



Purchasing Division

## **ADDENDUM NO. 3**

**DATE:** February 1, 2022  
**FROM:** City of Grand Junction Purchasing Division  
**TO:** All Offerors  
**RE:** Design/Build Dos Rios Splash Park Project RFP-4996-22-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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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. Mechanicals may be in restroom or stand alone. Firms may present both options.
2. Vandalism can be an issue. Please take this into account for this project.
3. Please see attached construction drawings for the restroom shelter located on site.
4. Q. Does the water need to be potable?
  - A. We will rely on the design – build contractor to make this determination in consultation with the Mesa County Health Department. Water is available from the nearby raw water line, which is water from Kannah Creek that is quite clean. With that said, we'll rely on the recommendation from the selected design build contractor.
5. Q. Is there a preference for filtration systems?
  - A. We are open to what the design-build contractor recommends given the current space in the nearby restroom-shelter.
6. This will be a splash park with no lifeguards. The resultant design needs to account for this fact. For example, at grade spray features may be the best route to avoid the guarding issue. An example of a similar facility that may be a model is the spray ground in front of the Denver Museum of Nature and Science in Denver's City Park.
7. Q. Is lighting a key component? Do you anticipate and/or want to encourage use after dark? even if kids aren't playing, lighting can create a fountain-like attraction. However, if lighting and operation after sundown is not important, then feature selection will be different and significant equipment cost savings can be realized. Please advise if lighting is a priority.

- A. Lighting is a key component. Aesthetic is as important if not more important than the play feature of the park. Year round public benefit is desired including night time use.
8. Q. The concepts include a “family area water feature” and an “art-focused water feature”. Can you confirm there is only one water feature area as shown in Addendum 2 and these different concepts are inspiration for the interactive water feature that should be both family oriented as well as art themed?
- A. The available footprint for the water feature area has been provided in Addendum 2. The area needs to provide dual purposes, both for family play and art benefit. The provided concepts in the original RFP were meant to be inspirational in achieving both the family area and art-focused water feature.
9. Q. The concepts show various types of surfacing for the water feature. Will surfacing be provided by others? Or is concrete surfacing to be included within the budget allocated for this RFP?
- A. Surfacing will not be provided by others. The design-build contractor shall recommend concrete or other types of appropriate surfacing and shall be included in the design and the allocated budget for this RFP.
10. Q. Do you have an anticipated wet zone square footage number for the water feature?
- A. The City will rely on the design-build contractor to determine/recommend an appropriate wet-zone