Classification (ASTM D-2487, ASTM D-2488, and AASHTO M145)
- Swell Test (ASTM D-4546)

Selected samples were tested and classified per AASHTO M145 Soil Classification System. The results of all Laboratory tests performed are summarized in Appendix D.

6.0 SUBGRADE CHARACTERIZATION

Laboratory test results were used to characterize the engineering properties of the subsurface material encountered. For soil classification, RockSol conducted sieve analyses and Atterberg Limits tests. Swell tests were used to determine the swell or consolidation characteristics of the subsurface materials. Lab testing was also performed on selected samples to determine the

water-soluble sulfate content of subsurface materials to assist with cement type recommendations.

6.1 Subsurface Materials

Subsurface conditions generally consist of native sandy clay soils overlying gravelly sand and sandy gravel. Fill soils were encountered in the boreholes drilled within existing asphalt and generally consisted of aggregate base course material and sandy gravel pit run material. Groundwater was encountered at varying depths ranging from 10 feet to 45 feet below existing grades during drilling operations (See Table 6A for ground surface and groundwater elevations where encountered). Descriptions of the surface and subsurface conditions encountered in the boreholes are provided below and are also summarized on the Borehole Logs presented in Appendix C.

Table 6A - Approximate Ground Surface and Groundwater Elevations

Borehole	Ground Surface Elevation (ft)	Depth to Groundwater (ft)	Groundwater Elevation (ft)	Maximum Depth Drilled Elevation (ft)
B-1	4615.1	12.0	4603.1	4564.6
B-2	4616.8	12.0	4604.8	4561.3
B-3	4617.3	12.0	4605.3	4561.8
B-4	4617.4	12.0	4605.4	4549.1
B-5	4616.3	12.0	4604.3	4564.3
B-6	4615.4	12.0	4603.4	4595.4
B-7	4614.9	12.0	4602.9	4594.9
B-8	4614.2	12.0	4602.2	4594.2

Road Base and Fill/Pit Run Material

Approximately 4-6 inches of aggregate base course was encountered beneath the surface at six of the borehole locations. Approximately 16 inches of fill/pit run material associated with pavement grading operations was noted at Borehole B-4 and generally consisted of slightly silty to sandy gravel material.

Native Soils

Native soils encountered below the road base and pit run material generally consisted of very soft to very stiff clay with sand to very sandy clay and loose clayey sand overlying dense to very dense sandy gravel and gravelly sand with cobbles. The cobbles varied in diameter from 4-inches to 12-inches and extended from approximate depths of 40 feet down to the anticipated sedimentary bedrock encountered at an approximate depth of 66 feet below existing grade. The native soils encountered by RockSol are generally consistent with the alluvium and colluvium materials identified on the USGS Geological Map (See Image 3 – *Site Geology Map)* found in Section 3.0 of this report.

Bedrock

Bedrock was encountered in Borehole B-4 at an approximate depth of 66 feet below existing surface elevation. The sedimentary bedrock consisted of gray to dark gray, very hard claystone and shale. The Mancos Shale is identified within Grand Junction valley region underlying the native soils and is expected to remain at a relatively consistent elevation beneath the project location.

Groundwater

Groundwater was encountered in the boreholes at a depth of approximately 12 feet below existing grades at the time of drilling and immediately subsequent to drilling operations. Groundwater at this site is likely influenced primarily due to the Colorado River located to the south approx. 1.5 miles away. Furthermore, seasonal runoff/drainage conditions could also factor into groundwater elevation at the site. Long-term monitoring of groundwater elevations is required to establish groundwater fluctuations.

6.2 Subgrade Bulk Soil Classification

Subgrade bulk samples were obtained at various depths, typically 4 to 5 feet from existing surface grades and were tested for classification purposes according to AASHTO M145 soil classification. The subgrade soils were mostly consistent with A-4 AASHTO soil types. A summary of the subgrade bulk soil classifications is presented in Table 6B.

Table 6B – Subgrade Bulk Soil Classifications

Borehole Location	Depth (feet)	AASHTO Classification
B-1	0-5’	A-2-4
B-2	9”-5’	A-4
B-3	3-5’	A-4
B-4	2-5’	A-4
B-5	5”-5’	A-4
B-6	7”-4’	A-4
B-7	6”-5’	A-4
B-8	16”-5’	A-4

6.3 Swell/Consolidation Potential of Subgrade Soils

Based on swell test results and plasticity index (PI) testing, the subgrade soils encountered within the upper 10 feet of the existing surface elevation exhibit low swell potential and moderate consolidation potential (-2.5 percent consolidation to 0 percent swell). Ten swell/consolidation tests were performed on samples obtained from Boreholes B-1 to B-7 at approximate depths of 4 feet, 5 feet, 9 feet, and 10 feet below existing grades.

Based on consolidation and penetration data obtained from the boreholes drilled, special mitigation is recommended for design and construction of shallow foundation systems being considered (See Section 8.0 Geotechnical Analysis and Recommendations) due to settlement potential and constructability. Recommended mitigation consists of over excavation and replacement with CDOT Class 1 Structure Backfill material.

6.4 Cement Type/Sulfate Resistance Discussion

The City of Grand Junction uses the 2018 International Building Code (IBC 2018) for development of concrete resistance parameters. The IBC 2018 references the American Concrete Institute (ACI) for such parameters. Cementitious material requirements for concrete in contact with site soils or groundwater are based on the percentage of water-soluble sulfate in either soil or groundwater that will be in contact with concrete constructed for this project. Mix design requirements for concrete exposed to water-soluble sulfates in soils or water is considered by the ACI as shown in Table 6C and in the Building Code Requirements for Structural Concrete (ACI 318-14) (ACI Tables 19.3.1.1 & 19.3.2.1).

Table 6C - Requirements to for Concrete by Sulfate Exposure Class

Exposure Class	Water-soluble sulfate (SO_4), in dry soil, percent	Water Cementitious Ratio, maximum	Cementitious Material Requirements (ASTM C150)	Minimum Compressive Strength (psi)
S0	0.00 to <0.10	Not Applicable	No Restriction	2500
S1	0.10 to < 0.20	0.50	Type II	4000
S2	0.20 to 2.0	0.45	Type V	4500
S3	2.01 or greater	0.45	Type V plus pozzolan	4500

The concentration of water-soluble sulfates measured in soil samples obtained from RockSol's exploratory boreholes varied from 0.01 percent to 0.52 percent by weight (See Table 6D and Appendix D). Based on the results of the water-soluble sulfate testing, Exposure Class S2 is recommended for concrete in contact with subgrade materials for the project. For Exposure Class S2, Type V cement is recommended. A compressive concrete strength of 4,500 psi is also recommended for the S2 Exposure Class.

6.5 Corrosion Resistance Discussion

To determine the existing corrosivity conditions of the in-situ soil, water- soluble sulfate, chloride content, pH and electrical resistivity tests were performed and compared to *Table 1 - Guidelines for Selection of Corrosion Resistance Levels* as presented in the *CDOT Pipe Materials Selection Guide,* dated April 30, 2015. Table 6D summarizes the accumulated data.

Table 6D - Corrosion Resistance Summary

Borehole Location	Sample Depth (ft)	Water Soluble Chloride (%)	Water Soluble Sulfate (% by weight)	pH	CR Level
B-1	0-5'	--	0.01	--	CR0
B-2	9"-5'	--	**0.50**	--	CR3
B-3	3-5'	--	**0.07**	--	CR1
B-4	2-5'	--	**0.15**	--	CR2
B-5	5"-5'	0.02	**0.19**	8.24	CR2
B-6	7"-4'	0.02	**0.29**	8.06	CR3
B-7	6"-5'	0.02	**0.52**	8.36	CR4
B-8	16"-5'	--	0.01	--	CR0

Additional testing at specific structure locations may be performed to provide structure specific corrosion resistance recommendations. In Table 6D, we have used "bold" text to identify the test result variable that is contributing to the Corrosion Resistance Level above 0. It should be noted that the presence of sulfates in the soils are the driving factor for increase in Corrosion Resistance Level and based on the available data.

In addition, electrical resistivity analyses were performed in the RockSol laboratory using the soil box method (ASTM G-187). The test results were referenced against *Table 2 – Minimum Pipe Thickness For Metal Pipes Based On The Resistivity And pH Of The Adjacent Soil* as presented in the *CDOT Pipe Materials Selection Guide,* effective April 30, 2015. See Table 6E below for recommendations. Additional testing at specific structure locations should be performed to provide structure specific recommendations.

Table 6E Minimum Thickness Recommendations for Metal Pipes

Borehole Location	Sample Depth (ft)	Saturated Resistivity (ohm-cm) at Moisture content (%)	pH	Minimum Required Gauge Thickness for Metal Pipe Material
B-5	5"-5'	1,400 Ohm-cm @ 19.5%	8.24	18-gauge Polymer Coated
B-6	7"-4'	1,070 Ohm-cm @ 22.3%	8.06	18-gauge Polymer Coated
B-7	6"-5'	2,100 Ohm-cm @12.7%	8.36	18-gauge Aluminized Type 2

7.0 SEISMICITY DISCUSSION

The City of Grand Junction uses the 2018 International Building Code (IBC-2018) for development of seismic design parameters. The IBC-2018 references the American Society of Civil Engineers 7-16 (ASCE 7-16) seismic design code. Based on the subsurface conditions encountered, it is our opinion that the subject site meets criteria for Seismic Site Class E. Shear wave velocity testing was not performed by RockSol. Seismic design parameters for Seismic Site Class E are discussed below.

7.1 Seismic Design Parameters

Seismic design parameters were obtained from the United States Geological Survey (USGS) Earthquake Design Maps using the 2018 International Building Code specifications which reference ASCE 7-16. Values were obtained using the USGS site: https://seismicmaps.org. Since the proposed grandstands are structures whose primary occupancy is public assembly with an occupant load greater than 300, the grandstands qualify as risk category III per Table 1604.5 of the *IBC-2018*. Interpolated values for Peak Ground Acceleration Coefficient (PGA), Spectral Acceleration Coefficient at Period 0.2 sec (S_s), and Spectral Acceleration Coefficient at Period 1.0 sec (S_1) were obtained using the latitude and longitude for the site. The seismic acceleration coefficients obtained (data based on 0.05-degree grid spacing) are presented in Table 7A.

Table 7A – Seismic Acceleration Coefficients (IBC 2018)

Proposed Bleachers (Latitude°/Longitude°) (39° 4' 30.51" N/ 108° 32' 43.21 "W)	Peak Ground Acceleration (PGA)	Spectral Acceleration Coefficient - S_s (Period 0.2 sec)	Spectral Acceleration Coefficient - S_1 (Period 1.0 sec)
IBC 2018 (ASCE 7-16)	0.132	0.239	0.066

The acceleration coefficients are then used to obtain Site Factors F_a, and F_v based on the defined Site Class as shown in Tables 1613.2.3(1) and 1613.2.3(2) of the *IBC-2018*. A summary of the Site Factor values obtained are shown in Table 7B.

Table 7B – Seismic Site Factor Values

Proposed Bleachers (Latitude°/Longitude°) (39° 4' 30.51" N/ 108° 32' 43.21 "W)	F_{pga} (at zero-period on acceleration spectrum)	F_a (for short period range of acceleration spectrum)	F_v (for long period range of acceleration spectrum)
IBC 2018 (ASCE 7-16)	2.239	2.4	4.2

Table 7C summarizes the Seismic Zone determination and horizontal response spectral Acceleration Coefficients (S_{D1}) and (S_{DS}) obtained for the proposed structure. Seismic Performance Zone determination is based on the value of the horizontal response spectral Acceleration Coefficient at 1.0 Seconds, S_{D1}, as determined by *Eq. 16-39* of the IBC-2018 and the horizontal response spectral Acceleration Coefficient at 0.2 Seconds, S_{DS}, as determined by *Eq. 16-38.* Values for S_1 and F_v are presented in Tables 7A and 7B, shown above. The seismic performance zone was determined *IBC-2018* Tables 1613.2.5(1) and (2). Seismic Design output sheets are summarized in Appendix F.

Table 7C – Seismic Performance Zone

Proposed Bleachers (Latitude°/Longitude°) (39° 4' 30.51" N/ 108° 32' 43.21 "W)	Acceleration Coefficient at 1.0 seconds (S_{D1})	Acceleration Coefficient at 0.2 seconds (S_{DS})	Seismic Design Category (1)
IBC 2018 (ASCE 7-16)	0.184	0.382	C

Note (1): Seismic Design Category C (For Risk Categories I, II or III) is assigned when *$0.133g \leq S_{D1} < 0.20g$ and $0.33g \leq S_{DS} < 0.50g$*

8.0 GEOTECHNICAL ANALYSIS AND RECOMMENDATIONS

Proposed improvements include new stadium seating structures and new single story ticketing buildings. Heavily loaded structures are not planned; however, areas of the seating structures may result in heavier loading due to minor structure additions.

Our boreholes encountered relatively soft, compressible soils to depths on the order of 55 feet and as a result, shallow foundation systems require limited allowable bearing pressures and consideration of supporting subgrade soil improvement, depending on the foundation loading required by the new structures. A discussion of shallow foundation geotechnical parameters is presented in Section 8.1.

As an alternative to shallow foundation systems, a deep foundation alternative using helical piers is recommended. The helical piers would be required to bear on and into the deep, underlying cobble layer that is present at this site. The advantage of the helical pier system is the relative ease of installation and with little to no waste soil generated. This system does require special structural design. A discussion of helical pier geotechnical parameters is presented in Section 8.2.

As an alternative to helical piers, a deep foundation system of drilled shafts (concrete) may be considered. The drilled shaft system may result in fewer installation points than the helical pier system and provide greater lateral resistance per foundation element but the disadvantage is the amount of waste soil generated and the need for casing and specialized, heavy equipment. Construction of drilled shafts in the presence of groundwater also presents a risk of soil/water intrusion into the freshly placed concrete when pulling the protective casing. A discussion of drilled shaft geotechnical parameters is presented in Section 8.3.

8.1 Shallow Foundation System Geotechnical Parameters

Due to the presence of soft, clay soils a very low allowable bearing pressure for shallow foundations is recommended at this site to limit potential settlement. For the existing site soils, a maximum allowable bearing pressure of 750 pounds per square foot (psf) is recommended.

Ground improvement is recommended to achieve a service bearing resistance greater than 750 psf at this site. At a minimum, RockSol recommends ground improvement consisting of overexcavation of subgrade soils to a minimum depth of 2 feet below the bottom of shallow foundations (footings) and replacement with at least 2-feet of a material meeting CDOT Class 1 Structure Backfill requirements. The Class 1 Structure Backfill material shall also extend a minimum of 2 feet horizontally beyond the limits of the footing perimeter.

Placement of the backfill material should be in horizonal lifts with a maximum lift thickness of 6 inches. Compaction of each lift with vibratory methods using lightweight equipment is recommended.

With two feet (vertically) of Structural Backfill materials, RockSol considers an allowable bearing resistance of 1.0 ksf appropriate. If greater allowable bearing resistance is required, additional thickness of replaced subgrade soil is required. Bearing resistances, based on replacement thicknesses of aggregate is presented in Table 8.1.

Table 8.1 - Bearing Resistances for Shallow Foundations After Ground Improvement

Overexcavation And Replacement Thickness	Ultimate (Nominal) Resistance (ksf)	Allowable Bearing Resistance (ksf)
2 feet	4.6	1.0
3 feet	5.9	1.5
4 feet	7.7	2.0

Allowable bearing resistance is estimated to correspond to a total settlement of less than 1-inch. RockSol assumes a minimum foundation width of 4 feet for all footings. The bottom of all footings shall be a minimum of 3 feet below finished grade for frost considerations.

A representative of the geotechnical engineer should observe all foundation excavations prior to placement of the geotextile and aggregate material.

8.2 Helical Pier Foundation System

Helical piers are an alternative to shallow foundations, especially if greater bearing resistance is required. The helical piers would need to bear in the dense cobble layer encountered in our boreholes. The depth to the cobbles may vary slightly across the site therefore some allowance for variations in the total length of the helical piers must be considered. RockSol anticipates that a single large diameter plate for each pier will be needed with a minimum plate diameter of 16-inches anticipated.

For helical pier capacity estimating, the bearing stratum of cobbles should be modeled as a cohesionless material with an effective friction angle of 45 degrees and with a total unit weight of 140 pcf and a submerged unit weight of 77 pcf. The overburden soils above the bearing layer should be modeled with a total unit weight of 125 pcf and a submerged unit weight of 62 pcf with groundwater modeled at a depth of 12 feet.

8.3 Drilled Shaft Foundation System

Drilled shafts will provide support by embedment into sedimentary bedrock. Based on our evaluation, recommended nominal (unfactored) and allowable (factored) base resistance and side resistance values for the bedrock material are presented in Table 8.2.

Table 8.2: Base and Side Resistance Values for Drilled Shafts in Bedrock

Ultimate (Nominal) Resistance		Allowable (Factored) Resistance	
Base (ksf)	Side (ksf)	Bearing (ksf)	Side (ksf)
138	11.3	47	3.8

The side resistance is applicable to the portion of the shaft embedded in competent bedrock. When evaluating the side resistance of the drilled shaft, the lower 1.0-diameter length above the shaft tip should be ignored. Side resistance in the soil zone above competent bedrock should be neglected when calculating axial resistance.

For axial bearing, a minimum shaft embedment into bedrock of 5 feet is recommended.

Drilled shaft diameters shall be sufficient to satisfy axial, bending, and lateral load resistance requirements. In addition, the shaft diameters shall be sufficient to allow for use of casing, if required, and placement of reinforcement with adequate concrete cover.

Additional design and construction considerations for drilled shafts are presented below.

(a) The construction of the drilled shafts should follow the guidelines specified in the "CDOT Standard Specifications for Road and Bridge Construction (SSRBC), Section 503, 2019."

(b) During construction of drilled shafts, casing or slurry methods may be required to support the excavation where holes are unstable due to soil and groundwater conditions. Groundwater was encountered at an approximate depth of 12 feet below the existing ground surface during drilling operations.

(c) Prior to the placement of the concrete, the drilled shaft excavation, including the bottom, should be cleaned of all loose material. For wet conditions (more than two inches of water), concrete placement by "tremie" methods should be used.

(d) Lateral load capacity of the drilled shafts should be evaluated. Geotechnical parameters for evaluation of lateral load capacity are provided in Table 8.3.

(e) Drilled shafts should be constructed with spacing at least four shaft diameters center to center. For closely spaced drilled shafts, the axial and lateral capacities should be appropriately reduced. Group action of drilled shafts should be analyzed on an individual basis to assess the appropriate reduction.

Lateral Resistance Parameters (Drilled Shaft Foundations)

Recommended lateral resistance parameters for drilled shafts constructed are presented in Table 8.3. The parameters listed are for use with LPILE® or equivalent software.

Table 8.3 Drilled Shaft Lateral Resistance Parameters

Borehole Material	L-Pile Soil Type	Undrained Shear Strength (psf)	Angle of Internal Friction (degrees)	Subgrade Reaction Coefficient (pci)	Strain Factor ε_{50} (%)	Unit Weight (pcf)
CLAY, silty to sandy, above water table	Stiff clay w/o free water	500	0	500	0.015	125 (Total)
CLAY, silty to sandy, below water table	Stiff clay w/ free water	250	0	100	0.025	63 (Submerged)
GRAVEL, silty to sandy, Below water table	Sand	0	45	60	--	63 (Submerged)
Claystone/Shale Bedrock	Stiff clay w/o free water	8,000	0	2,000	0.004	125 (Total)

Total unit weight indicated in the table above includes soil plus moisture content. Depths at which groundwater were encountered are indicated on the attached borehole logs.

9.0 EARTHWORK

Materials used to construct structure backfill and aggregate base course materials should meet the material and moisture density control requirements specified in Article IV of the Mesa County Standard Specifications for Road and Bridge Construction and City of Grand Junction Transportation Engineering Design Standards (current editions).

Prior to construction of new concrete flatwork or asphalt surfaces on subgrade soils, the underlying subgrade should be properly prepared by removal of all organic matter (topsoil), debris, loose material, and any deleterious material followed by scarification, moisture conditioning and recompaction. The minimum depth of scarification, moisture conditioning and re-compaction in all cases shall be 6 inches. Cobbles greater than 6 inches in diameter, if encountered, should be removed from the scarification zone.

Broken concrete, broken asphalt, or other solid materials more than 6 inches in greatest dimension shall not be placed within subgrade areas supporting concrete flatwork and pavement structures. Material excavated from utility trenches may be used for backfilling provided it does not contain unsuitable material or particles larger than 3 inches. Unsuitable material includes, but is limited to, topsoil, vegetation, brush, sod, trash, and other deleterious substances.

10.0 OTHER DESIGN AND CONSTRUCTION CONSIDERATIONS

Proper construction practices, in accordance with City of Grand Junction Transportation Engineering Design Standards and Mesa County Standard Specifications for Road and Bridge Construction (current editions), should be followed during site preparation, structure and earthwork excavations for the suitable long-term performance of the proposed improvements. Excavation support should be provided to maintain onsite safety and the stability of excavations and slopes. Excavations shall be constructed in accordance with local, state and federal

regulations including OSHA guidelines. The contractor must provide a competent person to determine compliance with OSHA excavation requirements. For preliminary planning, existing fill material and native soils may be considered as OSHA Type C soils.

Surface drainage patterns may be altered during construction and local landscape irrigation (if any) must be controlled to prevent excessive moisture infiltration into the subgrade soils during and after construction.

Environmentally contaminated material, if encountered, should be characterized and removed under the direction of the project environmental consultant. Design and construction plans should be reviewed, and onsite construction should be observed by the professional engineers.

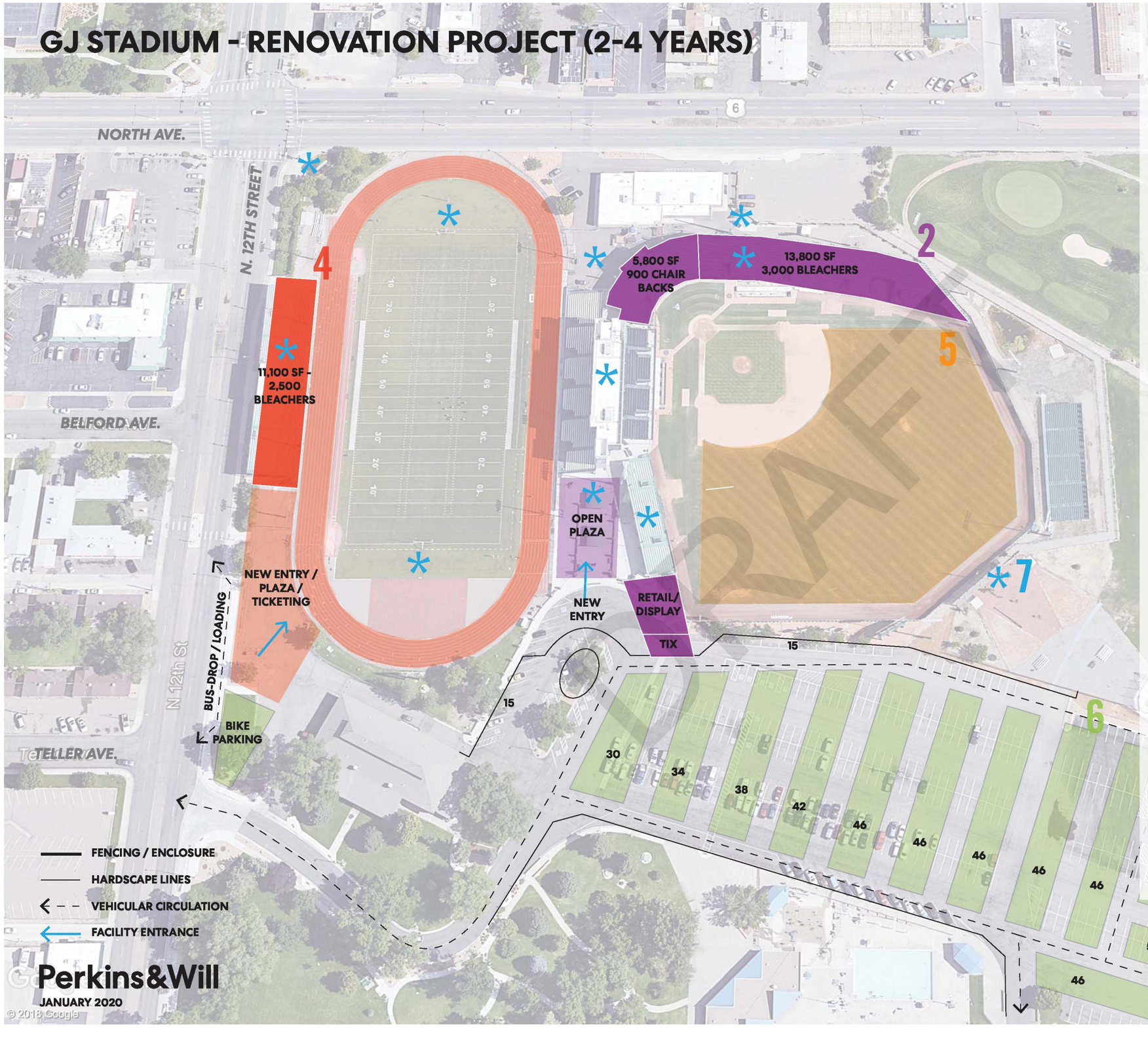
11.0 LIMITATIONS

This geotechnical investigation was conducted in general accordance with the scope of work. RockSol's geotechnical practices are similar to those used in Colorado with similar soil conditions and based on our understanding of the proposed work. This report has been prepared for use by the City of Grand Junction for the project described in this report. The report is based on our exploratory boreholes and does not consider variations in the subsurface conditions that may exist between boreholes. Additional investigation is required to address such variation. If during construction activities, materials or water conditions appear to be different from those described herein, RockSol should be advised at once so that a re-evaluation of the recommendations presented in this report can be made. RockSol is not responsible for liability associated with interpretation of subsurface data by others.

APPENDIX A

STADIUM RENOVATION AND MASTER PLAN
PREPARED BY PERKINS & WILL, JANUARY 2020

GJ STADIUM - RENOVATION PROJECT (2-4 YEARS)



2 - ENHANCED ENTRY / CIRCULATION / SEATING.
$4.4 - $4.8 MILLION

-Demolish existing north stands from home plate all the way east. Build new bleachers to include 900 chair back seats behind home plate and 3,000 new bleacher seating. New seating section to include distributed ADA seating and accommodations, camera platform, scorers box, and appropriate draining.
-Demolish current ticket booth and entry gates to create a new grand entry with open plaza / festival area south of the Lincoln Tower. Include upgraded security.
-Develop a new building with access from parking lot and entry plaza to include a new ticket office and retail / display space on ground level.

4 - UPGRADES TO STOCKER STADIUM.
$1.9 - $2.3 MILLION

-Resurface track.
-Replace water main under football field. Remove old one and re-plumb new one on the 40 yard line of west stands.
-Create new festival plaza / ticketing experience at the southwest entrance. Include upgraded security.
-Demolish existing west stands and build new bleachers to include 2,500 new bleacher seating, football-oriented sight lines, distributed ADA seating and accommodations, and relocation of light poles.
-Plan for more spectator amenities in later phase with permanent support spaces below.

5 - OUTFIELD SURFACE REPLACEMENT & DRAINAGE.
$300,000 - $500,000

6 - SITE DEVELOPMENT.
$300,000 - $500,000

-Reconfigure south lot to maximize parking count (105 net space increase) and create safer pedestrian access.
-Dedicated bicycle parking and shuttle drop-off to encourage alternate modes of transportation and clear congestion.

7 - IT / ELECTRICAL / AV INFRASTRUCTURE UPGRADES.
$2.5 - $2.9 MILLION

-IT needs at all ticketing locations (north, west, and south).
-IT needs at Lincoln Tower press box .
-Upgrade all lighting to LED, at stadium and field.
-Electrical needs with all new bleacher sections for food vendors (220 amp connections).
-Electrical needs at football end-zones for VIP booths / seating.
-Upgrade sound system.
-Addition of camera platforms and camera plug-in capabilities.
-Upgrade existing scoreboard and northwest corner marquee.

TOTAL PROJECT COSTS : $9.4 - $11 MILLION

Perkins&Will
JANUARY 2020

	RENOVATION PROJECT (2-4 YEARS)						BY PROJECT AREA		
		Comments	*NSF*	*GSF*	*$/SF*	*Const. $*	*Stocker*	*Suplizio*	*Shared*
2	*Enhanced Entry / Circulation / Seating*								
	Demo Existing North Bleachers		19,600	19,600	$3.00	$58,800		$76,440	
	Reconstruct North Bleachers - Behind Home Plate	900 chairback seats, include ADA, drainage	900	900	$345.00	$310,500		$403,650	
	Reconstruct North Bleachers - Home Plate to East	3,000 bleacher seats, include ADA, drainage	3,000	3,000	$240.00	$720,000		$936,000	
	Camera Platform & Prefab Scorers Box		300	420	$300.00	$126,000		$163,800	
	Reno Main Entry - Create Open Plaza	demo and new south grand entry, include security	7,000	7,000	$65.00	$455,000			$591,500
	New Ticketing and Retail / Display Building		3,800	4,750	$400.00	$1,900,000			$2,470,000
	Total		34,600	35,670	-	$3,570,300			
	Total Project Costs	*1.3*				$4,641,390	$0	$1,579,890	$3,061,500
4	*Upgrades to Stocker Stadium*								
	Resurface Track	recycled	40,000	40,000	$8.00	$320,000	$416,000		
	Replace Water Main Under Football Field	remove old and re-plume new one @ 40yd line	-	-	-	$25,000	$32,500		
	New Entry Plaza / Ticketing - West Stadia	southwest corner, include security	25,000	25,000	$25.00	$312,500	$406,250		
	Demo Existing West Bleachers		11,100	11,100	$5.50	$61,050	$79,365		
	Relocate Light Poles	relocate for sightlines	2	2	$22,000.00	$44,000	$57,200		
	Reconstruct West Bleachers	2,500 bleacher seats, include ADA ramps, etc.	2,500	2,500	$330.00	$825,000	$1,072,500		
	Total		78,602	78,602	-	$1,587,550			
	Total Project Costs	*1.3*				$2,063,815	$2,063,815	$0	$0
5	*Outfield Surface Replacement*								
	Outfield Surface Replacement	including drainage	78,000	78,000	$4.00	$312,000		$405,600	
	Total		78,000	78,000	-	$312,000			
	Total Project Costs	*1.3*				$405,600	$0	$405,600	$0
6	*Site Development*								
	Reconfigure Parking - South Lot	restripe for 500 spaces	135,000	135,000	$2.00	$270,000			$351,000
	Total		135,000	135,000	-	$270,000			
	Total Project Costs	*1.3*				$351,000	$0	$0	$351,000
7	*IT / Electrical / AV Infrastructure Upgrades*								
	Upgrade IT - All Ticketing Locations		-	-	-	$40,000			$52,000
	Upgrade IT - Lincoln Tower Press Box		-	-	-	$90,000			$117,000
	Upgrade Lighting - All LED	at stadium and field	-	-	-	$900,000			$1,170,000
	Upgrade Electrical - Under North Bleachers	food vendor support, 220 amp connection	-	-	-	$500,000		$650,000	
	Add Electrical - Football Endzones for VIP		-	-	-	$100,000	$130,000		
	Upgrade AV - Sound System		-	-	-	$200,000			$260,000
	Upgrade AV - Add Camera Platforms & Plug-ins		-	-	-	$50,000			$65,000
	Upgrade AV - Existing Scoreboard & Marquee	Suplizio outfield & corner of North Ave / 12th	-	-	-	$160,000			$208,000
	Total		0	0	-	$2,040,000			
	Total Project Costs	*1.3*				$2,652,000	$130,000	$650,000	$1,872,000
	RENOVATION PROJECT TOTAL (2-4 YEARS)		326,202	327,272	-	$7,779,850			
	Total Project Cost	*1.3*				$10,113,805	$2,193,815	$2,635,490	$5,284,500

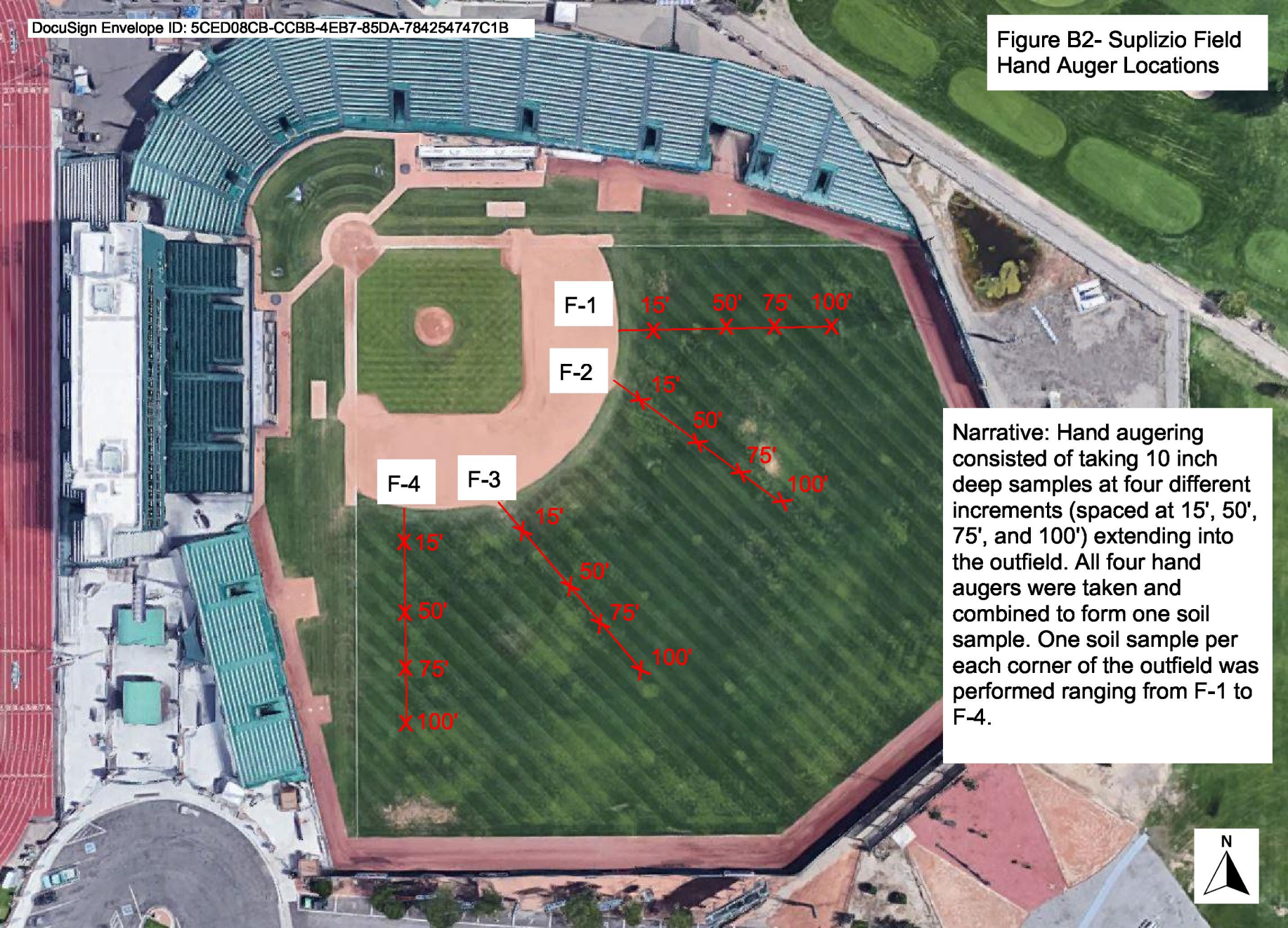
APPENDIX B

GEOTECHNICAL BOREHOLE LOCATION PLAN

AND

SOIL NUTRIENT SAMPLING LOCATION PLAN

Figure B2- Suplizio Field
Hand Auger Locations



Narrative: Hand augering consisted of taking 10 inch deep samples at four different increments (spaced at 15', 50', 75', and 100') extending into the outfield. All four hand augers were taken and combined to form one soil sample. One soil sample per each corner of the outfield was performed ranging from F-1 to F-4.

APPENDIX C

LEGEND AND INDIVIDUAL SOIL BOREHOLE LOGS

RockSol Consulting Group, Inc.

LEGEND

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado

LITHOLOGY

- Asphalt Pavement
- Concrete
- Fill - Aggregate Base Course
- Fill - GRAVEL
- Native - SAND
- Native - SAND, gravelly
- Native - SAND, clayey
- Native - CLAY
- Native - CLAY, silty
- Native - CLAY, sandy
- Native - GRAVEL, silty
- Bedrock - SHALE

SAMPLE TYPE

- Auger Cuttings
- GRAB SAMPLE FROM CUTTINGS
- MODIFIED CALIFORNIA SAMPLER 2.5" O.D. AND 2" I.D. WITH BRASS LINERS INCLUDED
- SPLIT SPOON SAMPLER 2" O.D. AND 1 3/8" I.D. NO LINERS

Fines Content indicates amount of material, by weight, passing the US No 200 Sieve (%)

15/12 Indicates 15 blows of a 140 pound hammer falling 30 inches was required to drive the sampler 12 inches.

50/11 Indicates 50 blows of a 140 pound hammer falling 30 inches was required to drive the sampler 11 inches.

5,5,5 Indicates 5 blows, 5 blows, 5 blows of a 140 pound hammer falling 30 inches was required to drive the sampler 18 inches.

- GROUND WATER LEVEL 1ST DEPTH, AT TIME OF DRILLING
- GROUND WATER LEVEL 2ND DEPTH, POST DRILLING

RockSol Consulting Group, Inc.

BORING : B-1

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/10/21 **COMPLETED** 2/10/21
GROUND ELEVATION 4615.1 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 39000.0 **EAST** 94751.0
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: SW corner of West Grand Stands, Stocker Stadium
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES ~10' E of 12th St. pavement edge
WATER DEPTH 12.0 ft on 2/10/21

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4615.1	0		(Native) SAND, silty, moist to very moist, tannish brown, very soft	BULK			0.01			NP	NP	NP	34.8
				MC	4/12	-0.2		112.0	12.7				
			(Native) CLAY, with sand, very moist, brown, very stiff to soft										
4605.1	10			MC	2/12			96.6	28.5				90.8
			(Native) CLAY, trace sand in parts, wet, brown, soft to medium stiff										
				MC	2/12			96.3	25.8				
			Approximate Bulk Depth 0-5 Liquid Limit= NP Plastic Limit= NP Plasticity Index= NP Fines Content= 34.8 Sulfate= 0.01										
4595.1	20			MC	2/12			100.5	24.0				
4585.1	30			MC	6/12			99.0	24.6				
4575.1	40			MC	6/12			101.6	23.9				
			(Native) SAND, with gravel and cobbles in parts, wet, tannish brown, dense to very dense										
4565.1	50			SS	9/19/42								11.2
			Bottom of hole at 50.5 feet.										

RockSol Consulting Group, Inc.

BORING : B-2

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/10/21 **COMPLETED** 2/10/21
GROUND ELEVATION 4616.8 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 39264.3 **EAST** 94791.2
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: NE corner of West Grand Stands, Stocker Stadium
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES ~50' E of 12th St. pavement edge
WATER DEPTH 12.0 ft on 2/10/21

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4616.8	0		Asphalt pavement, approximately 3 inches thick Aggregate base course, approximately 6 inches thick	BULK			0.50			24	15	9	78.7
			(Native) CLAY, with sand, moist to very moist, brown, soft to very soft	MC	2/12	-1.7		94.5	27.5				
4606.8	10		(Native) CLAY, trace sand, very moist to wet, brown, soft to very soft	MC	2/12	-1.4		90.3	30.2				97.8
			Approximate Bulk Depth 0.75-5 Liquid Limit= 24 Plastic Limit= 15 Plasticity Index= 9 Fines Content= 78.7 Sulfate= 0.5	MC	2/12			94.9	27.0				
4596.8	20		(Native) CLAY, with sand to sandy, wet, brown, soft to medium stiff	MC	3/12			97.1	27.1				
				MC	2/12			96.3	26.8				
4586.8	30			MC	7/12			102.0	23.7				
4576.8	40		(Native) CLAY, wet, brown, very stiff	MC	20/12			104.0	23.0				
4566.8	50		(Native) SAND, with gravel and cobbles, wet, brown, dense to very dense	SS	8/25/43								10.6
			Bottom of hole at 55.5 feet.										

RockSol Consulting Group, Inc.

BORING : B-3

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/9/21 **COMPLETED** 2/9/21
GROUND ELEVATION 4617.3 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 39303.6 **EAST** 95125.4
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: NW corner of Grand Stands, Suplizio Field
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES ~15' NW of press box
WATER DEPTH 12.0 ft on 2/9/21

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4617.3	0		Asphalt pavement, approximately 6 inches thick										
			Aggregate base course, approximately 4 inches thick	BULK									
			(Native) CLAY, sandy to slightly sandy, very moist to wet, tannish brown, soft to very soft	BULK			0.07			26	16	10	61.2
				MC	2/12	-1.2		94.8	27.2				
			Approximate Bulk Depth 3-5 Liquid Limit= 26 Plastic Limit= 16 Plasticity Index= 10 Fines Content= 61.2 Sulfate= 0.07										
4607.3	10			MC	2/12			100.8	24.0				75.1
				MC	2/12			98.4	26.7				
4597.3	20			MC	2/12			97.4	27.1				
			(Native) SAND, clayey, wet, brown, loose										
4587.3	30			MC	5/12			96.6	23.6				
			(Native) CLAY, trace sand, wet, tannish brown, medium stiff										
4577.3	40			MC	6/12			100.9	24.1				
			(Native) SAND, with gravel and cobbles, wet, yellow-brown, dense to very dense										
4567.3	50			MC	35/12			128.7	10.0				
				SS	3/31/47								11.6
			Bottom of hole at 55.5 feet.										

RockSol Consulting Group, Inc.

BORING : B-4

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/8/21 **COMPLETED** 2/8/21
GROUND ELEVATION 4617.4 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 39319.4 **EAST** 95333.2
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: Mid section of North Ave Grand Stands, Suplizio Fields
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES ~8' N of bleachers, ~15' S of vehicle gate
WATER DEPTH 12.0 ft on 2/8/21

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4617.4	0		Asphalt pavement, approximately 4 inches thick	GB									
			Aggregate base course, approximately 4 inches thick	BULK			0.15			19	16	3	50.4
			(Fill) GRAVEL, slightly silty to sandy, slightly moist, brown, pit run	MC	2/12	-1.7		93.6	29.8				
			(Native) CLAY, sandy to slight silty, very moist, brown, soft										
4607.4	10		(Native) CLAY, with sand to sandy, wet, brown, soft to very soft	MC	2/12	-2.5		95.5	26.6				88.6
			Approximate Bulk Depth 2-5 Liquid Limit= 19 Plastic Limit= 16 Plasticity Index= 3 Fines Content= 50.4 Sulfate= 0.15	MC	2/12			94.9	27.3				
4597.4	20			MC	2/12			96.3	27.4				95.3
				MC	2/12			95.9	26.6				
4587.4	30		(Native) CLAY, with sand to sandy, wet, tannish brown, medium stiff										
				MC	5/12			100.5	24.3				
4577.4	40			MC	6/12			102.1	23.7				
4567.4	50		(Native) SAND, silty with gravel, large cobbles in parts, wet, multicolored, dense to very dense										
				SS	18/32/32					NP	NP	NP	12.3
4557.4	60												
			(Bedrock) SHALE, weathered										
			(Bedrock) SHALE/CLAYSTONE, moist, dark gray, very hard	SS	50/3								
			Bottom of hole at 68.3 feet.										

RockSol Consulting Group, Inc.

BORING : B-5

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/8/21 **COMPLETED** 2/8/21
GROUND ELEVATION 4616.3 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 39243.8 **EAST** 95427.4
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: North Grand Stands, Suplizio Field
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES At field side of equipment portal, ~20' N of outfield grass
WATER DEPTH 12.0 ft on 2/8/21

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4616.3	0		Asphalt pavement, approximately 2 inches thick Aggregate base course, approximately 3 inches thick (Native) SAND, clayey with gravel, moist, brown	BULK			0.19			25	16	9	45.3
			(Native) CLAY, sandy, very moist, brown, soft to very soft	MC	2/12	-1.5		101.5	24.8				
4606.3	10		(Native) CLAY, trace sand, very moist to wet, dark brown to light brown, very soft	MC	2/12	-1.1		103.8	21.0				
			Approximate Bulk Depth 0.5-5 Liquid Limit= 25 Plastic Limit= 16 Plasticity Index= 9 Fines Content= 45.3 Sulfate= 0.19	MC	2/12			91.7	25.6				92.2
4596.3	20		(Native) CLAY, with cobbles in parts, trace sand to sandy, gravel in parts, wet, brown, soft	MC	3/12			106.0	21.1				
4586.3	30		(Native) CLAY, sandy, wet, tannish brown, soft to medium stiff	MC	3/12								
4576.3	40			MC	5/12			103.6	23.1				
4566.3	50		(Native) GRAVEL, with large cobbles, slightly silty to silty, sandy, wet, dense to very dense	MC	50/6								
			Bottom of hole at 52.0 feet.										

RockSol Consulting Group, Inc.

BORING : B-6

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/9/21 **COMPLETED** 2/9/21
GROUND ELEVATION 4615.4 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 38904.3 **EAST** 94802.7
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: New entrance, SW Stocker Stadium (track)
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES ~50' E of 12th St. bus stop curb
▼ **WATER DEPTH** 12.0 ft on 2/9/21

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4615.4	0		Asphalt pavement, approximately 3 inches thick Aggregate base course, approximately 5 inches thick (Native) CLAY, sandy, moist, with cobbles	B BULK			0.29			22	16	6	53.2
4610.4	5		(Native) CLAY, tannish brown to brown, very moist, very soft to soft **Approximate Bulk Depth 0.58-4** Liquid Limit= 22 Plastic Limit= 16 Plasticity Index= 6 Fines Content= 53.2 Sulfate= 0.29	MC	2/12	-0.2		96.9	26.3				
4605.4	10			MC	2/12			100.5	24.8				97.1
4600.4	15		▼	MC	3/12			100.3	25.3				
4595.4	20			MC	2/12			96.1	27.0				
			Bottom of hole at 20.0 feet.										

RockSol Consulting Group, Inc.

BORING : B-7

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/9/21 **COMPLETED** 2/9/21
GROUND ELEVATION 4614.9 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 38948.1 **EAST** 95163.9
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: SW corner of SB bleachers, Suplizio Field
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES ~10' E of bleachers
WATER DEPTH 12.0 ft on 2/9/21

ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4614.9	0		Concrete slab, approximately 6 inches thick										
			(Native) CLAY, sandy, moist, brown, very soft	BULK			0.52			24	16	8	63.7
			Approximate Bulk Depth 0.5-5 Liquid Limit= 24 Plastic Limit= 16 Plasticity Index= 8 Fines Content= 63.7 Sulfate= 0.52										
4609.9	5		(Native) CLAY, with sand, very moist, tannish brown, soft to very soft	MC	2/12								
4604.9	10			MC	2/12	-1.1		87.0	30.2				84.9
			(Native) CLAY, sandy to minor sand, very moist, brown, soft to very soft										
4599.9	15			MC	2/12			100.2	24.6				
4594.9	20			MC	2/12			99.2	25.1				
			Bottom of hole at 20.0 feet.										

RockSol Consulting Group, Inc.

BORING : B-8

CLIENT City of Grand Junction
PROJECT NAME Stocker Stadium Suplizio Field
PROJECT NUMBER 599.25
PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado
DATE STARTED 2/9/21 **COMPLETED** 2/9/21
GROUND ELEVATION 4614.2 ft **STATION NO.**
DRILLING CONTRACTOR DA Smith Drilling
NORTH 38764.7 **EAST** 95266.9
DRILLING METHOD Hollow Stem Auger **HOLE SIZE** 6.25" O.D.
BORING LOCATION: Parking lot, middle parking stall row
LOGGED BY D. Compton **HAMMER TYPE** Automatic
GROUND WATER LEVELS:
NOTES ~140' S of Suplizio Field, ~350
WATER DEPTH 12.0 ft on 2/9/21

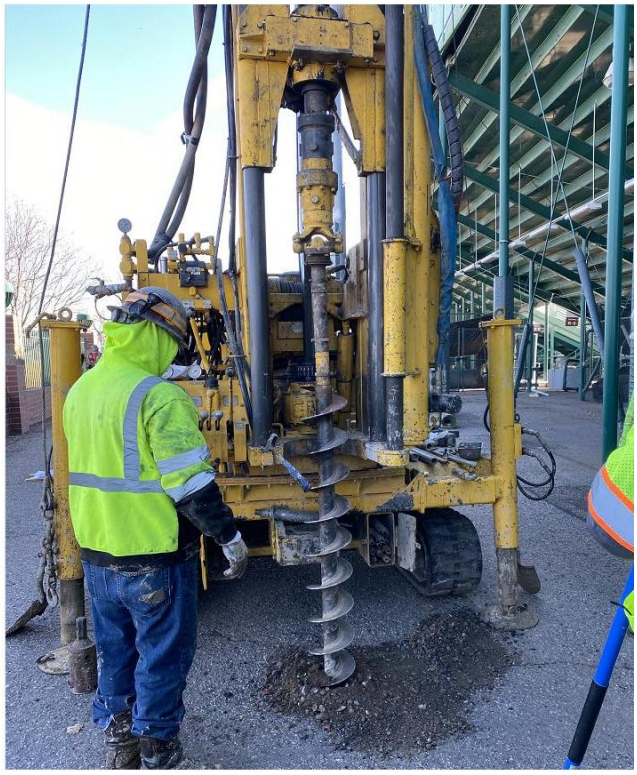
ELEVATION (ft)	DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE	BLOW COUNTS	SWELL POTENTIAL (%)	SULFATE (%)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
4614.2	0		Asphalt pavement, approximately 4 inches thick										
			Aggregate base course, approximately 12 inches thick	BULK			0.01			22	15	7	73.8
			(Native) CLAY, silty with sand, moist, brown, very soft	MC	2/12			87.3	27.1				95.9
			(Native) CLAY, with sand to sandy, very moist to wet, tannish brown to brown, very soft to soft										
4604.2	10		**Approximate Bulk Depth 1.33-5** Liquid Limit= 22 Plastic Limit= 15 Plasticity Index= 7 Fines Content= 73.8 Sulfate= 0.01	MC	2/12			108.3	25.0				86.5
				MC	2/12			96.0	25.6				
4594.2	20			MC	2/12								
				MC	3/12			100.7	24.3				
4584.2	30		(Native) CLAY, very moist to wet, light brown, medium stiff										
				MC	7/12			102.2	23.2				
4574.2	40		(Native) CLAY, sandy, wet, light brown, medium stiff										
				MC	6/12			98.0	25.6				
4564.2	50		(Native) SAND, gravelly, very dense, wet										
				SS	21/40/41								
			Bottom of hole at 55.5 feet.										

Figure C1: Borehole Log Locations

Borehole B-1

Borehole B-2

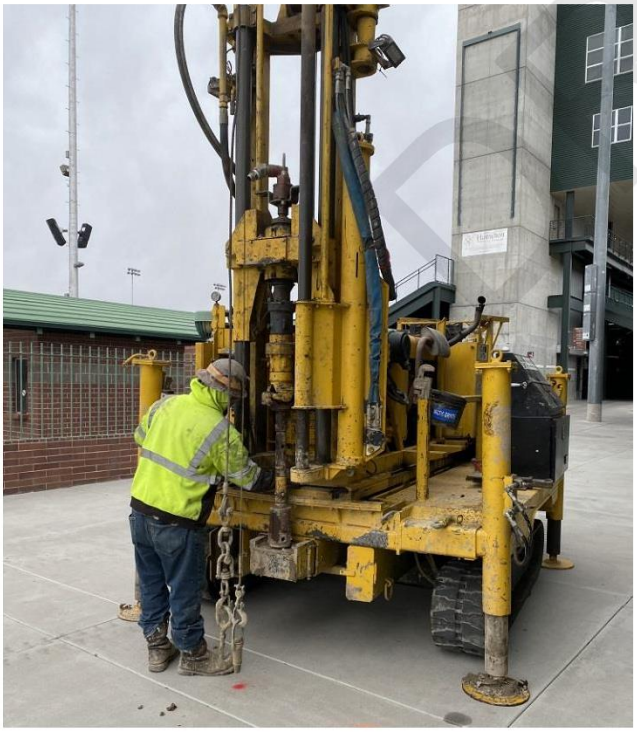
Borehole B-3



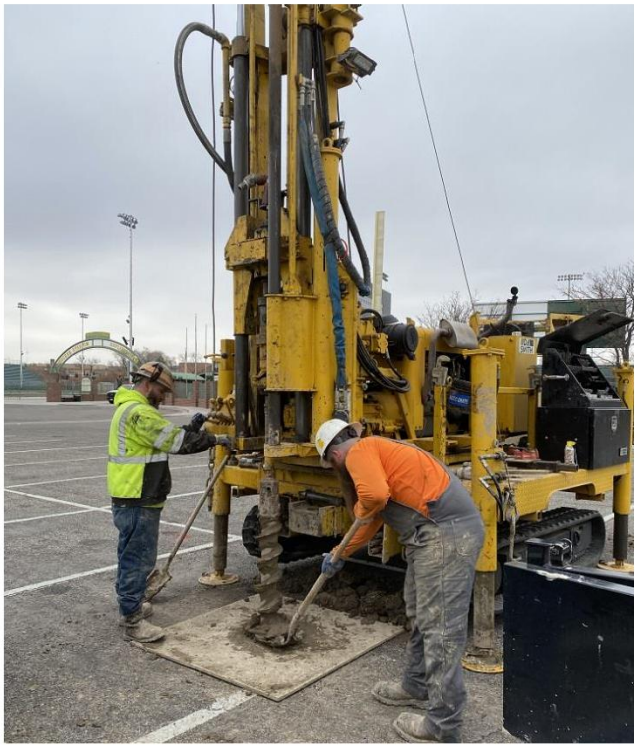
Borehole B-4

Borehole B-5

Borehole B-6



Borehole B-7



Borehole B-8

APPENDIX D

LABORATORY TEST RESULT SUMMARY

AND

TEST RESULT SHEETS

RockSol Consulting Group, Inc.

SUMMARY OF PHYSICAL & CHEMICAL TEST RESULTS

CLIENT City of Grand Junction

PROJECT NAME Stocker Stadium Suplizio Field

PROJECT NUMBER 599.25

PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado

Borehole	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	Swell Potential (%)	%<#200 Sieve	Classification		Water Content (%)	Dry Density (pcf)	Unconfined Compressive Strength (psi)	Sulfate (%)	Resistivity (ohm-cm)	pH	Chlorides (%)	Proctor S=Standard M=Modified		
							USCS	AASHTO								MDD	OMC	S/M
B-1	0-5	NP	NP	NP		35	SM	A-2-4 (0)				0.01						
B-1	4				-0.2				12.7	112.0								
B-1	9					91			28.5	96.6								
B-1	14								25.8	96.3								
B-1	19								24.0	100.5								
B-1	29								24.6	99.0								
B-1	39								23.9	101.6								
B-1	49					11												
B-2	0.75-5	24	15	9		79	CL	A-4 (5)				0.50						
B-2	4				-1.7				27.5	94.5								
B-2	9				-1.4	98			30.2	90.3								
B-2	14								27.0	94.9								
B-2	19								27.1	97.1								
B-2	24								26.8	96.3								
B-2	34								23.7	102.0								
B-2	44								23.0	104.0								
B-2	54					11												
B-3	3-5	26	16	10		61	CL	A-4 (3)				0.07						
B-3	5				-1.2				27.2	94.8								
B-3	9					75			24.0	100.8								
B-3	14								26.7	98.4								
B-3	19								27.1	97.4								
B-3	29								23.6	96.6								
B-3	39								24.1	100.9								
B-3	49								10.0	128.7								
B-3	54					12												
B-4	2-5	19	16	3		50	ML	A-4 (0)				0.15						
B-4	5				-1.7				29.8	93.6								
B-4	10				-2.5	89			26.6	95.5								
B-4	14								27.3	94.9								

RockSol Consulting Group, Inc.

SUMMARY OF PHYSICAL & CHEMICAL TEST RESULTS

CLIENT City of Grand Junction

PROJECT NAME Stocker Stadium Suplizio Field

PROJECT NUMBER 599.25

PROJECT LOCATION 12th St. and North Ave., Grand Junction, Colorado

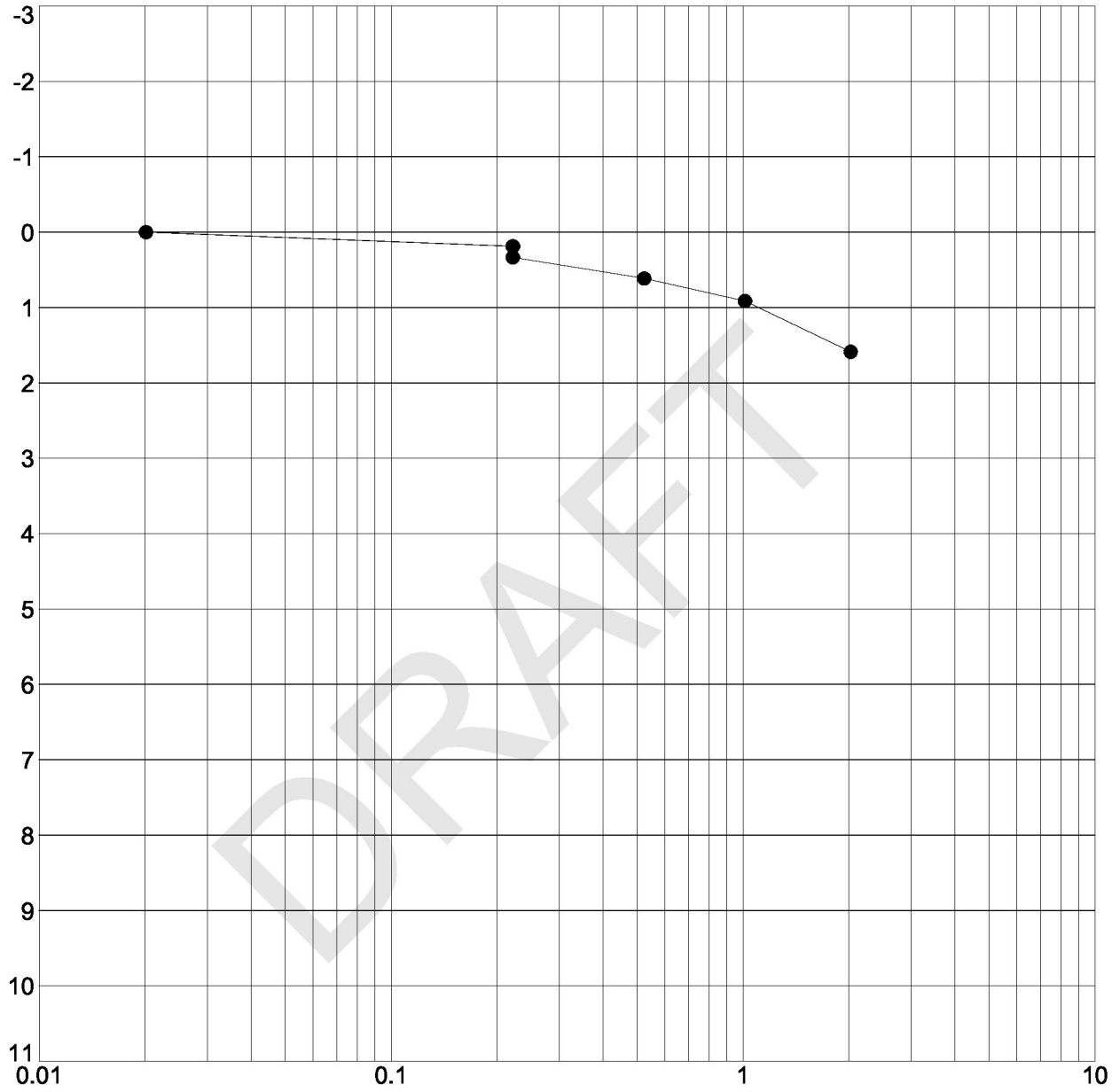
Borehole	Depth (ft)	Liquid Limit	Plastic Limit	Plasticity Index	Swell Potential (%)	%<#200 Sieve	Classification		Water Content (%)	Dry Density (pcf)	Unconfined Compressive Strength (psi)	Sulfate (%)	Resistivity (ohm-cm)	pH	Chlorides (%)	Proctor S=Standard M=Modified		
							USCS	AASHTO								MDD	OMC	S/M
B-4	19					95			27.4	96.3								
B-4	25								26.6	95.9								
B-4	35								24.3	100.5								
B-4	44								23.7	102.1								
B-4	54	NP	NP	NP		12	SM	A-2-4 (0)										
B-5	0.5-5	25	16	9		45	SC	A-4 (1)				0.19	1400 @ 19.5%	8.2	0.0231			
B-5	5				-1.5				24.8	101.5								
B-5	10				-1.1				21.0	103.8								
B-5	15					92			25.6	91.7								
B-5	20								21.1	106.0								
B-5	40								23.1	103.6								
B-6	0.58-4	22	16	6		53	CL-ML	A-4 (0)				0.29	1070 @ 22.3%	8.1	0.0159			
B-6	4				-0.2				26.3	96.9								
B-6	9					97			24.8	100.5								
B-6	14								25.3	100.3								
B-6	19								27.0	96.1								
B-7	0.5-5	24	16	8		64	CL	A-4 (3)				0.52	200 @ 20.3%	8.4	0.0153			
B-7	9				-1.1	85			30.2	87.0								
B-7	14								24.6	100.2								
B-7	15																	
B-7	19								25.1	99.2								
B-8	1.33-5	22	15	7		74	CL-ML	A-4 (3)				0.01						
B-8	5					96			27.1	87.3								
B-8	10					86			25.0	108.3								
B-8	15								25.6	96.0								
B-8	25								24.3	100.7								
B-8	35								23.2	102.2								
B-8	45								25.6	98.0								

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



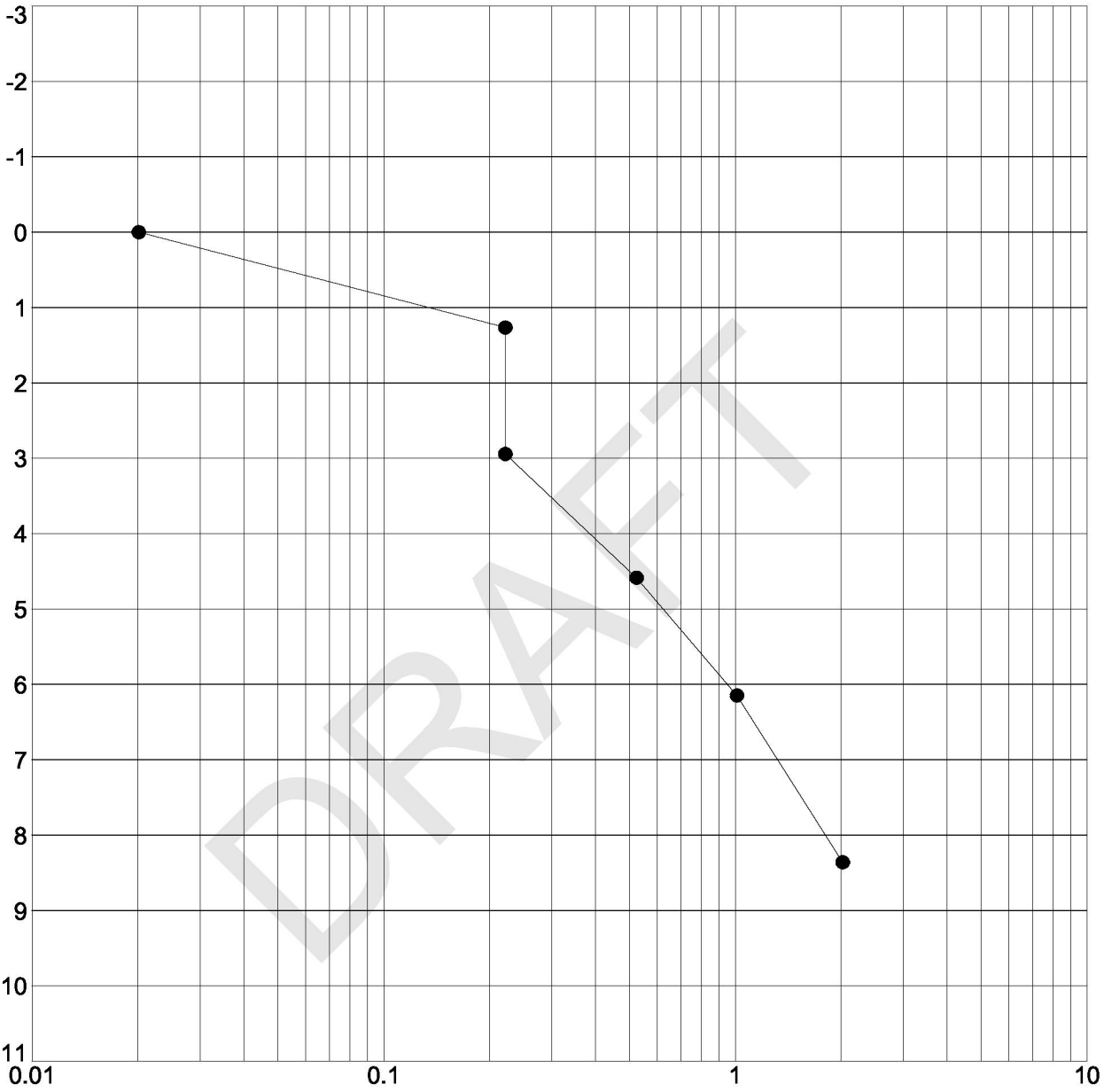
Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-1 4	SAND, silty	-0.2	112.0	12.7

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



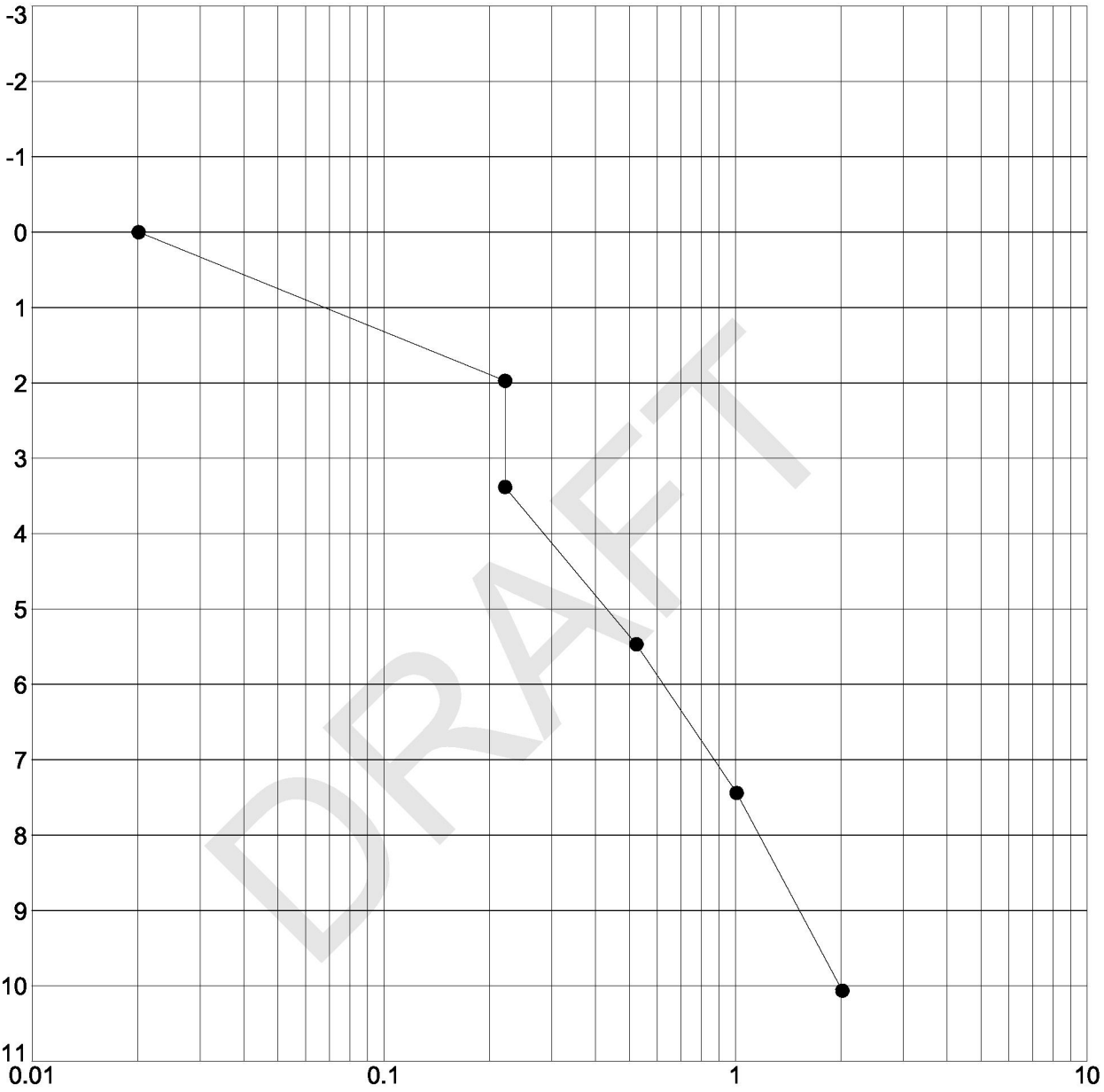
Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-2 4	**CLAY, with sand**	**-1.7**	**94.5**	**27.5**

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



Specimen Identification		Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-2	9	CLAY, with minor sand	-1.4	90.3	30.2

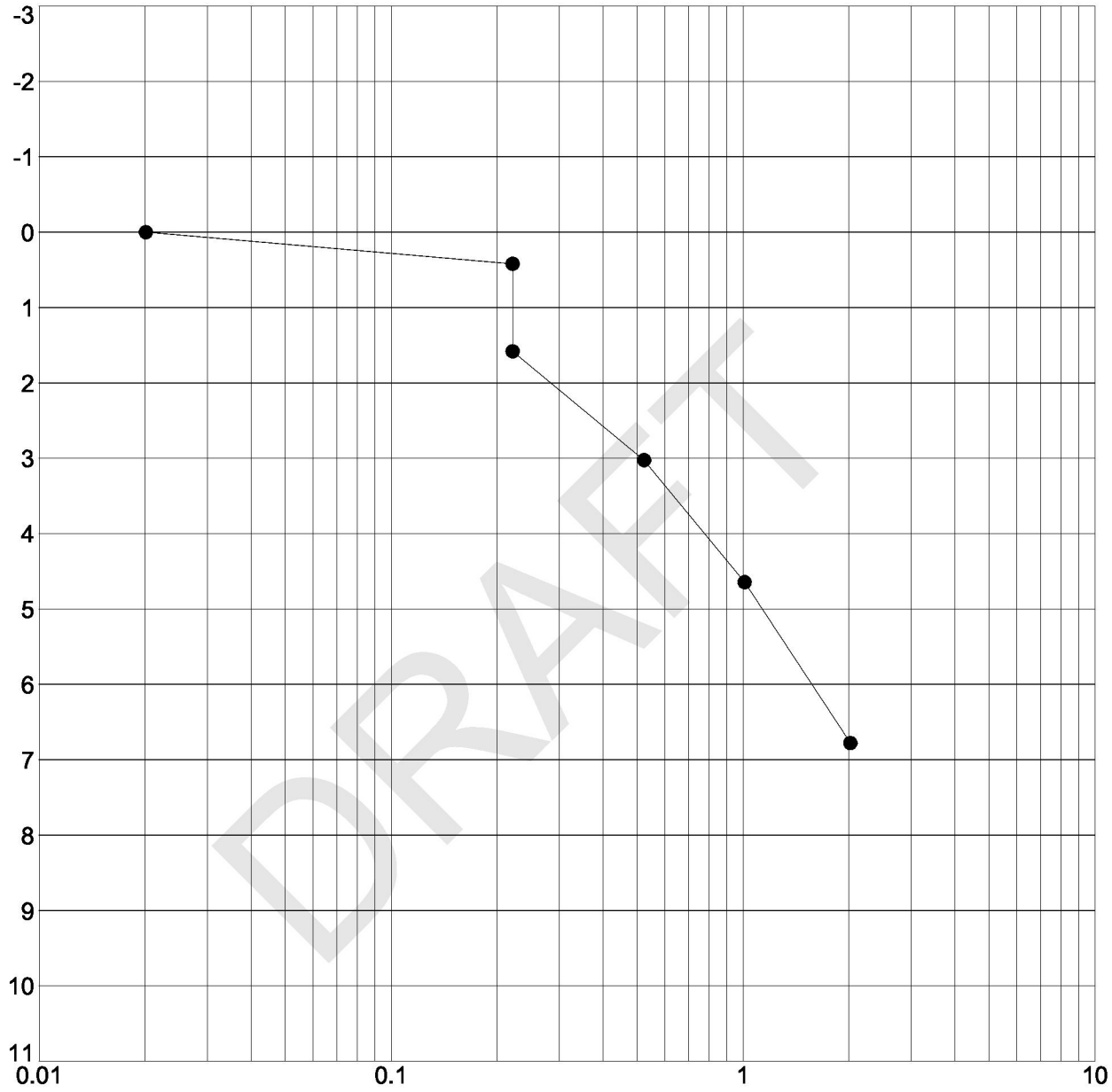
SWELL - CLIENT STANDARD 599.25_STOCKER STADIUM-SUPLIZIO FIELD_GRAND JUNCTION.GPJ ROCKSOL TEMPLATE.GDT 2/17/21

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



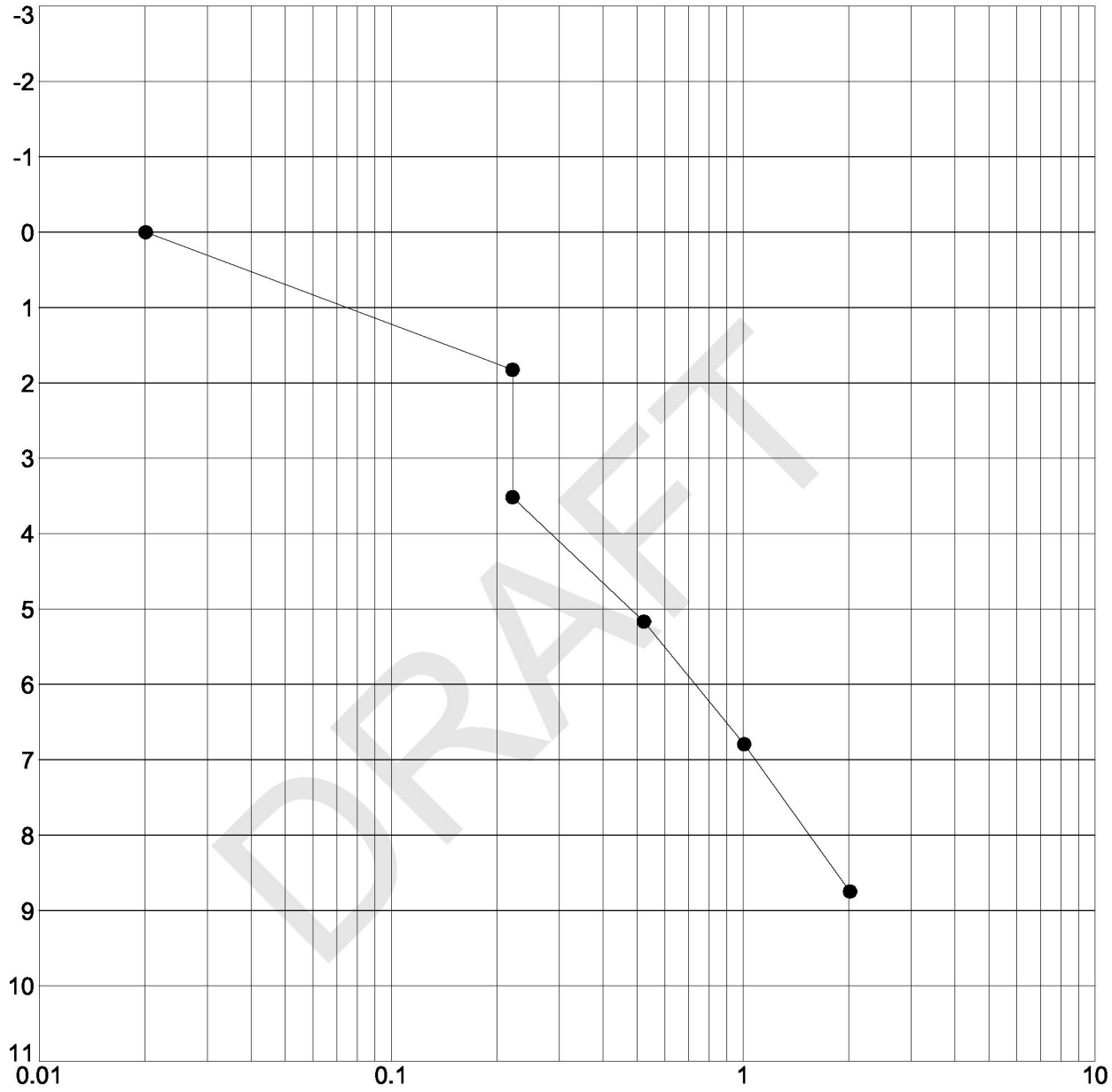
Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-3 5	CLAY, sandy to slightly sandy	-1.2	94.8	27.2

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



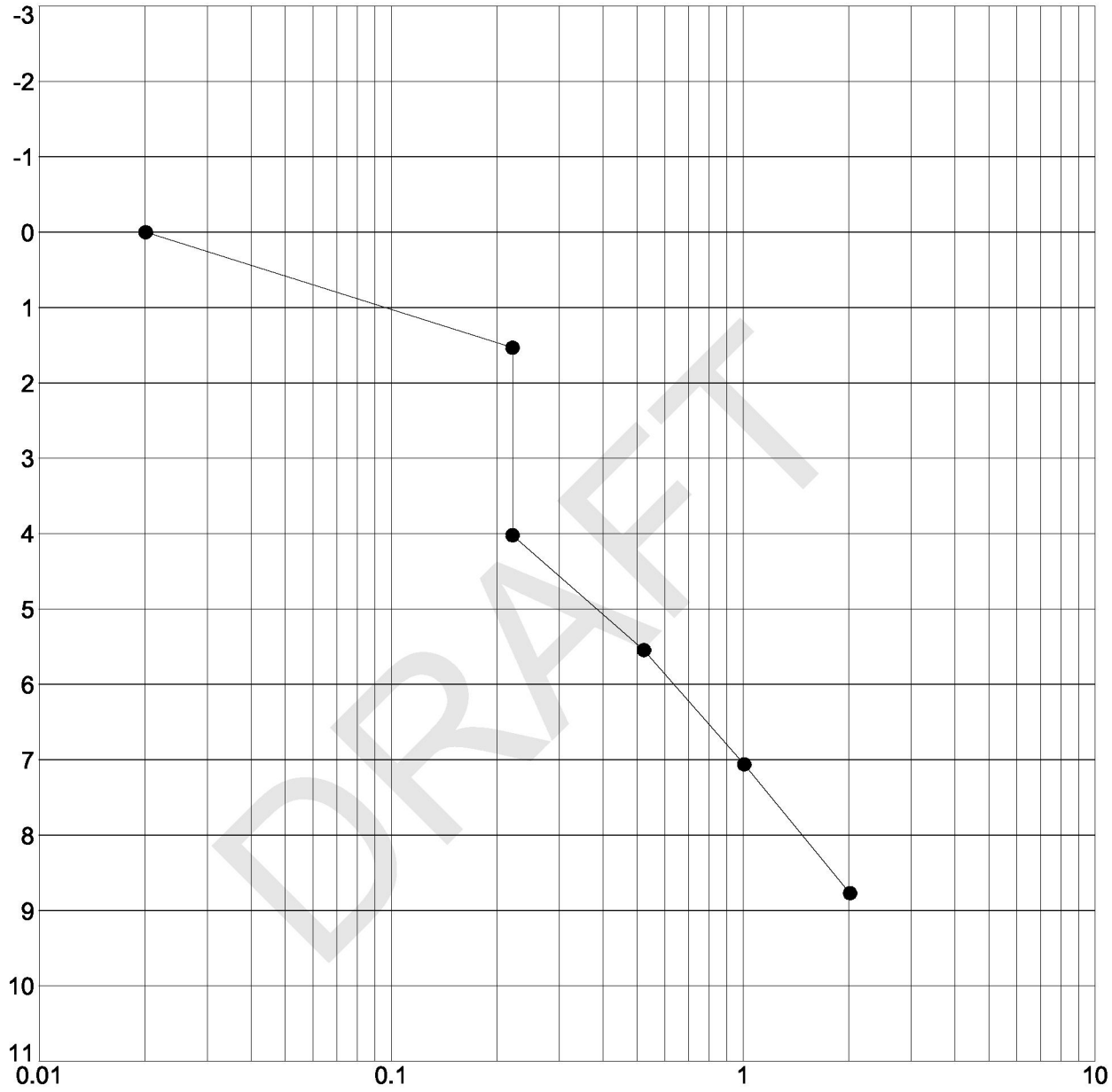
Specimen Identification		Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-4	5	**CLAY, sandy to slightly silty**	**-1.7**	**93.6**	**29.8**

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



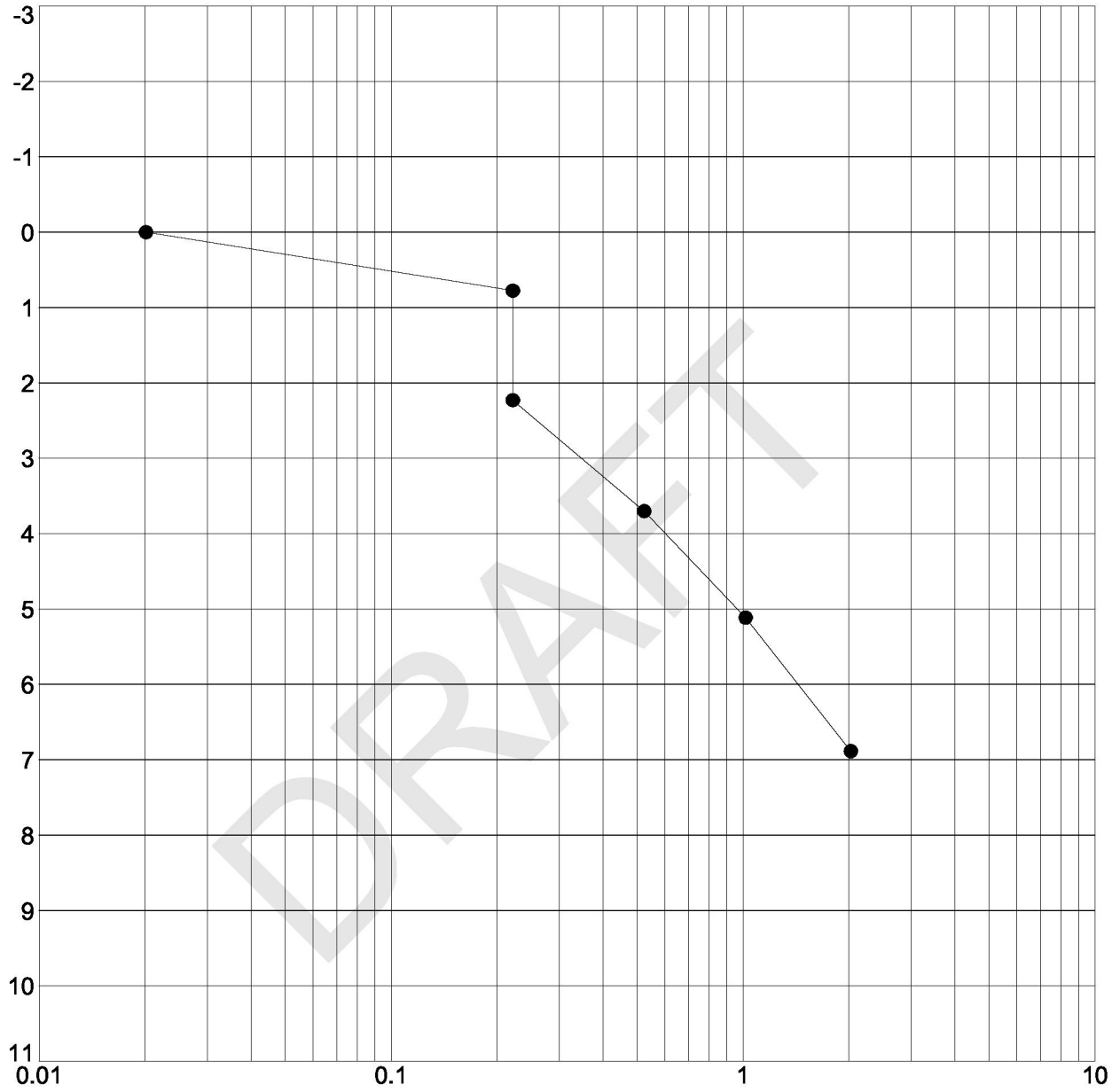
Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-4 10	**CLAY, sandy to very sandy**	**-2.5**	**95.5**	**26.6**

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



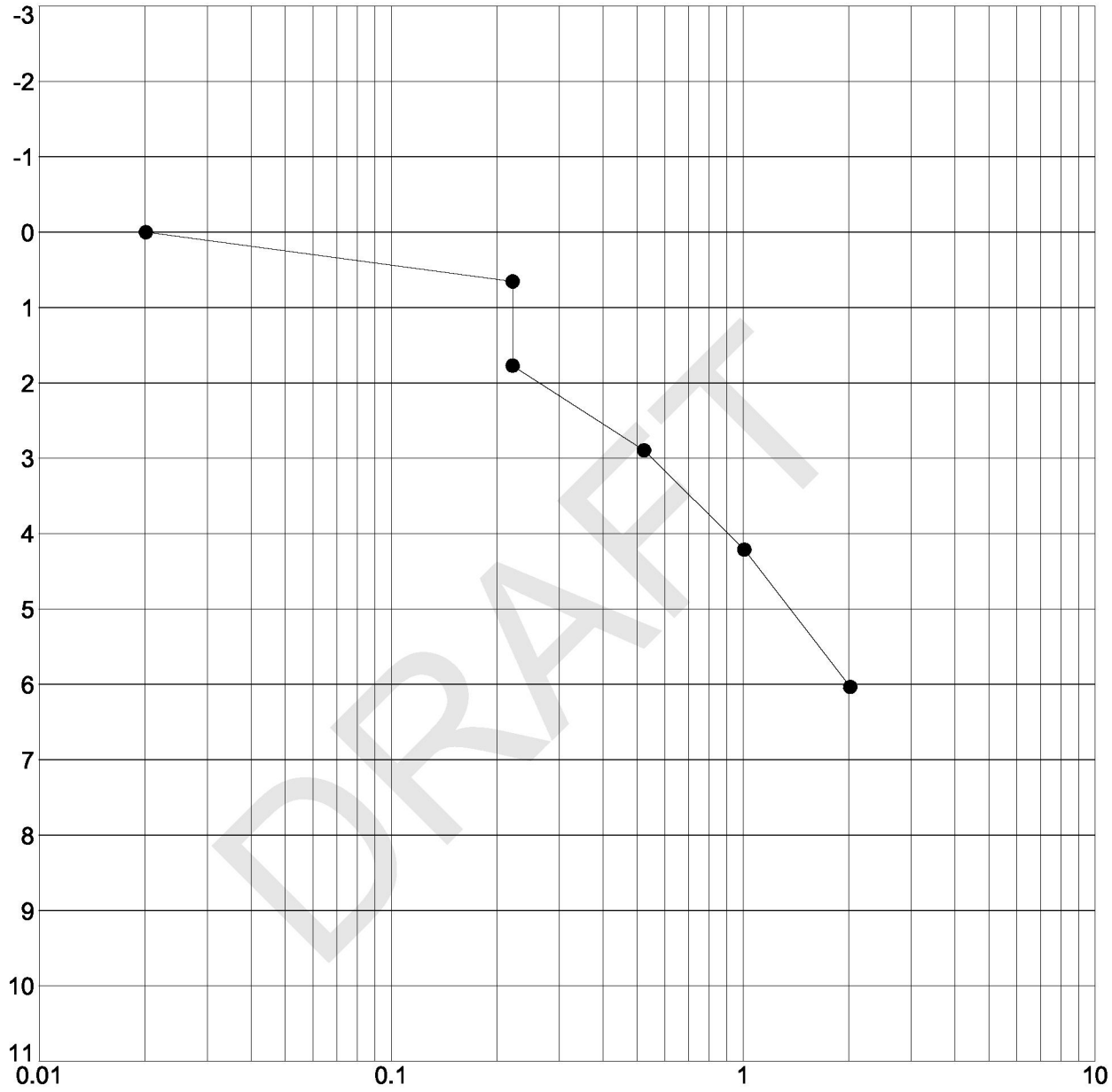
Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-5 5	CLAY, silty	-1.5	101.5	24.8

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



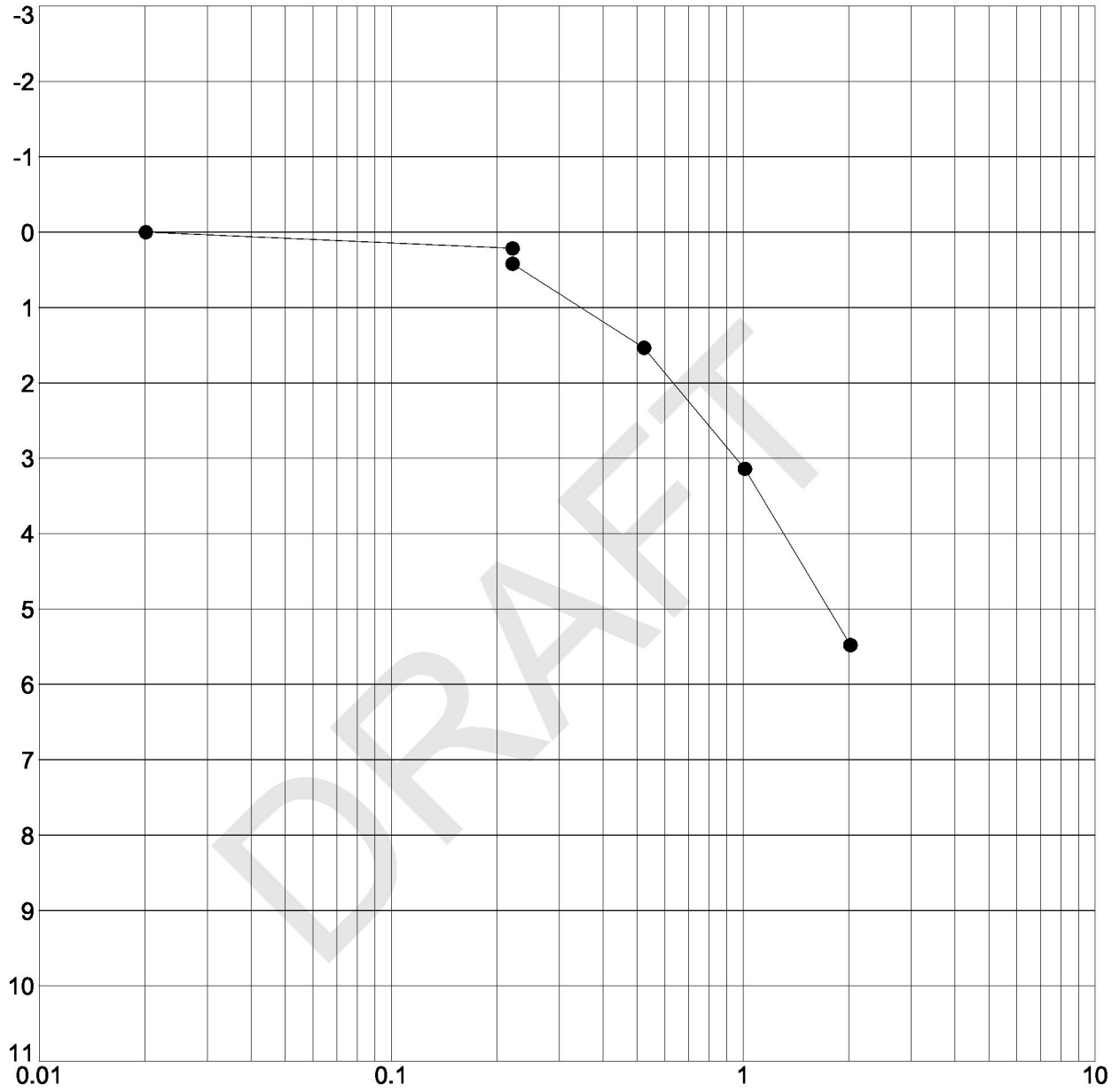
Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-5 10	**CLAY, sandy to with minor sand**	**-1.1**	**103.8**	**21.0**

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



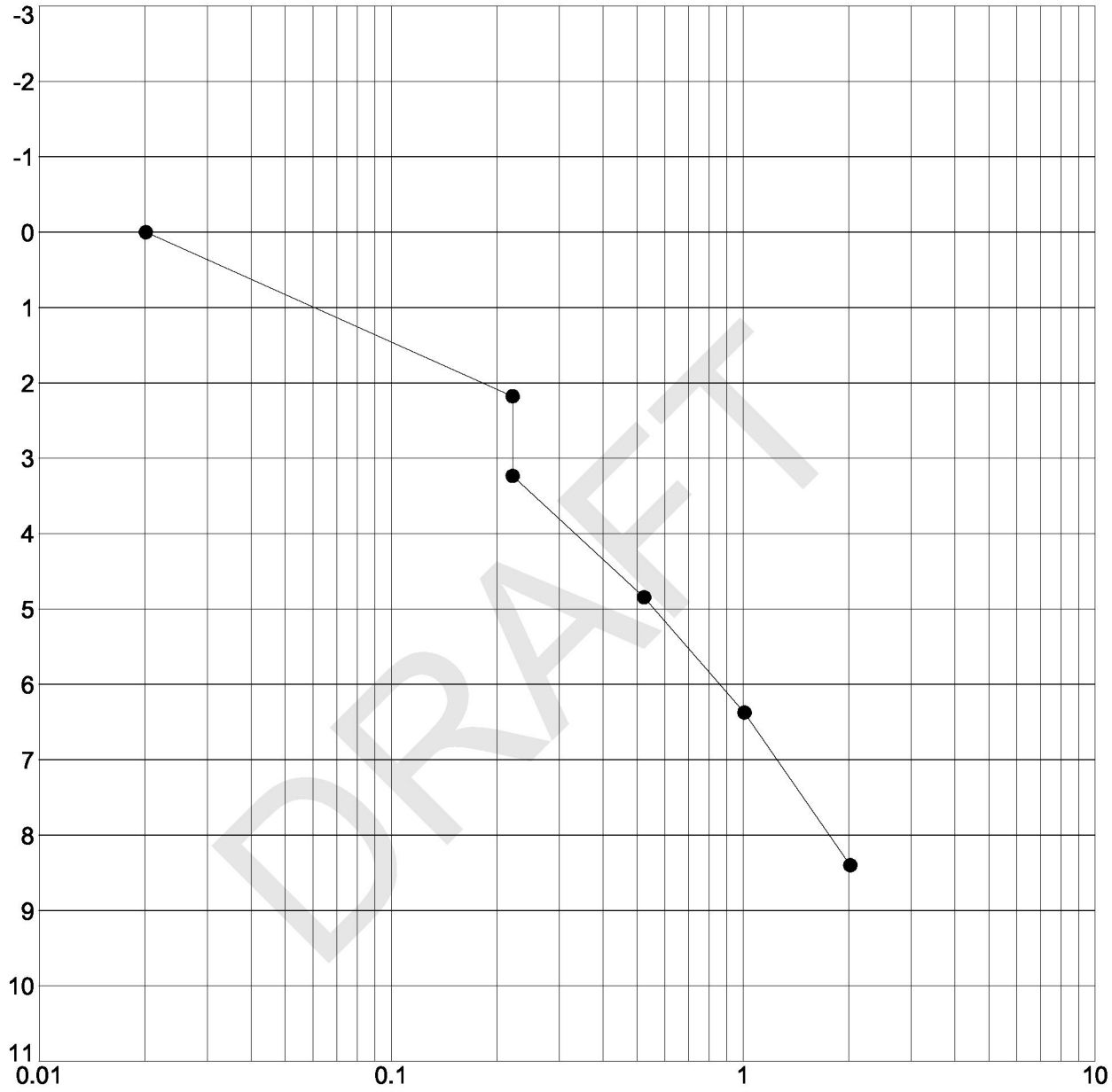
Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-6 4	**CLAY, sandy, silty**	**-0.2**	**96.9**	**26.3**

RockSol Consulting Group, Inc.

SWELL - CONSOLIDATION TEST

CLIENT City of Grand Junction **PROJECT NAME** Stocker Stadium Suplizio Field

ROCKSOL PROJECT NUMBER 599.25 **CLIENT PROJECT NUMBER** 12th St. and North Ave., Grand Junction, Colorado



Specimen Identification	Classification	Swell/Consol. (%)	γ_d (pcf)	MC%
● B-7 9	CLAY	-1.1	87.0	30.2

APPENDIX E

NUTRIENT TEST RESULTS

Soil Sample Information

WARD Laboratories, Inc.
4007 Cherry Ave
Kearney, Nebraska 68847
(308) 234-2418
www.wardlab.com

S-1	NPK
S-101	NPK, OM, CEC & S
S-4	Routine
S-401	Routine + Cl
S-5	Complete
S-501	Complete + Cl
S-7	Alfalfa/Clover Special
S-9	Soil Nitrate
S-901	Subsoil Nitrate + S
S-10	Salinity
S-11	Saturated Paste + EC

You will receive a billing invoice with your results. Payment is due net 30.

PO #_____

Bill To Account:
Name RockSol Consulting Group
Address 556 West Crete Circle, Suite #2
Grand Junction Colorado, 81505
Phone 970-210-8098 **email** eller@rocksol.com

Sample Information	
Date	02/08/2021

For Lab Use	Grower	Field	Sample ID	Depth in / cm	Test (use scroll bar to see all test options)
	City of GJ	BB Stadium Turf	Left Field F-1	1-10	S-4
	City of GJ	BB Stadium Turf	Left Center F-2	1-10	S-4
	City of GJ	BB Stadium Turf	Right Center F-3	1-10	S-4
	City of GJ	BB Stadium Turf	Right Center F-4	1-10	S-4

Comments: There are 4 Samples submitted for Routine Testing - This is from Suplizio Field Baseball Stadium - Outfield Turf is the crop

WARD Laboratories, Inc.

Ag Testing - Consulting

Soil PAP NAPT 2020

Account No. : 92115

ROCKSOL CONSULTING GROUP
556 WEST CRETE CIRCLE SUITE #2
GRAND JUNCTION, CO 81505

Soil Analysis Report

Invoice No. : 1338875
Date Received : 02/16/2021
Date Reported : 02/18/2021

Results For : CITY OF GJ
Location : BB STADIUM TURF

Sample ID / Lab No.	Soil pH 1:1	Modified WDRF BpH	Soluble Salts 1:1 mmho/cm	Excess Lime Rating	Organic Matter LOI-%	KCl Nitrate ppm N	Depth / Nitrate Lbs N/A	Method / Phosphorus ppm P	-Ammonium Acetate- K ppm	Ca ppm	Mg ppm	Na ppm	M-3 Sulfate ppm S	---------DTPA--------- Zn ppm	Fe ppm	Mn ppm	Cu ppm	Hot Water Boron ppm B	CaNO3 Chloride ppm Cl	Sum of Cations me/100g	% Base ----Saturation---- H	K	Ca	Mg	Na
LEFT FIELD F-1							0 - 10 in	O-P																	
18401	7.7		0.99	NONE	8.1	33.3	100	45.3	395	2571	422	119	112.8	14.51	36.2	2.0	1.92			17.9	0	6	71	20	3

Comment : Divide the recommendation below by 40 for the amount of nutrients for 1000 square feet. Split the N recommendation so 1/4 goes on May 1, June 1, July15, and September 1. All other nutrients can be applied with the first N application this spring. Nick

Fertilizer Recommendations In Actual Pounds of Plant Nutrients per Acre

Crop	Yield Goal	Nitrogen N	Phosphorus P_2O_5	Potassium K_2O	Sulfur S	Zinc Zn	Magnesium Mg	Iron Fe	Manganese Mn	Copper Cu	Boron B	Chloride Cl	Lime, ECC Tons/Acre
Sample ID : LEFT FIELD F-1	**Sub-Soil ID(s) | Depth(s) :**							**Past Crop :** All Other Crops				**N Credit :** 0	
(Ward) Turf T/A	4	40	0	0	0	0	0	0	4	0			

Bus: 308-234-2418 Fax: 308-234-1940 Web site www.wardlab.com 4007 Cherry Ave., P.O. Box 788 Kearney, Nebraska 68848-0788

WARD Laboratories, Inc.

Ag Testing - Consulting

Soil PAP NAPT 2020

Account No. : 92115

ROCKSOL CONSULTING GROUP
556 WEST CRETE CIRCLE SUITE #2
GRAND JUNCTION, CO 81505

Soil Analysis Report

Invoice No. : 1338875
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Sample ID / Lab No.	Soil pH 1:1	Modified WDRF BpH	Soluble Salts 1:1 mmho/cm	Excess Lime Rating	Organic Matter LOI-%	KCl Nitrate ppm N	Depth Nitrate Lbs N/A	Method Phosphorus ppm P	-Ammonium Acetate- K ppm	Ca ppm	Mg ppm	Na ppm	M-3 Sulfate ppm S	---------DTPA--------- Zn ppm	Fe ppm	Mn ppm	Cu ppm	Hot Water Boron ppm B	CaNO3 Chloride ppm Cl	Sum of Cations me/100g	% Base ----Saturation---- H	K	Ca	Mg	Na
LEFT CENTER F-2							0 - 10 in	O-P																	
18402	7.7		1.15	NONE	7.4	28.5	86	40.3	383	2759	427	145	136.4	12.52	45.6	2.6	2.21			19.0	0	5	73	19	3
RIGHT (FIELD) F-4							0 - 10 in	O-P																	
18403	7.8		0.99	NONE	6.0	33.5	101	50.0	515	3088	427	103	87.6	8.44	27.6	3.5	1.75			20.8	0	6	74	17	2
RIGHT CENTER F-3							0 - 10 in	O-P																	
18404	7.7		1.33	NONE	5.9	38.0	114	40.6	462	3090	515	189	220.0	10.68	46.1	4.3	2.37			21.7	0	5	71	20	4

Fertilizer Recommendations In Actual Pounds of Plant Nutrients per Acre

Crop	Yield Goal	Nitrogen N	Phosphorus P_2O_5	Potassium K_2O	Sulfur S	Zinc Zn	Magnesium Mg	Iron Fe	Manganese Mn	Copper Cu	Boron B	Chloride Cl	Lime, ECC Tons/Acre
Sample ID : LEFT CENTER F-2	**Sub-Soil ID(s) | Depth(s) :**							**Past Crop :** All Other Crops				**N Credit :** 0	
(Ward) Turf T/A	4	55	0	0	0	0	0	0	2	0			
Sample ID : RIGHT CENTER (FIELD) F-4	**Sub-Soil ID(s) | Depth(s) :**							**Past Crop :** All Other Crops				**N Credit :** 0	
(Ward) Turf T/A	4	40	0	0	0	0	0	0	0	0			
Sample ID : RIGHT CENTER F-3	**Sub-Soil ID(s) | Depth(s) :**							**Past Crop :** All Other Crops				**N Credit :** 0	
(Ward) Turf T/A	4	25	0	0	0	0	0	0	0	0			

Reviewed By: Nick Ward

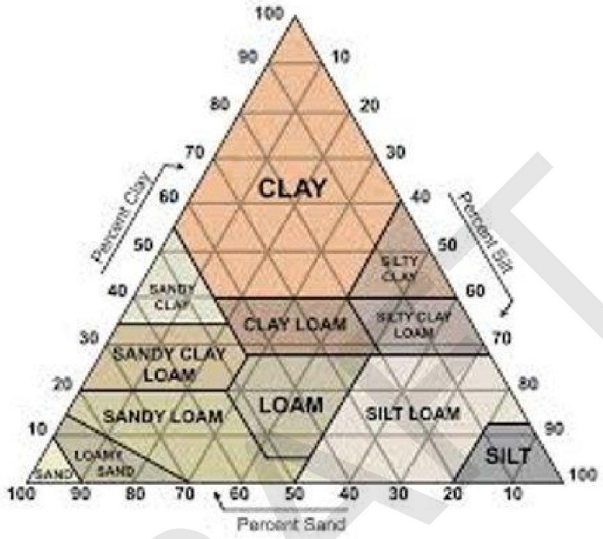
Copy : 1

2/19/2021

Bus: 308-234-2418 Fax: 308-234-1940 Web site www.wardlab.com 4007 Cherry Ave., P.O. Box 788 Kearney, Nebraska 68848-0788

Follow up on Wards Lab analysis

On February 23, 2020 Beatrice Torres and Plant Physiology professor from Colorado Mesa University classified the soil from Suplizio using a hydrometer test. This sample came from left field, it was a mixture from the 15', 50', 75' and 100' location from the outfield. Results indicated that the soil was a sandy loam mixture. There was 8% silt, 76% sand and 16% clay. The Soil Textural Class Graph below was used to determine the class of the soil.



Rocksol also reached out to CSU extension to interpret the results from Ward lab and Susan Cater sent us the following.

> The pH is actually really good for here. Turf is not affected by salts until you get over 3 or greater, depending on the variety, so it is fine.
>
> The organic matter is high in all fields. I recommend they do not add any this spring. We like to see that number at optimum of 5%.
>
> They need to apply ONLY nitrogen and manganese. And manganese on only half the field (left side), Nitrogen is quick moving, and I am sure they (the city) probably applies often or should be. This has a chart for home lawns. https://extension.colostate.edu/topic-areas/yard-garden/lawn-care-7-202/
>
> A ball field should be doing more frequent lighter applications of nitrogen, if in the budget. And especially since it gets lots of use and probably mowed and watered more often.
>
> So if they need 40 lbs of nitrogen per acre, they will need to convert to pounds of actual fertilizer. That is dependent on what source they use.
>
> Avoid buying fertilizers with other nutrients that are not needed as it can throw things off.
>
> Here is a handout on how to determine the number of pounds of fertilizer/acre. https://cmg.extension.colostate.edu/Gardennotes/233.pdf

APPENDIX F

SEISMIC DESIGN CRITERIA OUTPUT

Stocker Stadium/Suplizio Field

998 N 12th St, Grand Junction, CO 81501, USA

Latitude, Longitude: 39.0764502, -108.5515464

Date	2/22/2021, 8:35:45 AM
Design Code Reference Document	ASCE7-16
Risk Category	III
Site Class	E - Soft Clay Soil

Type	Value	Description
S_S	0.239	MCE_R ground motion. (for 0.2 second period)
S_1	0.066	MCE_R ground motion. (for 1.0s period)
S_{MS}	0.574	Site-modified spectral acceleration value
S_{M1}	0.275	Site-modified spectral acceleration value
S_{DS}	0.382	Numeric seismic design value at 0.2 second SA
S_{D1}	0.184	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	C	Seismic design category
F_a	2.4	Site amplification factor at 0.2 second
F_v	4.2	Site amplification factor at 1.0 second
PGA	0.132	MCE_G peak ground acceleration
F_{PGA}	2.24	Site amplification factor at PGA
PGA_M	0.296	Site modified peak ground acceleration
T_L	4	Long-period transition period in seconds
SsRT	0.239	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	0.253	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.066	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.07	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.946	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.932	Mapped value of the risk coefficient at a period of 1 s

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Renovations at Stocker Stadium & Suplizio Field

City of Grand Junction

March 04, 2021

Perkins&Will

Contents

Perkins&Will

Section A.

Cover Letter

Perkins&Will

March 04, 2021

Mr. Duane Hoff Jr.
City of Grand Junction
duaneh@gjcity.org
970.244.1545

Re: RFP-4863-21-DH AE Services for Renovations of Stocker Stadium and Suplizio Field

Dear Mr. Hoff and Members of the Selection Committee,

With the construction of Lincoln Tower, the Stocker Stadium/Suplizio Field complex was transformed. But that was only the beginning. The 2019 Master Plan laid out a series of improvements that will continue the transformation. Perkins&Will is delighted to have been instrumental in the success of both projects. We are equally excited to propose on the first phase of Improvements to the complex.

As was the case with the Tower project, successful completion of the Phase 1 Improvements project will hinge upon the design team's ability to work hand-in-hand with PIAB, the City, stakeholder groups, regulatory agencies, and the selected CMGC to deliver a complex, multi-faceted project within budget, on time, and at a quality that matches or exceeds that of the Tower. To that end, the Perkins&Will team will:

- Seize upon our unmatched familiarity with the stadium complex, the goals and details of the Master Plan, and our expertise in sports venue design to move the design process forward quickly and seamlessly
- Assist the project team in selecting the CMGC, the critical third partner in the design, cost control, and construction process
- Seek to facilitate a strong and well-founded decision-making process throughout the course of the project by providing thoughtful and engaged analysis and creativity for all aspects of the project
- And be a trusted, collaborative partner that will provide the design and management leadership needed to keep the project on schedule and on budget.

Our project team is committed to serving you, the client, throughout the project. Steve King, AIA, one of our strongest Project Managers, will assist me in leading the design team. Sheridan Staats, who worked closely with me on the Master Plan, will translate her understanding of the vision into reality. Our consultant team strengthens our capabilities with the great combination of design expertise and local knowledge.

I encourage you to contact our listed references to understand how we have performed for them—and how we will perform for you.

Andy Barnard, AIA, LEED AP
Managing Principal
mobile: 303.918.0203
andy.barnard@perkinswill.com

475 Lincoln Street, Suite 100
Denver, Colorado 80203

www.perkinswill.com

Perkins&Will

Perkins&Will

Section B.

Qualifications, Experience & Credentials

Perkins&Will

www.perkinswill.com / tel: 303.308.0200

We believe that design has the power to make the world a better, more beautiful place. That's why clients and communities on nearly every continent partner with us to design healthy, happy places in which to live, learn, work, play, and heal. We're passionate about human-centered design, and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, Fast Company named us one of the World's Most Innovative Companies in Architecture. Our global team of 2,700 creatives and critical thinkers provides integrated services in architecture, interior design, landscape architecture, and more.

Founded in
1935

Studios
25

Most Innovative Companies in Architecture 2018

Fast Company

#2
Architecture Firm, 2019

Architectural Record and Interior Design Magazine

Areas of Practice

Branded Environments
Civic and Cultural
Corporate and Commercial
Corporate Interiors
Health
Higher Education
Hospitality
K-12 Education
Landscape Architecture
Planning and Strategies
Science and Technology
Sports, Recreation, and Entertainment
Transportation
Urban Design

In 2017, Sink Combs Dethlefs' merged with Perkins&Will.

Rest assured, our studio brings the same sports expertise and commitment to client service which is now backed up by the talent, technology, and stability of an international firm.

Sports, Recreation and Entertainment Practice

Every community's program is unique — we collaborate with stakeholders to create a plan that enhances the mind-set, culture, and structure of the program.

The Sports and Recreation Practice, a core group of approximately 100 architects, interior designers, and planners, has built upon Perkins&Will's strengths to develop an interdisciplinary approach that encompasses the big picture of community sports planning and design. During the past 55 years, our team has developed numerous athletic and recreation projects for communities all over the world.

City of Joliet, Silver Cross Field

Village of Schaumburg, Schaumburg Boomers Stadium

We collaborate with hundreds of municipal facilities globally to develop timeless forward-thinking designs. Our design professionals appreciate that each community has unique needs and we tailor our approach to support the diversity of our clients.

We are committed to creating a strategy that best addresses the vision of the City of Grand Junction.

Subconsultant Team

WJHW **Role on Project:** Audio/Visual Consultant

7220 W. Jefferson Ave, Denver, Colorado 80235 / tel: 972.934.3700

Wrightson, Johnson, Haddon & Williams, Inc. (WJHW) is a 50+ person firm offering state-of-the-art design services and consulting in audio, visual, video & scoring displays, broadcast provisions & video production, acoustics & noise control, performance lighting & rigging, scoreboard hoisting systems, distributed TV & satellite, video surveillance & access control, and tel/data structured cabling. Our strengths lie in the combined talents of principals and employees, our diverse technical and business skills, and the experience accrued over the years from hundreds of successfully completed projects. WJHW has provided services on a diverse range of project types, including professional and collegiate stadiums, ballparks, arenas, athletics facilities, large sporting arenas and stadia, municipal facilities, corporate, government, civic, and the full genre of entertainment spaces/venues. It is our understanding of facility function and its users, coupled with our ability to apply this experience to meeting the needs and goals of the client that is the cornerstone of our sucess.

DHM Design **Role on Project:** Landscape Architect

311 Main St, Carbondale, Colorado 81623 / tel: 970.963.6520

DHM is a talented group of landscape and ecological professionals who call the West home. Like the region itself, we are pragmatic, independent and resilient individuals - but we're also steeped in the values and skills of teamwork. We are vigorous users and lovers of the outdoors, committed to both environmental and cultural preservation. Since our founding in Denver in 1975, our employee-owned Corporation has expanded with offices in Bozeman, Missoula, Carbondale, and Durango. Our roster now includes professionals in landscape architecture, natural resource management, horticulture, land use planning, graphic design, 3D modeling and computer imaging, plus some who also hold degrees in enriching fields like studio art, anthropology and philosophy. Our work is primarily in the American West, from the Front Range across the Great Basin to the Sierra Nevadas. We plan and design for resort and residential communities, historic sites, civic spaces and parks, small-town revitalizations, tribal lands, legacy ranches and high-end residences. We have learned that communication and trust make possible the union of divergent viewpoints, and that in turn makes landscapes that can be cherished and sustained.

ME Engineers **Role on Project:** Mechanical, Plumbing and Technology Engineer

14143 Denver West Parkway Suite 300, Golden, Colorado 80401 / tel: 303.421.6655

We do it through talent and technology, hiring the best engineers who get the most out of state-of-the-art systems. With 14 offices and a staff of over 300, we are one of the largest independent consultancy practices of our kind. We are wholly owned by our staff, which nurtures a high level of commitment to delivering cutting-edge engineering. ME is a global leader in the design of building and technology systems for sports and entertainment venues. In 40 years we have delivered some of the world's most recognized buildings. We have completed more than 300 sports facility projects, including carious upgrades for many stadiums such as Folsom Field, Empower Field at Mile High, Coors Field, Minute Maid Park, and Truist Park. Our projects range from new construction to renovations and energy retrofits. Our clients are end users, developers, project managers, architects, facility managers, and government agencies. We collaborate openly-from conceptual design through construction - to address the challenges and complexities posed by the scale, needs, and unique operations of these facilities.

Subconsultant Team

Lindauer Dunn, Inc. **Role on Project:** Structural Engineer

802 Rood Ave, Grand Junction, Colorado 81501 / tel: 970.241.0900

Over the course of our firm's history in Grand Junction, Lindauer Dunn, Inc has worked on numerous projects both large and small at the Suplizio Stadium and Stocker Field site, as well as throughout Lincoln Park, the city golf course and the VA Hospitals sites to the east of the stadiums, and across the nearby Colorado Mesa University Campus. This experience has provided us with a knowledge of the sometimes challenging soil conditions on all of those sites in this particular are of the city. Our work at the stadium has included the design of the existing pressbox structure and seating upgrades in 2010, the stadium north and south entries, and the baseball team and locker facility north of Suplizio Field. We have also designed light pole and netting supports at both the stadiums and in Lincoln Park, as well as small restroom facilities at the park and a new CMU golf team facility.

JVA Consulting Engineers **Role on Project:** Civil Engineer

817 Colorado Avenue, Glenwood Springs, Colorado 81601 / tel: 970.404.3100

JVA, Incorporated is a 130-person consulting structural, civil and environmental engineering firm headquartered in Boulder with offices in Glenwood Springs, Winter Park, Fort Collins, and Denver. JVA has a 65-year history of engineering experience serving architects and owners on building projects throughout the Rocky Mountain area and nationwide. As engineers we are dedicated to superior design, but understand the need to communicate, work both as a team member and leader, to meet client deadlines, and complete projects on time. JVA provides its clients with creative thinking, design sensitivity, and cost-effective engineering. We recognize that true service to the client is more than quality engineering. Maximizing resources, meeting deadlines, and being sensitive to your needs are our goal.

Bighorn Engineering **Role on Project:** Electrical Engineer

386 Indian Road, Grand Junction, Colorado 81501 / office@bighorneng.com / tel: 970.241.8709

Bighorn Consulting Engineers is a mechanical and electrical engineering firm dedicated to providing the highes quality consulting engineering services for commercial, educational, institutional, and residential building clients. The firm is owned and operated by Shawn Brill, P.E., CEM, Blaine Buck, P.E., and Mark Harrington, P.E., LEED. Our personnel have over 100 years in the industry with experience not only in consulting engineering but also equipment sales, temperature controls, contracting and facilities management. This divers background enables us to better understand client needs and expectations. We offer a full range of engineering services including system evaluations, life-cycle cost analysis, conceptual planning and budgeting and construction documents and specifications.

Millennium Sports Technologies, Inc. **Role on Project:** Sports Turf Consultant

1893 West Kettle Ave, Littleton, Colorado 80120 / fielddesigner@aol.com / tel: 303.730.1440

Millennium Sports Technologies, Inc., (MST) based in Littleton, CO provide professional sports field design and consulting to architectural firms, professional and collegiate clientele, as well as private firms and specialty design/build contractors. The firm is exclusively sports field oriented and its range of work includes sports field master planning, engineering and design, preparation of bid documents, and turf management consulting. MST offers high performance athletic field system designs (natural, synthetic and combinations of both) that are currently in use at numerous professional and collegiate venues throughout the Unites States and abroad.

City of Grand Junction, Lincoln Park Stadium Renovation and 2019 Renovation Master Plan

Grand Junction, Colorado

Client: City of Grand Junction — **Size:** 35,000 square feet — **Completion Date:** 2012 (Tower); 2019 (Master Plan) — **Construction Cost:** $8.3 million — **Seating Capacity:** 2,522

The Lincoln Park Stadium is a multi-purpose venue used throughout the year for a wide range of events. Suplizio Field is a 10,000-seat baseball stadium that hosts the Junior College World Series each year as well as other collegiate and high school games. It is home to the Colorado Mesa University baseball program and the GJ Colorado Rockies Pioneer League team. Stocker Stadium is a football and track stadium that is Home to Colorado Mesa's football and track programs and home field for four area high schools.

The initial Master Plan evaluated two approaches to improving these incredibly busy facilities. The first approach outlined a phased series of improvements that would leave the basic stadium facilities intact, but improve them over time. The second approach delineated the improvements that could be made by replacing the shared stands and facilities at the heart of the complex. A cost comparison of the two approaches highlighted the relative scopes and costs for the two approaches.

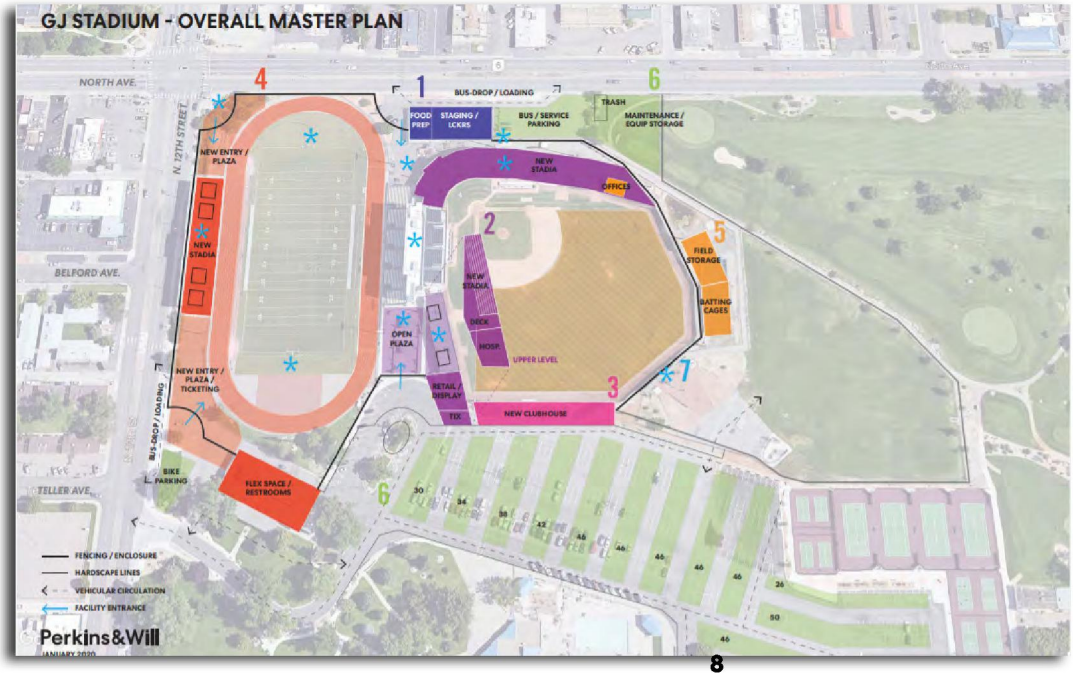
The renovation improvements included TV ready lights, new stadium seating, an open mezzanine with an adjustable railing for handicapped patrons, expanded ADA accessible dugouts with a wheelchair lift, state-of-the-art press box, luxury suite, community/hospitality room, full bar, concourse upgrades, restrooms, new administrative offices for the GJ Rockies, upgraded locker rooms and concession stands.

City of Grand Junction, Lincoln Park Stadium Renovation and 2019 Renovation Master Plan

2019 Improvements Master Plan

In January 2019, we were contracted to evaluate the Suplizio Field/Stocker Stadium Complex and develop a master plan for improvements. The proposed scope of work involved:

- Review of existing conditions and identification of needed improvements related to system degradation. We also met with specific user/stakeholder groups to identify specific functional or programmatic deficiencies that should be addressed. This included interviews with P&R's maintenance staff.
- Development of an outline program of spaces and anticipated costs (based on a $/SF planning basis) in collaboration with City staff. We assembled the deferred maintenance and building improvements costs into a single document and then worked with the City to define the proposed scope in alignment with the City's budget target.
- We developed two initial conceptual plan options to address the desired program of spaces. In conjunction with the prioritization of scope, we further developed one of the concepts via plan and massing to illustrate the proposed improvements before issuing a final report.



City of Grand Junction, Community Recreation Center Study

Grand Junction, Colorado

Client: City of Grand Junction — **Size:** 75,000 square feet — **Completion Date:** 2018

As the largest municipality between Salt Lake City, Utah and Denver, Colorado, Grand Junction routinely serves the residents of Grand Junction, the residents of the Grand Valley from Palisade to the east and Fruita to the west, as well as all Mesa County residents.

A diverse group of Grand Junction residents proposed the creation of an affordable, accessible community center that would be the heart of wellness and social connection. Perkins&Will was hired to complete the feasibility study. The study included:

- Market Analysis, containing demographic and community profile.
- Analysis of eight potential sites.
- Programming of the facility was determined through a series of stakeholder meetings, public workshops, and a statistically valid survey.
- Conceptual Layout and Design, including renderings and campaign support materials.
- Capital Cost & Operational Cost estimates.
- Companion study to evaluate the Orchard Mesa Pool as a complementary facility to the new Community Center.

Along with a presented findings, multiple stakeholder and public meetings were conducted throughout the study.

City of Grand Junction, Community Recreation Center Study

Colorado Mesa University, Maverick Center & Monfort Human Performance Lab

Grand Junction, Colorado

Client: Colorado Mesa University — **Cost:** $36.9 Million — **Size:** 216,000 square feet — **Completion Date:** January 2010 — **Awards:** Gold Hard Hat Award, Mountain States Construction, 2010; Innovative Architecture, Recreation Management Magazine, 2009; Outstanding Building, College Planning and Design, 2009

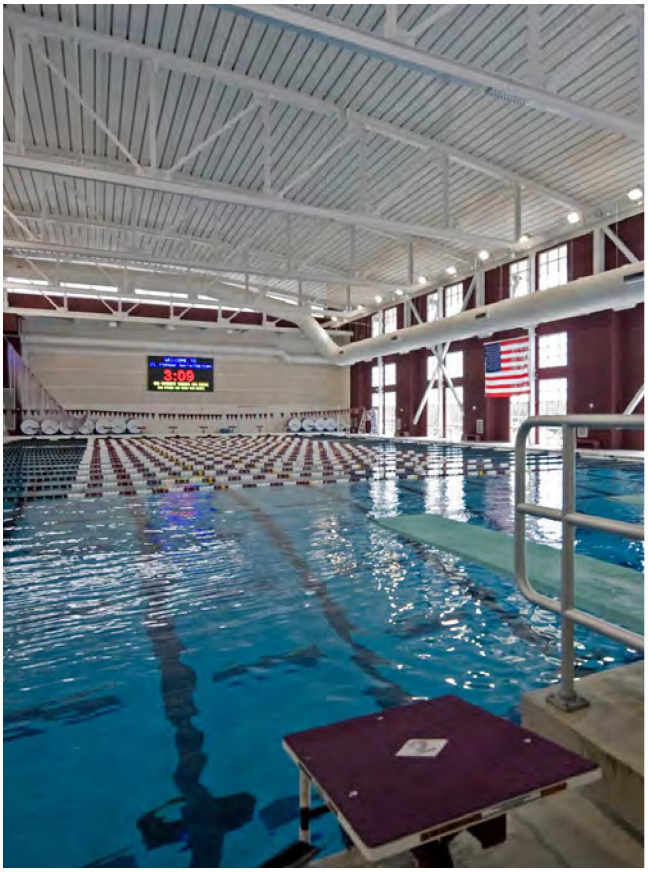
For Athletics, it provides new offices, a new wrestling practice space, new team locker rooms, and a large strength and conditioning area. It also adjoins a new soccer stadium and practice fields provided by the design team. The Brownson Arena was upgraded providing new basketball practice facilities.

The Hamilton Recreation Center housed within the Maverick Center includes fitness and strength training, a group studio, cycling studio, recreation gymnasium, racquetball courts, Indoor elevation running track, and a 28 foot high climbing wall.

The El Pomar Natatorium is one of the premier aquatic facilities in the Western United States. The natatorium has a 10 lane, 50-meter competition pool that can be transformed to 25 yards wide with 23 lanes, a diving well with a pair of one and three meter boards, 750 balcony seats, 500 temporary seats and a state-of-the-art timing system.

The facility also includes a 150 seat tiered auditorium, labs and meeting spaces for the Health Sciences, Nursing Academic Programs as well as the Department of Kinesiology. The center is also home to the Monfort Human Performance Lab, which is an integrative multi-use human performance laboratory that provides advanced physiological and biomechanical performance and wellness testing.

Colorado Mesa University, Maverick Center & Monfort Human Performance Lab



Town of Dillon, Dillon Amphitheater

Dillon, Colorado

Client: Town of Dillon
Seating: 3,500 seats
Completion Date: 2018

After completing a feasibility study for improvements to the Dillon Amphitheater, the Town hired Perkins&Will to move forward with a phased design process. Notable improvements include:

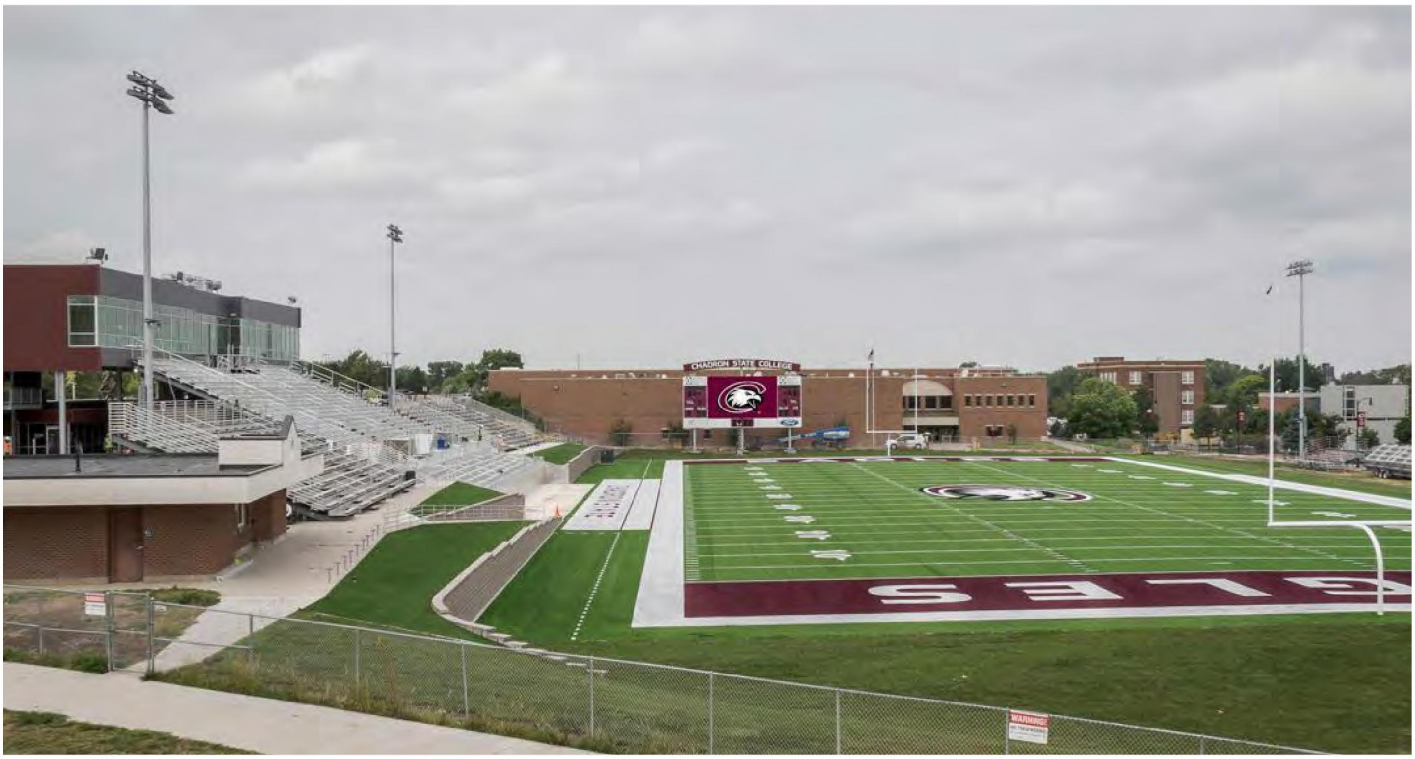
- Reconstruction of a the stage with adequate back stage operational support space and a canopy that will address the rigging needs for a variety of events, including concerts, theatrical productions, and speakers.
- Expansion and reconstruction of the seating bowl to add chairback seats, create more comfortable and functional lawn seating, and to address ADA seating requirements.
- An array of spectator amenities, including increased fixed concession areas, adequately sized restrooms, and open festival plaza areas to accommodate food vendors and merchandise sales.

Set in a natural bowl adjacent to picturesque Lake Dillon, the architectural character reflects the Town's emphasis on being seen as a progressive community with strong ties to the arts.

Chadron State College, Football Stadium & Track Complex

Chadron, Nebraska

Client: Chadron State College — **Completion Date:** 2018 — **Construction Cost:** $8.5 million



Chadron State College determined that due to the deteriorating condition of the football stadium, a replacement stadium and field should be constructed. Also a track facility did not exist on the CSC Campus and the College was not competing in NCAA Division II track.

The scope of the project was to replace the existing football stadium/field and to build a track facility. The existing facilities were hosting home football games and the track program practices on the local High School track. The stadium facility was deteriorating and renovation was not an option. The new track facility now allows the track team to have practice facilities and allow for Chadron State College to host events

The football stadium/field renovation included a stadium, pressbox and field can seat 3,000 spectators with overflow seating around the field. The track consists of seating with a capacity of 500 and overflow seating around the track. The impact included complete renovation of the existing stadium and field and the construction of a track facility on the existing intermural/practice fields.

Village of Schaumburg, Schaumburg Boomers Stadium, Home of the Schaumburg Boomers

Schaumburg, Illinois

Client: Village of Schaumburg — **Size:** 90,735 square feet — **Construction Cost:** $11.5 million

— WHAT MAKES IT COOL

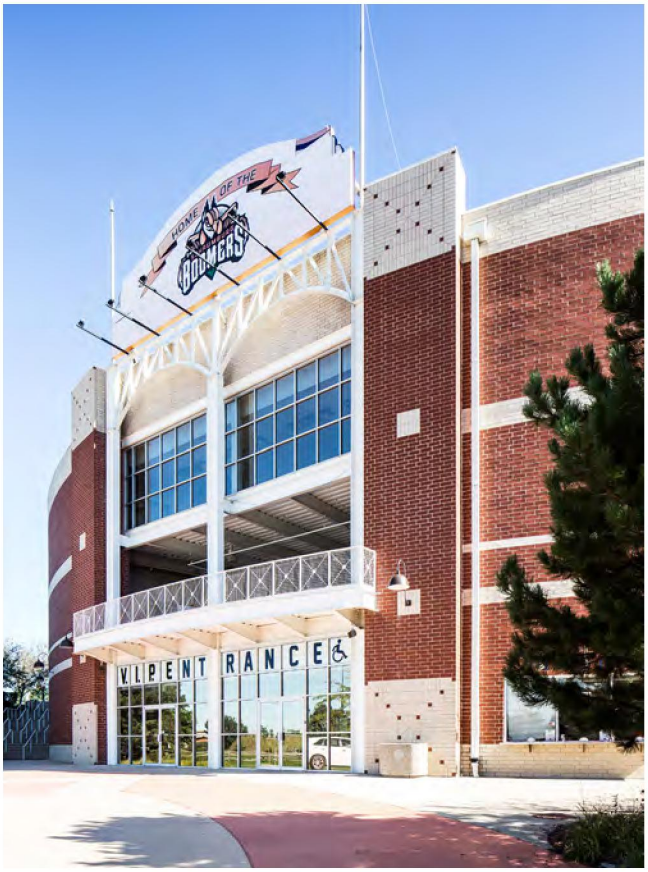
The stadium is designed to the exact same dimensions as Wrigley Field, the historic, landmark home of the Chicago Cubs.

Built as a joint venture by the Village of Schaumburg and the Schaumburg Park District, the Schaumburg Boomers play all of their home games at Schaumburg Boomers Stadium. However, Schaumburg Boomers Stadium is designed to meet the needs of a modern day baseball franchise with three main levels: the field event level, the main concourse level, and the luxury suite level.

With a capacity of 7,365 fans, the facility features 5,665 fixed seats, 16 luxury suites, 200 outfield bleacher seats and a grass lawn area located along both foul lines can accommodate up to 900 fans. The Schaumburg Club located on the first base side of the suite level features restaurant style seating complete with a full bar and glass-enclosed viewing of the game and is also available for private parties and banquets year round.

The field level provides fan amenities such as a full-service novelty shop and full service ticket office. All team administrative functions are housed in office space that is designed to operate year-round.

Village of Schaumburg, Schaumburg Boomers Stadium, Home of the Schaumburg Boomers



North Dakota State University, Fargo Moorhead Redhawks Baseball Park

Fargo, North Dakota

Client: North Dakota State University — **Size:** 9.33 acres — **Construction Cost:** $5.7 million

— WHAT MAKES IT COOL

The Baseball park was designed with three main goals in mind: cost effectiveness, spectator comfort, and accessibility.

The facility houses a total capacity of 4,450 per game. The Ballpark has been planned to allow for the expansion of private suites and an increased seating capacity of 10,000. Located adjacent to the track and field complex at North Dakota State University, the park was designed with three main goals in mind: cost effectiveness, spectator comfort, and accessibility.

The stadium is organized on three levels: the field level, the concourse/entry level and the private suite level. The field level consists of general offices, laundry facilities, team lockers, and training and treatment areas. The concourse level opens to the playing field. The suite level contains twelve private luxury suites. Each suite is equipped with a wet bar and eighteen fixed seats.

Completion of the Ballpark was timely. The growing popularity of Northern League Baseball has given rise to the need for adequate seating and facilities.

North Dakota State University, Fargo Moorhead Redhawks Baseball Park

City of Joliet, Silver Cross Field, Home of Slammers Baseball

Joliet, Illinois

Client: City of Joliet — **Size:** 110,819 square feet — **Completion Date:** 2003 — **Construction Cost:** $17.2 million

— WHY IT'S COOL

Silver Cross Field provides all of the nostalgia and grandeur of the major league parks on a smaller scale.

The ball park provides all of the nostalgia and grandeur of the major league parks on a smaller scale. It includes a variety of seating options including berm seating, economical concourse level seating and the higher end suite seats. The facility contains 14 suites to be sold on a seasonal ownership basis, each providing amenities for an average of 20 individuals. The facility also includes decks that will have picnic areas overlooking the field along the first and third base lines.

Patrons enter the ball park through a grand entry plaza detailed in the ornaments of traditional baseball parks. From the plaza, they proceed up a grand staircase one level to the main concourse of the facility. The concourse is rich in amenities for the game patron. The concourse level is open to the field allowing for the purchase of concessions without missing the excitement and action of the game.

City of Joliet, Silver Cross Field, Home of Slammers Baseball

USL Colorado Springs Switchbacks, Downtown Stadium

Colorado Springs, Colorado

Client: USL Colorado Springs Switchbacks — **Completion Date:** Est. 2021 — **Construction Cost:** $35 million — **Seating Capacity:** 8,000 (Sports), 15,000 (Concert) — **Reference:** Nick Ragain, President, Colorado Springs Switchbacks, 303.653.1038, nick@switchbacksfc.com

— WHAT MAKES IT COOL

The strategic downtown location allows for high visibility, access to amenities, and special experiences for participants and spectators.

The Colorado Springs C4C Downtown Stadium will be a multi-use facility that can accommodate a variety of sporting and entertainment events. Located at the CityGate property adjacent to the new Olympic Museum, the Downtown Stadium site is bordered by Cimarron St. to the north, Moreno Ave. to the south, Sierra Madre St. to the west and Sahwatch St. to the east. The strategic downtown location allows for high visibility, access to amenities, and special experiences for participants and spectators.

It is anticipated to have 8,000 seats, expandable to 15,000 for concerts and other special events. It will encompass an artificial turf field for competition and an approximately 227,000-square-foot stadium overall. Additional amenities include a 7000 square foot Sky Club (that will accommodate banquet parties of up to 240), a 4,000 Restaurant Concept, and a Sports Medicine Clinic and Training Facility. Olympic related events, tournaments, camps and live music concerts will create a synergy between the U.S. Olympic Museum, outdoor stadium, indoor arena, and the U.S. Olympic Training Center that will set Colorado Springs apart nationally as a destination for amateur sporting events.

USL Colorado Springs Switchbacks, Downtown Stadium

Dickinson State University, Henry Biesiot Activities Center

Dickinson, North Dakota

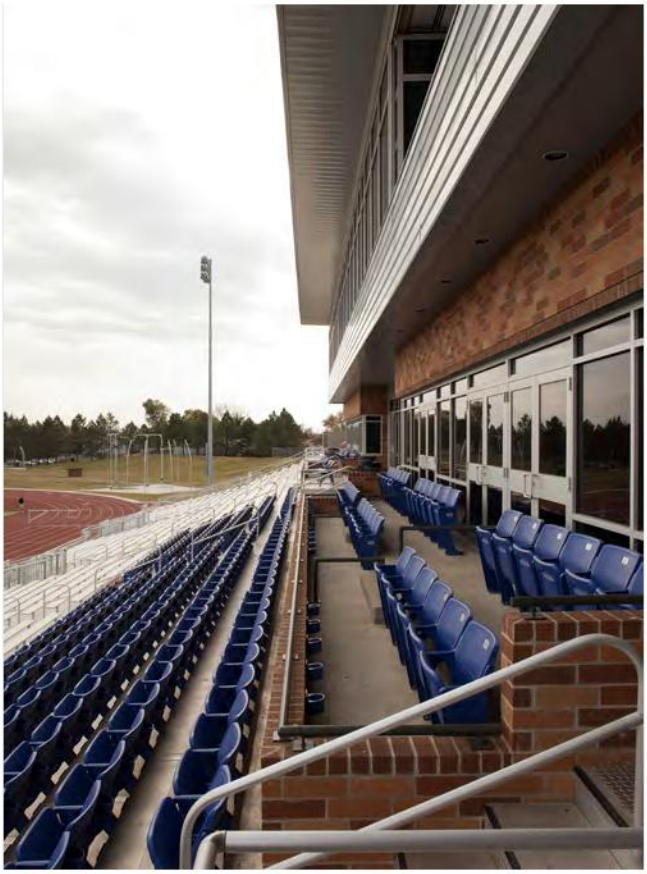
Client: Dickinson State University — **Size:** 35,000 square feet — **Completion Date:** 2010 — **Construction Cost:** $13.8 million

The Dickinson community has learned how to pool community resources to develop projects with multiple benefits. The Badlands Activities Center may be the best example of this creative partnering. As a replacement for the University's Whitney Stadium, the Badlands Activities Center will continue to host football and track & field events, but will offer much more for the community. Through strategic use of the stadiums spaces, the center can host a multitude of additional events including large banquets, conferences, trade shows, consumer shows, arts and craft fairs, receptions, and other special events.

The large enclosed concourse space offers protection from the elements during stadium events and a large exhibit/ multi-purpose floor for year-round use. The indoor club spaces double as meeting rooms for conferences, banquet rooms for special events, or additional exhibit space. Food service, rest rooms, and storage spaces have all been designed and located to maximize the multi-use vision for the whole facility.

The BAC received the "2010 Builders' Award" from the City of Dickinson Mayor's Committee on Employment of Persons with Disabilities. The award recognizes people or groups who make a positive difference for people with disabilities.

Dickinson State University, Henry Biesiot Activities Center



University of Notre Dame, Harris Family Track & Field Stadium

South Bend, Indiana

Client: University of Notre Dame — **Size:** 10,000 square feet (Phase I), 11,000 square feet (Phase II) — **Completion Date:** 2017 (Phase 1), 2018 (Phase II) — **Construction Cost:** $4.2 million (Phase I), $3.1 million (Phase II)

The track and field program at Notre Dame was established in 1921 and through its 94-year history has fielded consistently outstanding men's and women's teams. Dozens of track and field student-athletes have earned All-America honors and 18 have won NCAA titles.

Located on the west side of the nine-lane outdoor track and field facility, the phased project, once complete, will allow Notre Dame to host regional meets at the collegiate level. The completed first phase of the project houses a number of team support areas, including student-athlete and coach locker rooms, team meeting and event operations space, a nutrition station, and a satellite athletic training area.

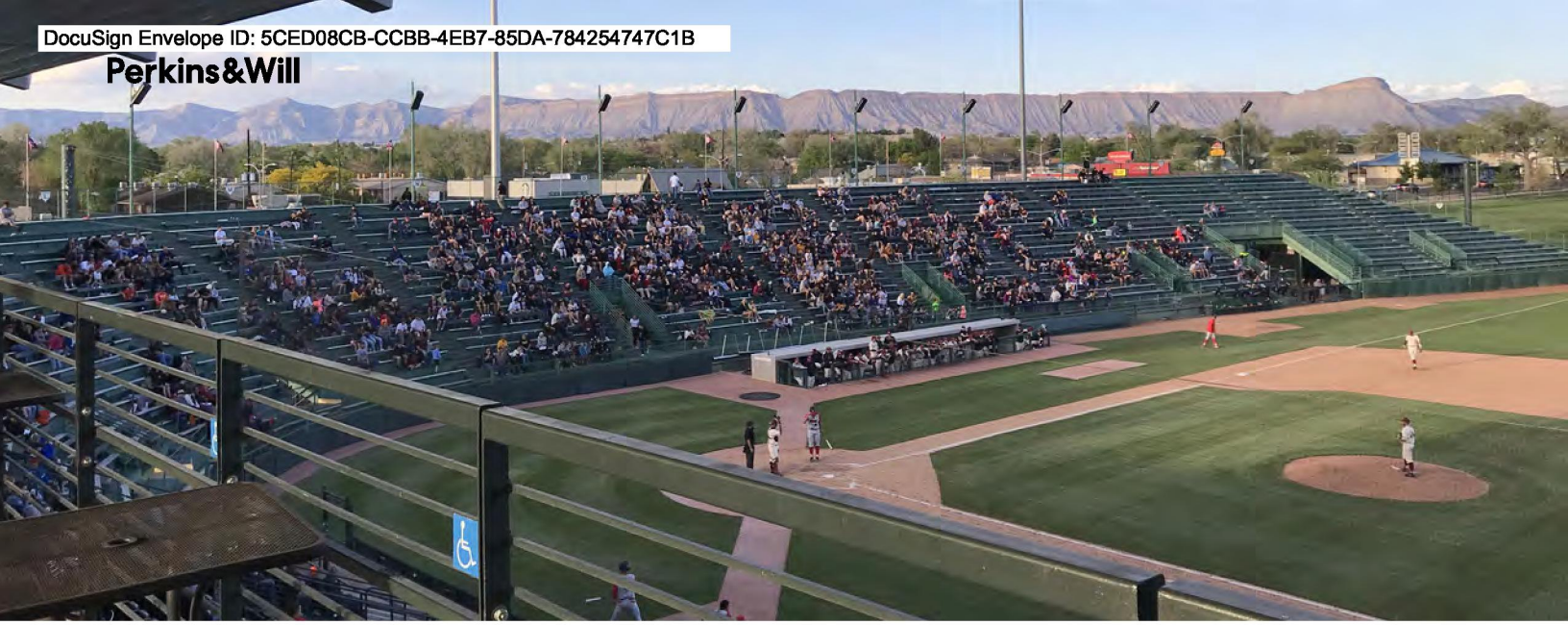
The second phase, due to be completed in the fall of 2018, provides permanent spectator seating and amenities for approximately 1,500 fans. It also includes equipment storage, concessions, and a scoreboard. Site improvements are also planned for expanded outdoor hospitality oppurtunies (i.e. tailgating tents, food trucks, etc.).

University of Notre Dame, Harris Family Track & Field Stadium

Perkins&Will

Section C.

Strategy and Implementation Plan



Strategy and Implementation Plan

The proposed Phase 1 Improvements to Lincoln Park will be driven by cost, schedule and quality. Our process will allow us to deliver on all three counts.

Schedule

Having accomplished the Lincoln Tower project under nearly identical schedule constraints, we know that the project can be accomplished on schedule. Key uses and events will continue to occur as the various elements of the project are constructed. Our knowledge and understanding of PIAB's goals will translate into speed during design. For speed during construction, the CM/GC process is critical. Most notably, contracting with a CM/GC will allow critical components to be delivered through a design-build approach. We will be project delivery partners with the CMGC and with you, our client.

Cost

The scope of the project lends itself to a series of targeted packages: demolition, utilities, bleachers/seating, AV/IT, outfield replacement, and general construction. In partnership with the CM/GC, we will immediately evaluate the expected scope for each component, giving us a target value analysis framework. Using this framework, we will work with the Owner and CMGC during the preliminary design phase to establish accurate cost estimates for each scope of work in combination with a refined schedule of implementation. As a team, we will help PIAB to refine expectations for the improvements and set priorities, maintaining the overall scope of the project within budget. Early engagement with design-build subcontractors will inform design, schedule and cost efficiency strategies, translating into smart early decisions that will allow the entire project team to move quickly and consistently forward at each step.

Quality

The Lincoln Park Tower sets a high bar of expectations for the Phase 1 improvements—one that we embrace! As the designers of the Lincoln Park Tower and the authors of the Master Plan, Perkins&Will has an acute understanding of the qualitative goals for the project. Completed as a design-build project, it adhered to both schedule and budget while delivering a monumentally successful addition to Lincoln Park. We will bring the same spirit of cooperation, collaboration, and responsiveness to the Phase 1 Improvements project.

We also understand that the thoughtful planning process of the master plan must continue throughout the design process for the Phase 1 Improvements, always looking forward to the infrastructure and planning needs of future improvements. Having worked with the City of Grand Junction, PIAB, and Colorado Mesa University on multiple projects, we are strongly aligned with the client groups on this complex project. Our alignment will allow for quick translation of objectives into the detail needed to confirm proper scope, which in turn will lead to informed, accurate cost evaluation. Our goals throughout the project will be to balance cost, quality, and schedule.

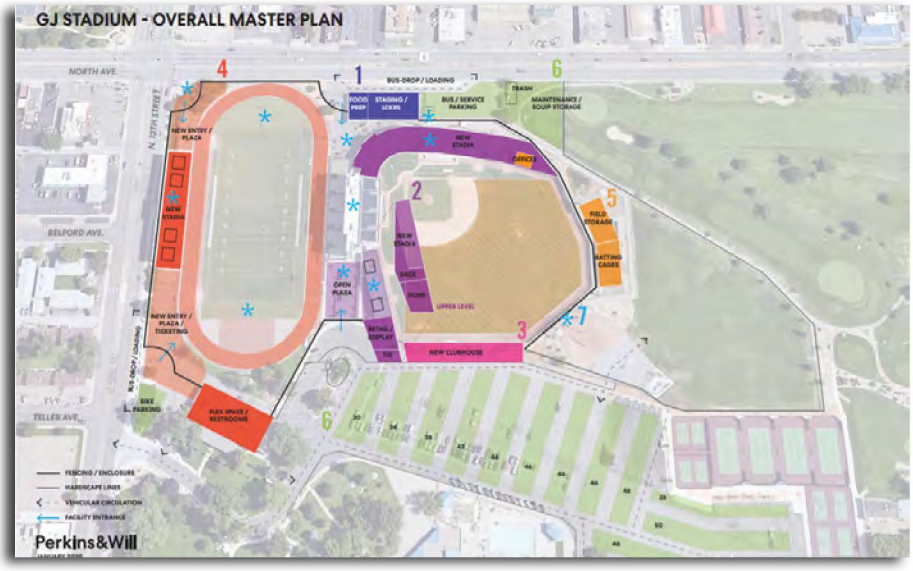
In the end, success will be driven by teamwork. The City, PIAB, the CMGC and its construction partners, and the design team each play a critical role in this endeavor. Throughout the entire process, we must, as a holistic team, work together to make timely decisions, address challenges collaboratively, and always be committed to delivering the project on time and in budget.

Our team will comply with the services and timeline as indicated in the RFP. Key strategies and tasks will include:

Task 1: Project Management and Coordination

Given the complexity of the project and the speed with which it must be delivered, strong, effective project management is essential. For this project, Steve King, our most seasoned PM, will be front and center. Together with Andy Barnard and Sheridan Staats, Steve and his team will focus on the tasks at hand while always keeping the long-term objectives in mind. Several key strategies will be instrumental to success:

- Initial Management conference; establish a productive team environment from the outset; establish clear lines of communication and decision-making
- Initiate survey
- Select CMGC; select a capable partner with a shared commitment to the client's objectives
- Develop overall, detailed design and construction schedules that incorporate and accommodate key activities within Lincoln Park
- Conduct weekly meetings, especially early in the process to maintain a comprehensive assessment of budget, schedule and quality
- Well-orchestrated touch points with stakeholder groups and AHJ's
- Constant, clear communication among all parties, written as well as verbal



Above: *UIUC Illinois Field Concept Design*

Left: *University of Richmond, Baseball Stadium Plan*

Task 2: Preliminary Design Plans

Smart, early decisions are critical to meeting scope, schedule, and budget targets. Preliminary Design Plans are critical in confirming scope and cost. They are also critical in the initial discussions and final selection of design-build subcontractors.

The design team will:

- Develop a comprehensive design approach that will proactively and methodically evaluate design options for each of the project components, arriving quickly at a preferred design approach.
- Integrate stakeholder engagement to confirm and adjust the design direction early in the process.
- Engage with the CMGC's estimating team to establish initial cost projections, translating to target budgets.
- Engage with local AHJ's to review the overall master plan and carefully outline the objectives of the Phase 1 Improvements.
- Deliver a design package that incorporates identified packages based on schedule objectives. In particular, provide design/narrative information that will allow design-build subcontractors to provide initial pricing, and convey the vision for key elements of the project through 3-d studies.
- Conduct a Milestone Review Meeting. At this meeting, we will review the design, cost, and schedule information as a team. The outcome will be a deeper understanding of the match of the design, associated costs, and the CMGC's proposed sequence of work. Alignment to the client's goals will be the primary objective.

Task 3: Final Design Plans and Specifications

We expect this process to be completed as a series of packages, allowing the CMGC and its trade partners to accomplish their work strategically to meet the schedule goal and keep the complex operational.

Based on comments from the review of the Preliminary Design package and its costs, the design team will issue a 50% package, making any adjustments necessary, leading to an initial GMP from the CMGC. From this point, the design team will begin working in packages as determined jointly with the CMGC and PIAB. As we finalize the construction documents, we will carefully delineate the scope, detailing, and specifications to reduce the potential for change orders during construction.

As our team delivers the 90% review set for each package, the CMGC will confirm that the scope and costs align with the initial GMP. This staged process will allow the team to adjust and then move forward with confidence to the next package.

We will assist the CMGC via pre-bid meetings to answer questions from subcontractors. Once engaged, we will work with the design-build subcontractors to coordinate the design work, jointly developing the final design.

Smart, early decisions are critical to meeting scope, schedule, and budget targets.

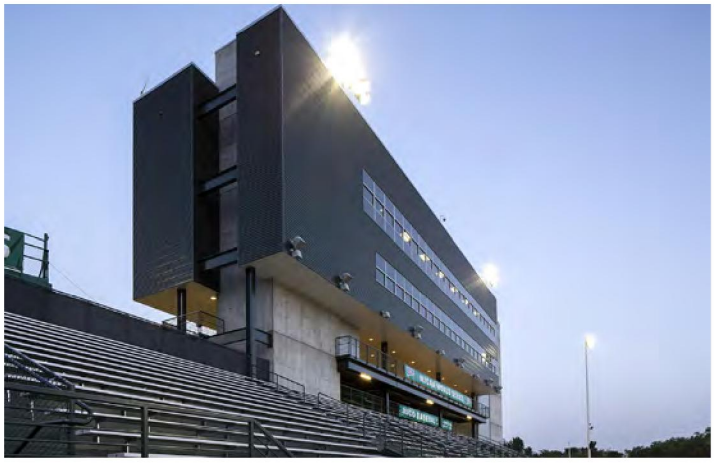
Task 4: Construction Phase Services

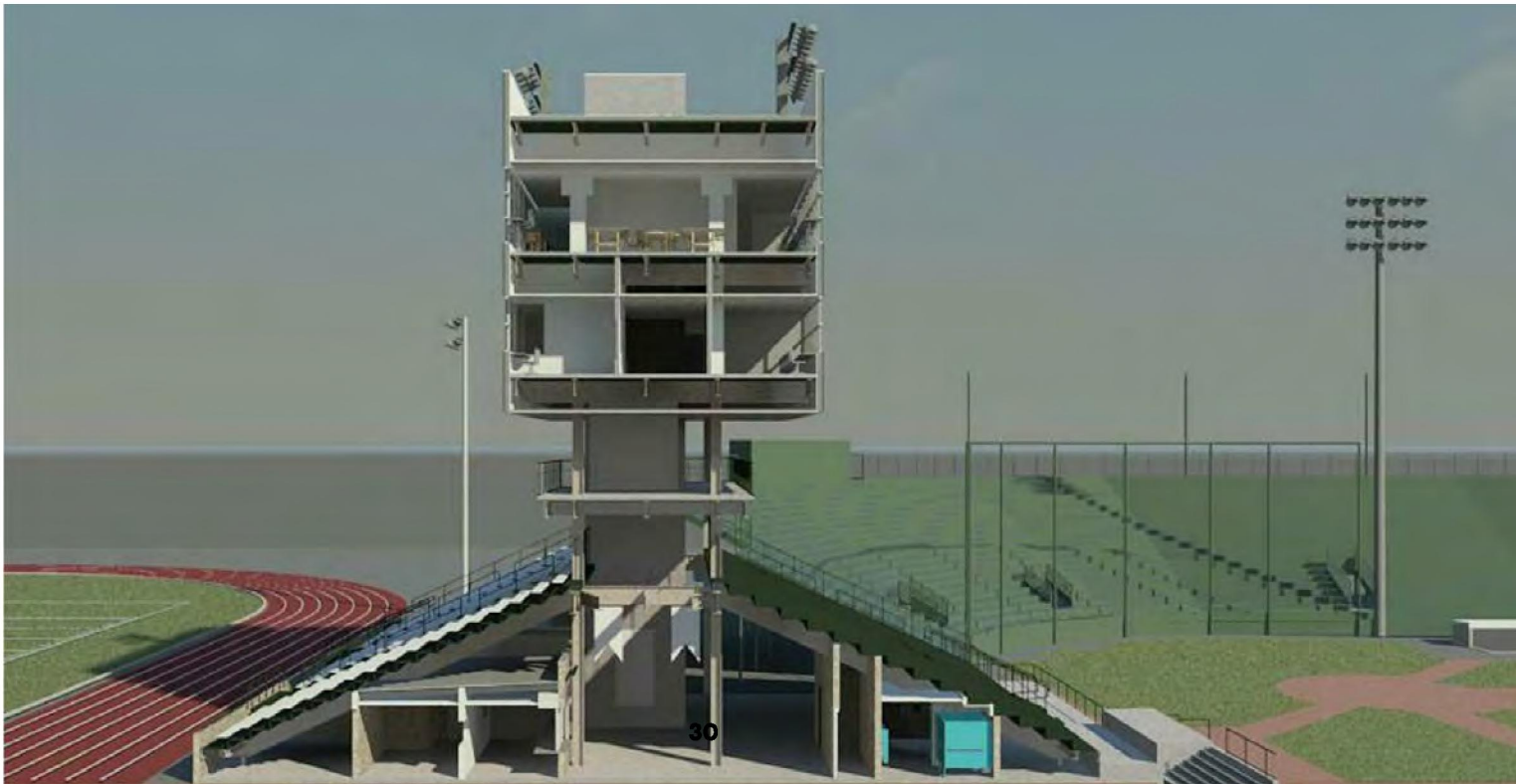
To meet the schedule, we expect Construction Administration Services to overlap with Final Design services. During this overlap, Steve King, our Project Manager, will be instrumental in managing the parallel efforts, properly devoting the team's time and attention to each effort.

During construction, we anticipate bi-weekly site visits. Weekly OAC meetings will be attended virtually. Our close partnership with PIAB, the City, and the CMGC will be critical during this phase, allowing us to work as a team to expeditiously and cost effectively address challenges that arise during construction.

Our consultants will be engaged throughout the CA process, answering questions, reviewing submittals, and verifying that the final product complies with the design and specifications.

Our team will be a strong partner in delivery and quality assurance.





Familiarity and Enthusiasm

Historic Photo of Lincoln Park Sports Complex

Our studio has had the great pleasure of working on the Lincoln Park Sports Complex since the early-2000s. Beginning with the 2006 Stadium Master Plan, The Tower addition in 2012 and most recently the 2019 Master Plan. We hope that we will be able to continue our work with the City on the historic and impactful stadium complex.

We are honored to have helped improve such a time-honored sports "palace". Since 1958, thousands of young athletes have called this place home or have traveled from afar to play in the annual JUCO tournaments. We read this accurate testimonial from a 2018 NYT article about the history of baseball in Grand Junction:

"I'm just amazed at the beauty of this place; never seen anything like it," said Francisco Justo, a freshman pitcher from the Claremont section of the Bronx who plays for Monroe College in New Rochelle, N.Y.

We couldn't agree more with Francisco. The location, views, local amenities truly make this complex a magnificent place to compete in all of the sports that the facilities host.

Thank you for the opportunity to submit this proposal in hopes to continue working with the City of Grand Junction, our favorite client. We have some fun and innovative ideas for the future of Stocker Stadium and Suplizio Field.

Subconsultant Fee Summary

Sub-Consultant *Name/City/State*	Est. Value of Work	Work Tasks to be Assigned
Millenium Sports Littleton, Colorado	$30,000	Sports Turf Consulting
WJHW Lakewood, Colorado	$15,000	Audio/Visual Consulting
DHM Design Carbondale, Colorado	$37,300	Landscape Architecture
Lindauer Dunn Grand Junction, Colorado	$58,000	Structural Engineering
JVA Consulting Engineers Glenwood Springs, Colorado	$133,500*	Civil Engineering
Bighorn Engineering Grand Junction, Colorado	$12,750	Electrical Engineering
ME Engineers Denver, Colorado	$60,000	Mechanical, Plumbing and Technology Engineering
Total Value of Subcontracts	**$346,500**	

* does not include site surveying. Add $21,000 for site surveying.

Reimbursable expenses are not included. Estimated at $18,000.

Primary assumptions regarding the scope of work:
The following trades will be specified as design-build: AV, bleacher/seating systems, and sports lighting. The design team will develop 35% design/bidding packages for each component. Once the d-b subcontractor is selected, the design team will work with the subcontractors to refine the design to meet the client's expectations, coordinate the design with related scopes, review design submittals, and provide construction observation services.

- No geotechnical services are included.
- No LEED or WELL certification is expected.
- 80% of design meetings will be virtual.
- Site observations during construction will occur every two weeks on average.
- The CMGC is responsible for all cost estimating.
- Anticipated construction budget for the project will be $6,650,000.

Organizational Chart

City of Grand Junction

Architect of Record - Perkins&Will

Andy Barnard
Managing Principal
Denver

Steve King
Project Manager
Denver

Sheridan Staats
Technical Designer
Denver

Subconsultant Team

Millennium Sports
Sports Turf Consultant

Dan Almond
Sports Field Consultant
Littleton, CO

WJHW
Audio/Visual Consultant

Tom Falgene
Project Manager
Littleton, CO

DHM Design
Landscape Architect

Jason Jaynes
Landscape Principal
Carbondale, CO

JVA Consulting Engineers
Civil Engineer

J.R. Spung
Civil Project Manager
Glenwood Springs, CO

Bighorn Engineering
Electrical Engineer

Drew Brown
Electrical Engineer
Grand Junction, CO

Lindauer Dunn
Structural Engineer

Jeff Dunn
Structural Principal
Grand Junction, CO

ME Engineers
Mechanical, Plumbing and Technology Engineer

Joe Debell
Mechanical Lead
Denver, CO

Andy Barnard, AIA, LEED AP®

Managing Principal

Andy's organizational skills and design experience will be an important asset to the team. He will be responsible for developing the athletics and recreation specific design and programming. Andy has extensive experience working with municipalities, and has an acute understanding of the planning and design issues that are important in athletics and recreation facilities.

Education

Master of Architecture, 1988*
University of Texas at Austin

Bachelor of Architecture, 1984*
Montana State University

*Graduated with Honors

Registrations

Registered Architect
Florida, Idaho, Colorado, Alaska, Alberta, Canada, Arizona, California, Kentucky, Manitoba, Canada, Maryland, Michigan, Minnesota, Montana, Nebraska, Nevada, North Dakota, Ohio, Oregon, South Dakota, Texas, Washington, Washington D.C., Wisconsin, Wyoming

Accreditations

LEED AP®
U.S. Green Building Council® Organization

Project Experience

City of Grand Junction
Lincoln Park Master Plan, Press Box Addition, 2019 Master Plan
Grand Junction, Colorado

City of Grand Junction
Community Recreation Center Conceptual Design
Grand Junction, Colorado

Colorado Mesa University
Maverick Center Renovation & Addition, Athletics Master Plan, Soccer Stadium, Softball Facilities, Monfort Human Performance Lab
Grand Junction, Colorado

Chadron State College
Football Stadium & Track Complex
Chadron, Nebraska

The Town of Dillon
The Dillon Amphitheater
Dillon, Colorado

USL Colorado Springs Switchbacks
Wiedner Field
Colorado Springs, Colorado

Western Colorado University
Student Recreation Center & Mountaineer Fieldhouse
Gunnison, Colorado

Marquette University
Athletic Health Performance Research Center
Milwaukee, Wisconsin

University of Colorado, Colorado Springs
Student Recreation Center
Colorado Springs, Colorado

United States Olympic Committee
Campus Master Plan & Improvements
Colorado Springs, Colorado

Colorado School of Mines
Student Recreation Center, Lockridge Arena, Competition Natatorium, Visitors Center
Golden, Colorado

Fort Lewis College
Student Life Center
Durango, Colorado

Rutgers University
Athletics Performance Center
Piscataway, New Jersey

Western State Colorado University
Student Recreation Center & Mountaineer Fieldhouse
Gunnison, Colorado

Denver Broncos
Pat Bowlen Fieldhouse at UCHealth Training Center
Englewood, Colorado

Eastern Washington University
Student Sport & Recreation Center
Cheney, Washington

Creighton University
Rasmussen Fitness & Sports Center, Athletics Master Plan, Ryan Athletics Center & DJ Sokol Arena
Omaha, Nebraska

Air Force Academy
Athletic Center & Cadet Gymnasium Renovation
Colorado Springs, Colorado

Southern Oregon University
Student Recreation Center & McNeal Pavilion
Ashland, Oregon

Steve King, AIA, LEED AP BD+C

Project Manager

Steve's project experience and outstanding design skills will prove very valuable to the project team. He has over 28 years experience in architectural design and has served as project manager on a wide variety of professional and sports projects. His experience as project manager emphasizes strong communication and collaboration.

Education

Bachelor of Architecture, 1985
Texas A&M University

Registrations

Architect
Colorado

Project Experience

City of Grand Junction
Lincoln Park Master Plan (2006)
Grand Junction, Colorado

Town of Dillon
Amphitheater Improvements
Dillon, Colorado

Silver Cross Field
Joliet, Illinois

Shaw Baseball Park
Winnipeg, Manitoba, CAN

Schaumburg Baseball Park
The Village of Schaumburg, Illinois

Dickinson State University
Badlands Stadium & Activity Center
Dickinson, North Dakota

Appalachian State University
Kidd-Brewer Stadium End Zone Expansion
Boone, North Carolina

Air Force Academy
Falcon Stadium Assessment
Colorado Springs, Colorado

Rocky Mountain Sports Park
Windsor, Colorado

University of New Mexico
Stadium Improvements &
Indoor Football Practice Facility
Albuquerque, New Mexico

University of Colorado, Boulder
Folsom Stadium Expansion
Boulder, Colorado

Texas State University San Marcos
University Event Center Expansion
San Marcos, Texas

Denver Broncos
Indoor Practice Facility
Englewood, Colorado

Saint Louis University
Chaifetz Arena
St. Louis, Missouri

Western State Colorado University
Student Recreation Center and Multi-Use Fieldhouse
Gunnison, Colorado

University of Colorado, Boulder
Sports Medicine and Weight Room Renovation
Boulder, Colorado

University of Colorado, Boulder
South Campus Recreation & Athletics Master Plan
Boulder, Colorado

University of Colorado, Boulder
Practice Bubble
Boulder, Colorado

University of Colorado, Boulder
Folsom Field Scoreboard replacement with Buff Vision
Boulder, Colorado

University of Colorado, Boulder
Fieldhouse Program Plan
Boulder, Colorado

Sheridan Staats, LEED AP®, FITWEL Ambassador

Technical Designer

Sheridan enjoys expanding the possibilities in design and construction to create preferred solutions. She believes that projects should be thoughtfully designed to cater to each client's unique needs and constraints. From initial conceptual design through construction administration, she is committed to ensuring every detail will create a beautiful end result. To stay balanced Sheridan continues to participate in design-build projects outside of work for the betterment of communities and continuing education.

Education

Bachelors of Architecture, 2015 *
University of Houston, Gerald D. Hines College of Architecture
*Graduated with Honors

Project Experience

City of Grand Junction
Lincoln Park Master Plan
Grand Junction, Colorado

USL Colorado Springs Switchbacks
New Downtown Stadium
Colorado Springs, Colorado

The Town of Dillon
The Dillon Amphitheater
Dillon, Colorado

City of County of Denver
Red Rocks Amphitheatre Visitor Center Improvements
Morrison, Colorado

Parker Water and Sanitation District
New Headquarters
Parker, Colorado

City of Westminster
Recreation Center Master Plan
Westminster, Colorado

Colorado School of Mines
Subsurface Frontiers Building
Golden, Colorado

University of Colorado, Colorado Springs
MOSAIC Renovation
Colorado Springs, Colorado

University of Colorado, Colorado Springs
Copy Center Relocation
Colorado Springs, Colorado

Western Colorado University
Athletics Master Plan
Gunnison, Colorado

Marquette University
Athletics Master Plan Update
Milwaukee, Wisconsin

Fort Lewis College
Aquatics Center Renovation Study
Durango, Colorado

Texas State University, San Marcos
University Event Center Expansion
San Marcos, Texas

Pepperdine University
Event and Athletic Center
Student Life Master Plan
Malibu, California

The Marchutz School of Fine Arts
New Art Studio
Aix-en-Provence, France*

Neema House
UCare Family Home
Arusha, Tanzania*

Houston Spaceport
Master Plan
Houston, Texas*

Professional Affiliations

LEED AP® BD+C Accredited

FITWEL Ambassador

** Denotes project with previous firm*

DANIEL R. ALMOND

EDUCATION

Bachelor of Science in Landscape Architecture from Oklahoma State University in 1978.

BACKGROUND

Dan is the owner of Millennium Sports Technologies, Inc. a sports field design and consulting firm headquartered in Littleton, CO. Dan offers over 40 years of experience in providing natural and synthetic turf athletic fields design at all levels of professional and collegiate sports including MLB, MiLB, NFL and MLS throughout the United States and abroad. His areas of expertise include sports field design/engineering, cost estimating, contract negotiation and administration.

MAJOR AND MINOR LEAGUE BASEBALL PARKS (PARTIAL)

Boston Red Sox AAA Polar Park Stadium, Worcester, MA, Current.
Beloit Badgers Riverbend Stadium, Beloit, WI. Current.
Onondaga County Mets NBT Stadium Renovation, Syracuse, NY. Completed 2020.
Fuse Baseball Complex, Gastonia, NC. Completed 2020.
Detroit Police Athletic League Historic Tiger Park Stadium, Detroit, MI. Completed 2019.
Charleston Riverdogs Stadium Renovation, Charleston, SC, Completed 2019.
Great Lakes Loons A Dow Diamond Stadium, Midland, MI. Renovation 2017.
Durham Bulls Athletic Park Field Renovation, Durham, NC. Completed 2014.
New York Mets Citi Field Stadium, Queens, NY. Completed Spring 2009.
Coors Field, Denver, CO. Colorado Rockies Baseball Club. *1995 Associated Landscape Contractors of Colorado Grand Award for Landscape Construction.* Completed October 1994.
Community Maritime Park Baseball Stadium. Pensacola, FL. Completed 2012.
TD Ameritrade Park College World Series Stadium, Omaha, NE. Completed Spring 2011.
Omaha Stormchasers Baseball Stadium, Omaha, NE. Completed Spring 2011.
Winston/Salem Dash A Stadium, Winston/Salem, NC. *STMA Field of the Year 2012.* Completed Spring 2010.
Scranton-Wilkes Barre Yankees Field Renovation, Scranton, PA. Completed Fall 2009.
Original Durham Bulls Athletic Park, Durham, NC. Completed Spring 2009.
Columbus Clippers AAA Stadium, Columbus, OH. Completed Spring 2009.
Fort Wayne Tincaps A Stadium, Fort Wayne, IN. Completed Spring 2009.
Altoona Curve Field Renovation, Altoona, PA. Completed 2009.
Northwest Arkansas Naturals AA Stadium, Springdale, AR. *STMA Field of the Year 2011.* Completed 2008.

QUALIFICATIONS

Areas of expertise include the design and construction of passive and actively drained sand based athletic fields, including his previously patented sand based natural turf athletic field system, trademarked GraviTURF™, and the latest synthetic turf athletic fields. The firm also specializes in the design of subsurface warming and aerification systems, as well as reinforced sand-based systems that are utilized for both natural and synthetic turf fields. Since 1980 Dan has overseen the design and construction/contract administration of over 400 million dollars of various sports field and sports complex projects. Dan was awarded the Turf Professional of the Year in 1994 by the Rocky Mountain Regional TurfGrass Association.

AFFILIATIONS

State of Colorado Registered Landscape Architect (RLA) #437, State of Ohio Registered Landscape Architect, State of Oklahoma Registered Landscape Architect, State of Florida Registered Landscape Architect, State of Maryland Registered Landscape Architect, State of Texas Registered Landscape Architect, State of New York Registered Landscape Architect, and the Sports Turf Managers Association (STMA)-National and Colorado Chapters.

KEY PERSONNEL

TOM FALGIEN
Senior Consultant | Project Manager

With a unique combination of education and work experience, Tom brings a deep background and knowledge of audio and live performance technology to WJHW's Team. Past employers include the Santa Fe Opera and The Denver Center Theatre Company. Other experiences include establishing the Music Technology Center at the University of Northern Colorado, owning a concert sound production company, and AV contracting. Throughout his career, Tom has had hands-on experience with all aspects of performance technology and design. Tom has worked on a diverse range of projects throughout the U.S., including college, university, and K-12 education projects; public assembly spaces, arenas and sports facilities; performing arts spaces; civic and convention center facilities; as well as corporate and commercial facilities.

Tom has been with WJHW since 2006 and been working with audio, technology, and entertainment for the past 45 yrs.

EDUCATION

MASTER OF FINE ARTS
THEATRE TECHNOLOGY,
Purdue University

MASTER OF SCIENCE
TELECOMMUNICATIONS (INCOMPLETE),
University of Colorado, Boulder, CO

BACHELOR OF SCIENCE BUSINESS
University of Northern Colorado

ASSOCIATE OF APPLIED SCIENCE-
ELECTRONICS,
DeVry Institute of Technology

45 Total Years Experience, 14 with WJHW

OFFICE LOCATION

Denver Office
Lakewood, Colorado

PROFESSIONAL ASSOCIATIONS

Audio Engineering Society

United States Institute for Theatre Technology

IATSE LOCAL #125

ICIA

National Systems Contractor's Association

PROFESSIONAL CERTIFICATIONS

CTS

NICET Audio Systems #97740

ISF-C

REPRESENTATIVE PROJECTS

COORS FIELD ROOFTOP EXPANSION | Denver, Colorado

COORS FIELD SOUND RENOVATION | Denver, Colorado

COLORADO SCHOOL OF MINES | MARV KAY STADIUM AND ATHLETIC BUILDING | Golden, Colorado

COLORADO STATE UNIVERSITY | HUGHES STADIUM | Fort Collins, Colorado

COLORADO STATE UNIVERSITY | CANVAS STADIUM | Fort Collins, Colorado

OKLAHOMA STATE UNIVERSITY | BOONE PICKENS STADIUM | Stillwater, Oklahoma

PRAIRIE VIEW A&M UNIVERSITY | PANTHER STADIUM AND ATHLETICS BUILDING | Prairie View, Texas

TEXAS TECH UNIVERSITY | SPORTS PERFORMANCE CENTER | Lubbock, Texas

UNIVERSITY OF COLORADO | CHAMPIONS CENTER | Boulder, Colorado

UNIVERSITY OF COLORADO | INDOOR PRACTICE FACILITY | Boulder, Colorado

UNIVERSITY OF COLORADO | FOLSOM FIELD | Boulder, Colorado

UNIVERSITY OF NEVADA, LAS VEGAS | FERTITTA FOOTBALL COMPLEX | Las Vegas, Nevada

SPORTS AUTHORITY FIELD AT MILE HIGH | DENVER BRONCOS | Denver Colorado

COLORADO STATE UNIVERSITY | MOBY ARENA | Fort Collins, Colorado

GEORGE MASON UNIVERSITY | PATRIOT CENTER | Fairfax, Virginia

UNIVERSITY OF COLORADO | EVENTS CENTER | Boulder, Colorado

UNIVERSITY OF DENVER | MAGNESS ARENA | Denver, Colorado

UNIVERSITY OF WYOMING | ARENA AUDITORIUM | Laramie, Wyoming

BRONCOS INDOOR PRACTICE FACILITY | DENVER BRONCOS | Dove Valley, Colorado

COLORADO SCHOOL OF MINES | MARV KAY STADIUM AND ATHLETIC BUILDING | Golden, Colorado

COLORADO STATE UNIVERSITY | CANVAS STADIUM | Fort Collins, Colorado

TEXAS TECH UNIVERSITY | SPORTS PERFORMANCE CENTER | Lubbock, Texas

UNIVERSITY OF COLORADO | COLORADO CHAMPIONS CENTER | Boulder, Colorado

UNIVERSITY OF NEVADA LAS VEGAS | FOOTBALL TRAINING CENTER | Las Vegas, Nevada

UNIVERSITY OF NEVADA, LAS VEGAS | FERTITTA FOOTBALL COMPLEX | Las Vegas, Nevada

WJHW

DALLAS | SAN ANTONIO | DENVER
P 972.934.3700 WJHW.COM

*Projects completed prior to WJHW.

DHM DESIGN

JASON JAYNES

Principal | Studio Manager | Professional Landscape Architect (CO, WY, OR)

Jason has been involved in a broad range of projects, including trail planning, feasibility and visual analysis, and public process planning, and public presentations and has an extensive history of public work in the greater Eagle Valley. Jason has been directly involved in numerous LEED Certified and sustainably focused projects in the region. He believes that the components of environmental stewardship, functionality and human comfort are inextricable from the design process and the ultimate, lasting quality of a built project.

ABOUT

EDUCATION

B.S. in Landscape Architecture
Kansas State University, 2000

CERTIFICATIONS

Professional Landscape Architect
Colorado | Wyoming | Oregon

SPEAKING ENGAGEMENTS

Downtown Colorado, Inc. Challenge Studio
Eagle, Colorado, 2019

AREAS OF EXPERTISE

Trails And Greenways
Public Process
Visualization
Alignment Review
Amenity Design & Detailing
Residential Design
Civic & Municipal
Project Management

OFFICE LOCATION

311 Main Street Suite 102
Carbondale, Colorado 81623
jjaynes@dhmdesign.com
970.963.6520
www.dhmdesign.com

NOTABLE WORK

Grand Junction Parks, Open Space, and Trails Master Plan

As a gateway community to Colorado, Grand Junction possesses easy access to the Rocky Mountains and western Colorado's incredible landscape. It is a unique confluence of rivers, deserts and mountains. In an effort to keep providing high quality parks and recreation facilities to their visitors and citizens, they hired DHM and GreenPlay to develop a guiding document that incorporates community input to develop a comprehensive inventory and analysis of forecasted needs and implementation strategies. A community center is the community's top future facility priority. The team analyzed sites and improvements to parking and courts that would be necessary at this regional facility to accommodate current and future demands.

Fruita Parks and Rec Master Plan

DHM worked with Greenplay to support the development of a Parks, Health, Open Space, and Trails Master plan that will update the previous POST Master Plan completed in 2009. This plan will also include analysis of recreation and public health elements within the City. In the decade since completion of your previous plan, Fruita has experienced a high level of growth with many new residents and businesses moving into the City. As such, their parks and recreation system needs to be reevaluated to determine how it is meeting the needs of the community. This plan will also allow us to determine where potential gaps exist and determine strategies for filling them. DHM provided trails and tourism integration, landscape architecture, conceptual costs, and design guidelines for the project that will guide for planning of the parks, health, recreation, open space, and trails system for the next 10-15 years.

Aspen Community Campus

DHM Design was hired by the City of Aspen to refine initial concepts for the Aspen Community Campus Master Plan. The master plan accommodated the addition of several facilities to the campus core including a high school addition, bus facility, the Aspen Ski Club, and the Iselin Ice Rink and Pool as well as a variety of outdoor recreational amenities. The master plan includes parking improvements, Nordic Trail and sidewalk improvements, supplemental native plantings, and new wetlands. The overall site planning effort required an ability to integrate new facilities and amenities within an existing framework and to minimize impact to the surrounding topography and native Gambel oak stands. DHM Design was involved in several phases of the construction of the master plan, including Moore and Iselin Fields, Aspen Recreation Center, Aspen High School Track and Field, and the Aspen High School addition.

Education

B.S., Civil Engineering, Florida State University, 2002

Registration

Professional Engineer

Colorado 2008

Project Experience

Project Manager for the following Projects

Colorado Mesa University Eureka Outdoor Classroom Playground, Grand Junction, CO. Project manager for a STEAM inspired outdoor playground and learning space outside of the Eureka McConnell Science Museum in the Confluence Hall engineering building at Colorado Mesa University. This project consisted of close coordination with the landscape architect designing the unique playground equipment. An extensive underdrain system under the artificial turf for the playground was designed and tied into existing infrastructure.

Glenwood Springs Elementary School, Glenwood Springs, CO JVA is the civil subconsultant for the $18M remodel and expansion of the Glenwood Springs Elementary School in Downtown Glenwood Springs, CO. The project features the original 1928 school structure and an expansion to bring the entire facility up to date for 21st Century Learning. Construction of the new school was completed in 2018. The project includes site grading and drainage, new parking lots, a separate bus loading area, new soccer field, storm water management and water quality improvements, potable water utility main extensions, connections and relocations, street widening, intersection access reconfiguration, and coordination with city personnel for new road alignments. The project represents many challenges in keeping the existing school structure to be the showcase of the site, while updating the entire campus to accommodate current and future student populations. The south side of the site also requires coordination with the US Forest Service facility for their ingress and egress to their property. The collaboration of the School District and JVA were able to provide a connection to both the school and USFS property that lines up with the gridded street network and will provide better traffic management.

Crested Butte Community School Parking Lot, Crested Butte, CO. Project manager for the master planning of the improvements to the Crested Butte Community School including school board and public meetings. One of the largest issues with the school access is the connection with the nearest intersection with CO-135. This intersection needed to be improved along with improvements to Red Lady Drive in front of the school. JVA designed several intersection alternatives and coordinated the design with CDOT and the Town of Crested Butte. Because of the budget limitations and neighborhood impacts, only improvements to the parking lot were brought to final design. The new parking lot layout for the Crested Butte Community School was designed to better facilitate parent drop off. The project consisted of sealcoating the parking lot and restriping and resigning it to improve the interaction between vehicles and pedestrians. Drop off lanes with signage were added on both sides of the parking lot. Safety, ease of use and maintaining as many parking spaces as possible were large factors that were considered during design.

Meeker High School, Meeker, CO. Project manager for an 87,600 SF addition and remodel of this rural high school. Design included all new parking lots and drop off lanes for staff, students, buses and visitors. All new utility connections and a water main extension were also part of the design. A new bus barn and covered parking were also designed as part of this project.

6 West Apartments, Edwards, CO. Project manager for this new development of 120 apartment units located in Edwards, Colorado. The project is a series of ten buildings laid out on a sloping site at the bottom a mountain valley and completed with a modular built construction. All living units were totally fabricated off site in a factory, shipped on site, and stitched together on top of a site-built foundation. Roadway and parking lot design, CDOT improvements to US 6, water, sewer, storm and drainage infrastructure including detention were part of the design for the project. Off site storm and debris flow had to be accounted for as well.

Lot 18 Villas, Mt. Crested Butte, CO. Designed this duplex in the Villas neighborhood in Mt. Crested Butte. This corner lot was challenging to grade in with a walkout lower level Retaining walls were designed on both sides of the duplex to accommodate grading and required parking.

Drew Brown, P.E.

Drew is an electrical engineer with two degrees from Colorado School of Mines. He is a licensed professional engineer in the state of Colorado, New Mexico, and Utah.

Drew spent the beginning of his career using his degree and professional engineering license in the field and practical experience. He worked in the ski industry on ski lifts and other apparatus as a field engineer. This gives Drew the unique skill of taking what he knows from the field and applying it to the design of power systems in buildings. He knows what the electrician needs and how they need to see it as he has installed most of what he is currently designing.

B.S. in Engineering with Electrical Specialties; B.S. in Engineering with Mechanical Specialties; Colorado School of Mines, 2003

Registrations

- Colorado
- New Mexico
- Utah

Jeffrey A. Dunn, P.E.
Principal

Lindauer · Dunn, Inc.
STRUCTURAL ENGINEERS

Education
University of Colorado
Bachelor of Science in Architectural Engineering (Structures), 1985

Professional Affiliations
Structural Engineers Association of Colorado

American Institute of Steel Construction

American Concrete Institute

Registration
Professional Engineer – Colorado PE 28331, Utah SE 6052080

Project Role
Structural Principal

Office Location
Grand Junction, CO

Mr. Dunn has been with the firm since 1990, a principal of the firm since 2003, and sole principal since 2009. He performs all phases of design and analysis of building structures of concrete, steel, masonry and wood, and also provides construction period services for commercial projects once design is complete. Jeff also supervises design engineers and provides project management and design team coordination. Prior to joining the firm, Jeff was a design engineer at Stearns Engineering Company in Rockville, Maryland from 1987 to 1990.

Major Project Experience:

Colorado Mesa University Computer Science and Engineering Classroom Building, Grand Junction, Colorado, 2017
The project consisted of the complete structural design of a new, three-story classroom building of approximately 68,000 sq. ft. The structure is steel framed on a grade beam and rotary driven pile foundation.

Community Hospital – New Facility, Grand Junction, Colorado, 2016
Structural design of a four-story hospital of approximately 137,000 sq. ft. The structure is steel framed with composite steel and concrete roof and floor framing, supported on a grade beam and driven pile foundation.

Willits Block 6, Mixed Use Retail/Office Building, Basalt, Colorado, 2013
Structural engineering design of a new three story building over underground parking, with main level retail spaces and two floors of medical offices. The structure consists of steel joists for the roof, with composite floor framing and concrete shear walls.

Lincoln Park Stadium Improvements, Grand Junction, Colorado 2012
Structural design of a new press box with a hospitality level and an ADA spectator level platform, with new bleacher seating on each side. A concessions concourse level below the bleachers is also incorporated in the design. The structure consists of composite steel floor framing and steel roof beams with bent steel plate seating pans for the bleachers. The lateral system consists of reinforced concrete shear walls at the stair and elevator cores. The foundation consists of steel pipe piles with a reinforced concrete mat under the concourse level structures.

Grand Junction Public Safety / 911 Facility, Grand Junction, Colorado 2011
Structural design of a new police station and regional 911 communication center of approximately 64,000 sq. ft. The structure consists of composite steel floor framing and steel joist roof framing with concrete shear walls and a grade beam on pipe pile foundation.

JOE DEBELL, LEED AP BD+C
ASSOCIATE PRINCIPAL

MECHANICAL LEAD

EDUCATION
Bachelor of Science, Mechanical Engineering, Metropolitan State College of Denver, Colorado

PROFESSIONAL ASSOCIATIONS
ASHRAE: American Society of Heating, Refrigeration and Air Conditioning Engineers

ASME: American Society of Mechanical Engineers

USGBC: U.S. Green Building Council

OFFICE LOCATION
Denver

Joe is an Associate Principal of the firm and is responsible for conceptualizing HVAC and plumbing systems. He follows each project through the production of contract documents and construction administration. He coordinates mechanical and plumbing systems with architectural, electrical, and structural systems; cost estimating, code reviews, energy analysis, construction observations; the writing of technical specifications; and overall project management. Joe is acting manager for several projects at the firm and places great importance on meeting deadlines, matching the designs to the budget, and project organization.

Role: Joe will lead the mechanical design, overseeing the document production and construction administration. He will also coordinate with other design team members and help ensure the project goals and standards are met.

SELECT PROJECT EXPERIENCE

Kidd Brewer Stadium Expansion, Appalachia State University, Boone, NC
Marlins Park 2018 Renovations, Miami, FL
Truist Park, Cumberland, GA
Marlins Park, Miami, FL
Yankee Stadium, Bronx, NY
Globe Life Field, Arlington, TX
Scottsdale Stadium Renovation, Scottsdale, AZ
Broncos UCHealth Training Center, Englewood, CO
Nido & Mariana Qubein Arena, Conference Center and Hotel, High Point University , High Point, NC
Robins Center, University of Richmond, Richmond, VA
Denny Sanford Premier Center, Sioux Falls, SD
Rushmore Plaza Civic Center future home of The Monument, Rapid City, SD
Ball Arena, Various Renovations, Denver, CO

Proposed Rate Sheets

Perkins&Will 2020 Rates

Rates below expire in May 2021

Principal	$330
Associate Principal	$290
Technical Director	$250
Sr. Project Manager	$240
Sr. Project Designer	$220
Sr. Project Architect	$220
Sr. Technical Coordinator	$200
Project Manager	$200
Project Designer	$175
Project Architect	$175
Technical Coordinator	$175
Sr. Visualization Artist	$150
Visualization Artist	$125
Arch III/Design III	$140
Arch II/Design II	$125
Arch I/Design I	$110/$165 OT
Administrative	$100/$150 OT
Intern	$90/$135 OT

* Hourly rates are applicable for basic services rendered prior to an agreed upon lump sum or percentage-based fee agreement, for additional services and for changes and re-design of previously approved work. Rates are subject to annual calendar year adjustment on May 1 annually. Rates above are for 2020 – May 2021.

1893 West Kettle Avenue
Littleton, CO 80120-4402

Phone: (303) 730-1440
Fax: (303) 730-2627

Hourly Billing Rate Schedule

January 2021

Project Principal .....$ 250.00/hr

CAD Draftsman.....$ 125.00/hr

Administrative.....$ 75.00/hr

WJHW
WRIGHTSON | JOHNSON | HADDON | WILLIAMS
Designers and Planners for Sound, Video, Multi-Media
Telecommunications, Broadcast, Theatre & Acoustics
Dallas • San Antonio • Denver

WJHW 2021 HOURLY RATE SCHEDULE

Hourly services will be invoiced in accordance with the fee schedule in effect at the time the service is provided.

PRINCIPAL	$200.00 - $225.00
ASSOCIATE PRINCIPAL	$200.00
SENIOR ASSOCIATE	$185.00
ASSOCIATE	$185.00
SENIOR CONSULTANT	$175.00 – $185.00
CONSULTANT	$150.00 - $185.00
SENIOR DESIGNER	$150.00
DESIGNER	$125.00
BIM SPECIALIST	$90.00
ADMINISTRATION	$60.00 - $80.00

3424 Midcourt Road, Suite 124, Carrollton, TX 75006
972.934.3700 voice 972.934.3720 fax

FEE STRUCTURE
DHM Design Corporation
Effective January 1, 2021

Hourly Rates

Principal	$195.00
Principal Ecological	$180.00
Associate Principal	$150.00
Senior Associate	$135.00
Associate	$125.00
Natural Resource Coordinator	$130.00
Visualization/3D	$135.00
Senior Designer/Planner	$115.00
Designer	$105.00
Graphic Designer	$90.00
Ecological Technician	$95.00
Clerical/Word Processing	$70.00

Reimbursable Expenses

Xerox Copies	$ 0.12 per copy
Color Copies	$ 1.50 per copy
In-House Computer Plots	
- Mylar	$ 3.50 per square foot
- Vellum	$ 2.30 per square foot
- Bond	$ 0.45 per square foot
Color Computer Plots	$ 2.80 per square foot
Auto Mileage	Mileage billed at the federal standard rate

All outside reimbursable expenses such as printing, copying, postage and deliveries are billed at our direct costs.

Bills are rendered and due payable monthly. Terms: Due and payable within 30 days upon receipt of statements. 1.5% per month interest charged on all past due accounts.

Proposal price quotes shall remain in effect for a period of six months with renegotiation of hourly rates and reimbursable expenses at that time.

311 Main Street, Suite 102 Carbondale, CO 81623 p: 970.963.6520 f: 303.892.4984

CONSULTING ENGINEERS

Civil Engineering
2021 Hourly Billing Rate Schedule

POSITION	RATE
Principal	$172 – $216
Senior Project Manager	$160 – $180
Project Manager	$140 – $156
Senior Project Engineer	$128 – $136
Project Engineer	$120 – $128
Design Engineer	$112 – $116
Senior Designer	$128 – $140
CAD Designer	$120 – $128
Administrative Support	$100 – $104

Auto travel shall be reimbursed at 56¢ per mile or at a rate set by the IRS. Costs for express delivery, airfare, car rental, meals, lodging, printing, copying, long distance calls and shipping shall be reimbursed at 1.1 times direct cost.

386 Indian Road
Grand Junction, CO 81501
Ph: (970) 241-8709

BIGHORN
CONSULTING ENGINEERS, CO.

101 W 11th Street #109-C
Durango, CO 81301
Ph: (970) 422-7676

Hourly Rate Schedule
2021

Service	**Hourly Rate**
Principal	$140
Senior Engineer	$120
Design Engineer	$90
Drafting	$65
Administrative	$50

Reimbursables	**Rate**
Mileage	$0.50/mile
Lodging	Hotel Rate
Meals	$25/day
Printing	At Cost

Lindauer·Dunn, Inc.
STRUCTURAL ENGINEERS

Billing Rates

Principal Engineer	$130.00/hour
Project Engineer	$ 90.00/hour
Design Engineer	$ 75.00/hour
Auto Cad Technician	$ 50.00/hour
Clerical	$ 45.00/hour
Mileage	$ 0.45/mile

Note: Expert witness and legal testimony will be billed at one and a half times the regular hourly rate.

802 Rood Avenue, Grand Junction, CO 81501
970.241.0900 970.243.2430 Fax www.lindauerdunn.com

ME Engineers
14143 Denver West Parkway, Suite 300
Golden, CO 80401
Office: 303.421.6655
me-engineers.com

ME ENGINEERS
HOURLY RATE SCHEDULE – 2021

DENVER OFFICE

Senior Principal	$300/hr.
Principal	$280/hr.
Associate Principal	$260/hr.
Sr. Associate	$240/hr.
Associate	$225/hr.
Senior Project Manager	$215/hr.
Project Manager	$190/hr.
Project Engineer	$160/hr.
Designer	$140/hr.
Sr. BIM Coordinator	$130/hr.
BIM Coordinator	$125/hr.
CAD Technician	$115/hr.
Administrative Staff	$110/hr.

An additional 10% cost will be charged on all reimbursable expenses such as travel, rental car, hotel, postage, overnights, long-distance telephone, printing, etc.

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Perkins&Will

Section D.

References

References

Colorado Mesa University, Maverick Center →

Grand Junction, Colorado

Client Name: Colorado Mesa University
Contact Person: Tim Foster, President, Colorado Mesa University, 970.248.1498, tfoster@coloradomesa.edu
Completion Date: 2010
Original Project Budget: $36.9M
Final Project Cost: $36.9M

For Athletics, it provides new offices, a new wrestling practice space, new team locker rooms, and a large strength and conditioning area. It also adjoins a new soccer stadium and practice fields provided by the design team. The Brownson Arena was upgraded providing new basketball practice facilities.

The Hamilton Recreation Center housed within the Maverick Center includes fitness and strength training, a group studio, cycling studio, recreation gymnasium, racquetball courts, Indoor elevation running track, and a 28 foot high climbing wall.

← City of Grand Junction, Community Recreation Center Study Grand Junction, Colorado

Client Name: City of Grand Junction
Contact Person: Traci Wieland, Former Grand Junction Rec. Supervisor, Currently District Manager, Ken-Caryl Ranch, 303.979.1876 ext. 136, traciw@kcranch.org
Completion Date: 2018
Original Project Budget: Study
Final Project Cost: Study

As the largest municipality between Salt Lake City, Utah and Denver, Colorado, Grand Junction routinely serves the residents of Grand Junction, the residents of the Grand Valley from Palisade to the east and Fruita to the west, as well as all Mesa County residents.

A diverse group of Grand Junction residents proposed the creation of an affordable, accessible community center that would be the heart of wellness and social connection. Perkins&Will was hired to complete the feasibility study.

References

Town of Dillon, Dillon Amphitheater →

Dillon, Colorado

Client Name: Town of Dillon
Contact Person: Dan Burroughs, Town Engineer, Town of Dillon, 970.262.3405, dburroughs@townofdillon.com
Completion Date: 2018
Original Project Budget: $9.7M
Final Project Cost: $9.7M

Lake Dillon, nestled in the Rocky Mountains in Colorado is a big destination especially in summer months. Neighboring mountain towns have great live music venues and the Town of Dillon wanted to offer all of its residents and visitors a new experience by renovating their existing facility, into a state-of-the art outdoor entertainment venue with a spectacular backdrop of the lake. The Town of Dillon's goal was to seen as a progressive community with strong ties to the arts.

← City of Grand Junction, Lincoln Park Stadium Renovation Grand Junction, Colorado

Client Name: City of Grand Junction
Contact Person: Bruce Hill, Former Grand Junction Mayor, 970-245-0962, bruce.hill@gjalarms.com
Completion Date: 2012
Original Project Budget: $8.3M
Final Project Cost: $8.3M

The renovation improvements included TV ready lights, new stadium seating, an open mezzanine with an adjustable railing for handicapped patrons, expanded ADA accessible dugouts with a wheelchair lift, state-of-the-art press box, luxury suite, community/hospitality room, full bar, concourse upgrades, restrooms, new administrative offices for the GJ Rockies, upgraded locker rooms and concession stands.

References

USL Colorado Springs Switchbacks, Downtown Stadium Colorado Springs, Colorado →

Client Name: Colorado Springs Switchbacks
Contact Person: Nick Ragain, President, Colorado Springs Switchbacks, 303.653.1038, nick@switchbacksfc.com
Completion Date: 2021
Original Project Budget: $35M
Final Project Cost: $35M

It is anticipated to have 8,000 seats, expandable to 15,000 for concerts and other special events. It will encompass an artificial turf field for competition and an approximately 227,000-square-foot stadium overall. Additional amenities include a 7000 square foot Sky Club (that will accommodate banquet parties of up to 240), a 4,000 Restaurant Concept, and a Sports Medicine Clinic and Training Facility. Olympic related events, tournaments, camps and live music concerts will create a synergy between the U.S. Olympic Museum, outdoor stadium, indoor arena, and the U.S. Olympic Training Center that will set Colorado Springs apart nationally as a destination for amateur sporting events.

← Chadron State College, Football Stadium & Track Complex Chadron, Nebraska

Client Name: Chadron State College
Contact Person: Joel R. Smith, Athletic Director, Chadron State University, 308.432.6253, jsmith@csc.edu
Completion Date: 2018
Original Project Budget: $8.5M
Final Project Cost: $8.5M

The football stadium/field renovation would assume a stadium, pressbox and field would have the capacity to seat 3,000 spectators with overflow seating around the field. The track construction would assume seating capacity of 500 with overflow seating around the track. The impact included complete renovation of the existing stadium and field and the construction of a track facility on the existing intermural/practice fields.

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Section E.

Fee Proposal

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-4863-21-DH Professional Architectural/Engineering Services for Renovations of Stoker Stadium & Suplizio Field

Offeror must submit entire Form completed, dated and signed.

1) **All inclusive, not to exceed cost to provide design/engineering services for the Professional Engineering Services for renovations of Stoker Stadium & Suplizio Field to include, but not limited to: labor, materials, equipment, travel, design, drawings, engineering work, shipping/freight, licenses, permits, fees, etc. per specifications:**

NOT TO EXCEED COST $ **$670,500**

WRITTEN: **Six Hundred Seventy Thousand Five Hundred** **dollars.**

COMPENSATION SCHEDULE

Please break down this not to exceed price into the following categories. Requests for payment for specific phases shall not exceed the scheduled amount prior to completion of that phase:

CMGC Selection	$	**$3,000**
Design Development Phase	$	**$308,500**
Construction Document Phase	$	**$205,000**
Bidding Documents & Assistance	$	**$12,000**
Construction Administration Phase	$	**$142,000**
Total Contract Amount	$	**$670,500**

Primary assumptions regarding the scope of work:

The following trades will be specified as design-build: AV, bleacher/seating systems, and sports lighting. The design team will develop 35% design/bidding packages for each component. Once the d-b subcontractor is selected, the design team will work with the subcontractors to refine the design to meet the client's expectations, coordinate the design with related scopes, review design submittals, and provide construction observation services.

- No geotechnical services are included.
- No LEED or WELL certification is expected.
- 80% of design meetings will be virtual.
- Site observations during construction will occur every two weeks on average.
- The CMGC is responsible for all cost estimating.
- Anticipated construction budget for the project will be $6,650,000.

The Owner reserves the right to accept any portion of the services to be performed at its discretion

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The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

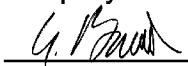
The undersigned Offeror agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Offeror's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the offeror, authorized to represent the offeror and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of **0** percent of the net dollar will be offered to the Owner if the invoice is paid within **NA** days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: **4**

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

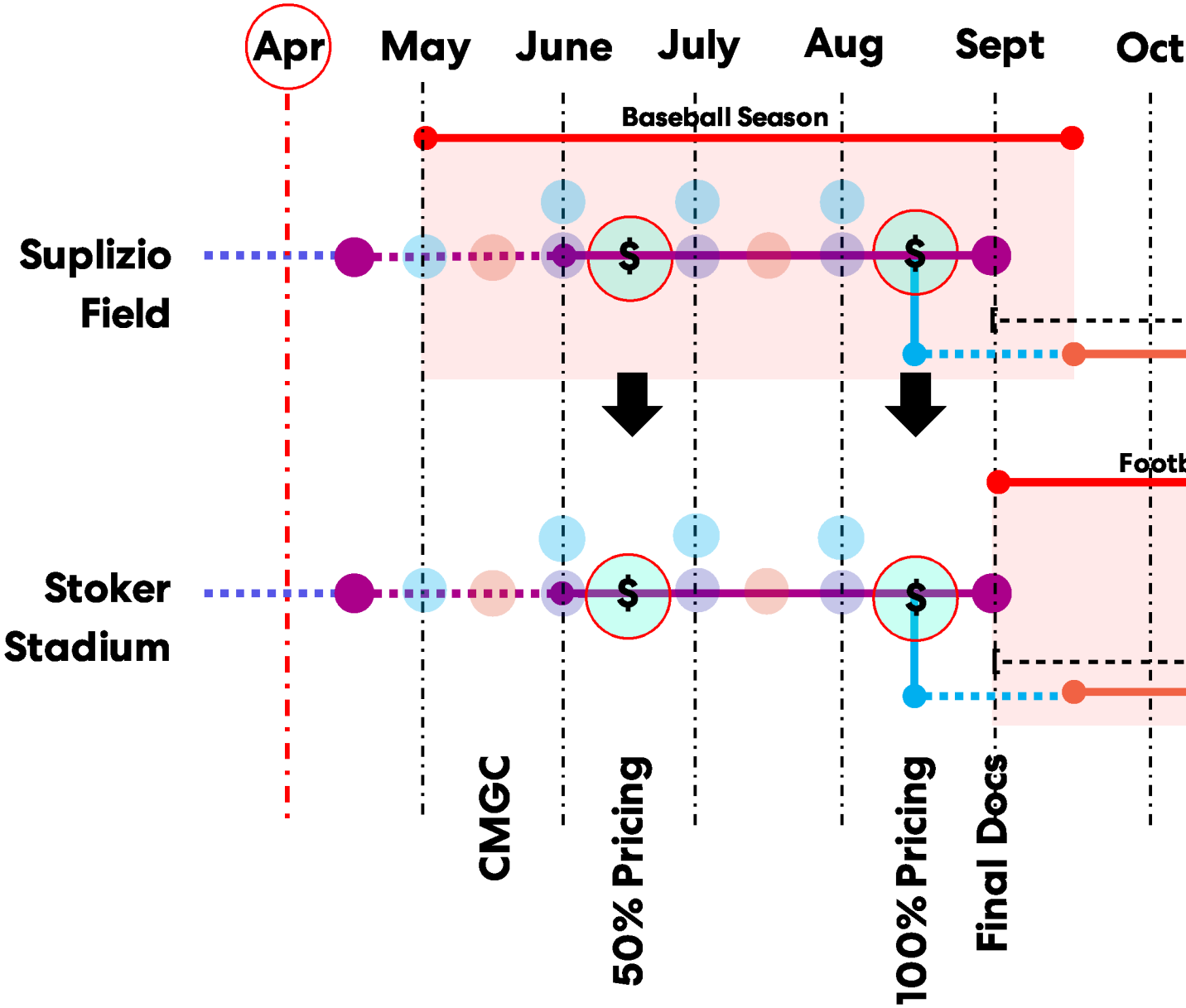
Perkins&Will	**Andy Barnard**
Company Name – (Typed or Printed)	Authorized Agent – (Typed or Printed)
	**303.308.0200**
Authorized Agent Signature	Phone Number
475 Lincoln Street, Suite 100	**Andy.Barnard@perkinswill.com**
Address of Offeror	E-mail Address of Agent
Denver, Colorado, 80203	**March 4, 2021**
City, State, and Zip Code	Date

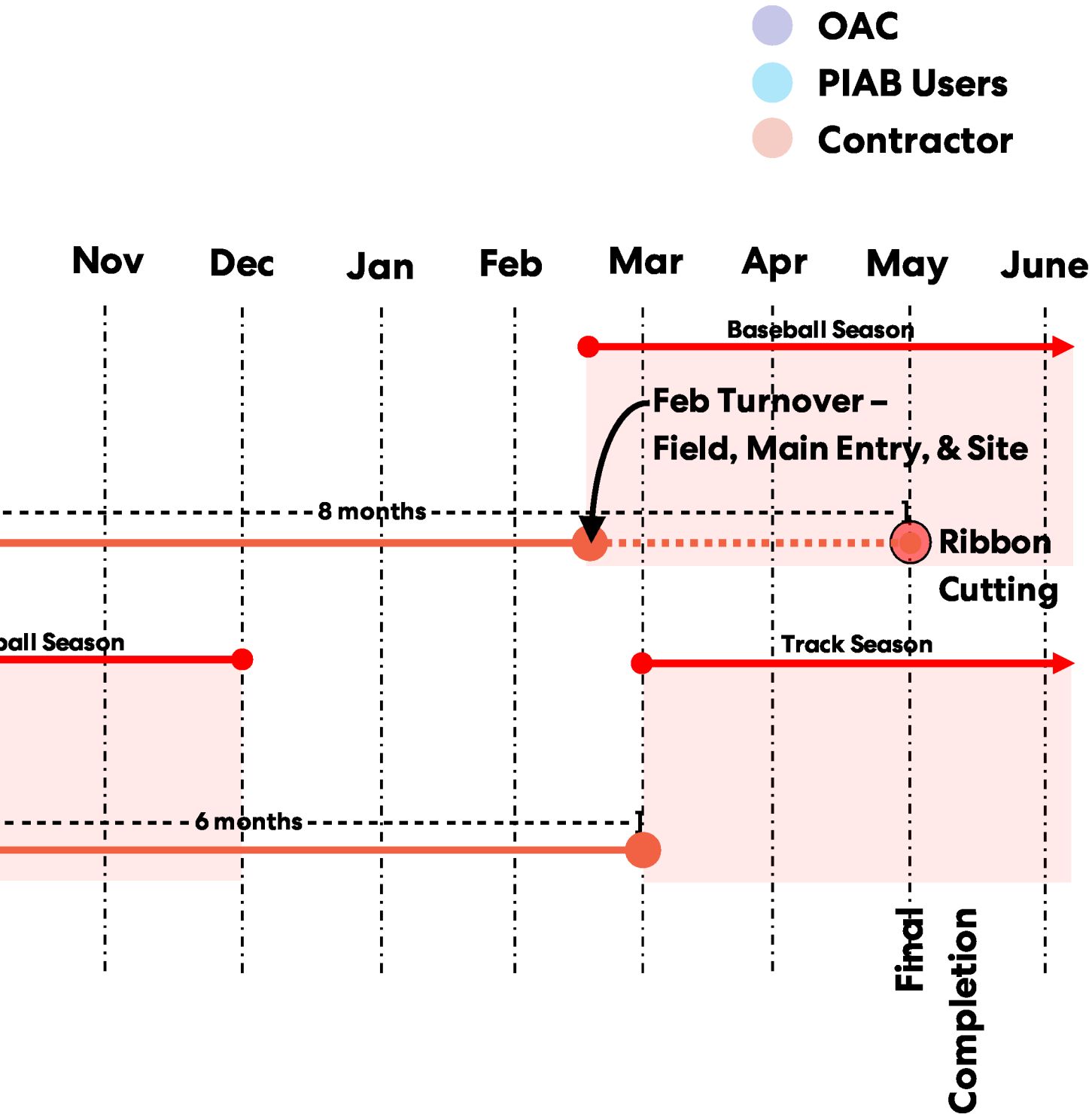
Perkins&Will

Section F.

Project Schedule

Project Schedule




OAC
PIAB Users
Contractor
Nov
Dec
Jan
Feb
Mar
Apr
May
June
Baseball Season
Feb Turnover –
Field, Main Entry, & Site
8 months
Ribbon
Cutting
ball Season
Track Season
6 months
Final
Completion

475 Lincoln Street
Suite 100
Denver, CO 80203

Perkins&Will

CERTIFICATE OF LIABILITY INSURANCE

7/1/2021

DATE (MM/DD/YYYY) 4/16/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LOCKTON COMPANIES 444 W. 47TH STREET, SUITE 900 KANSAS CITY MO 64112-1906 (816) 960-9000	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Zurich Insurance Company	40142
INSURER B : Lloyds & London Co	
INSURER C : Zurich American Insurance Company	16535
INSURER D : American Guarantee and Liab. Ins. Co.	26247
INSURER E : Allied World Surplus Lines Insurance Company	24319
INSURER F :	

INSURED 1383879
PERKINS+WILL, INC.
ATTN: RICHARD NEMETH
2 BRYANT STREET
SAN FRANCISCO CA 94105
DENVER

COVERAGES *** **CERTIFICATE NUMBER:** 17489536 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	N	GLO0926401	7/1/2020	7/1/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 25,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
D	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	N	BAP0926404	7/1/2020	7/1/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			NOT APPLICABLE			EACH OCCURRENCE AGGREGATE	$ XXXXXXX $ XXXXXXX
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	WC0926402	7/1/2020	7/1/2021	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B E	PROFESSIONAL LIABILITY	N	N	GLOPR2002224 0312-4137	7/1/2020 7/1/2020	7/1/2021 7/1/2021	$5,000,000 PER CLAIM/$5,000,000 AGGREGATE	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 222109.000. PROFESSIONAL ARCHITECTURAL/DESIGN SERVICES FOR RENOVATIONS OF STOCKER STADIUM, 998 NORTH 12TH STREET AND SUPLIZIO FIELD, 1315 NORTH AVENUE, GRAND JUNCTION, CO / RFP-4863-21-DH. SEE ATTACHED.

CERTIFICATE HOLDER

17489536
CITY OF GRAND JUNCTION, COLORADO
ATTN: DUANE HOFF JR., SR. BUYER
250 NORTH 5TH STREET, FLOOR 2, ROOM 245
GRAND JUNCTION CO 81501

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

CITY OF GRAND JUNCTION, COLORADO AND ITS OFFICERS AND EMPLOYEES ARE ADDITIONAL INSUREDS AS RESPECTS GENERAL LIABILITY AND AUTO LIABILITY, AND THESE COVERAGES ARE PRIMARY, AS REQUIRED BY WRITTEN CONTRACT. THE ADDITIONAL INSUREDS' OWN COVERAGE IS EXCESS OF AND NON-CONTRIBUTORY WITH THE GENERAL LIABILITY, AND ON THE AUTO LIABILITY AS RESPECTS THE USE OF VEHICLES OWNED BY PERKINS + WILL, INC. IF REQUIRED BY WRITTEN CONTRACT. CONTRACTUAL LIABILITY IS INCLUDED IN THE GENERAL LIABILITY SUBJECT TO THE POLICY TERMS, CONDITIONS AND EXCLUSIONS. SEVERABILITY OF INTERESTS CLAUSE APPLIES TO GENERAL LIABILITY AND AUTO LIABILITY SUBJECT TO POLICY TERMS, CONDITIONS, AND EXCLUSIONS.

POLICY NUMBER: GLO0926401 **COMMERCIAL GENERAL LIABILITY**
U-GL-1114- A CW (CG 2010 (7/04)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION YOU ARE REQUIRED TO ADD AS AN ADDITIONAL INSURED UNDER A WRITTEN CONTRACT OR WRITTEN AGREEMENT	ALL LOCATIONS
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

POLICY NUMBER: GLO0926401 COMMERCIAL GENERAL LIABILITY

U-GL-1114- A CW (CG 2037 (7/04)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Additional Insured – OWNERS, LESSEES or CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	**Location And Description Of Completed Operations**
ANY PERSON OR ORGANIZATION YOU ARE REQUIRED TO ADD AS AN ADDITIONAL INSURED UNDER A WRITTEN CONTRACT OR WRITTEN AGREEMENT	ALL LOCATIONS
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

POLICY NUMBER: BAP0926404

COMMERCIAL AUTO
CA 20 48 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM

BUSINESS AUTO COVERAGE FORM

MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

Named Insured: PERKINS + WILL, INC.

Endorsement Effective Date: 7/1/2020

SCHEDULE

Name Of Person(s) Or Organization(s): Any person or organization you are required to provide additional insured status or additional insured status on a primary basis, in a written contract or written agreement, except where such contract or agreement is prohibited by law.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** - Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** - Covered Autos Coverages of the Auto Dealers Coverage Form.

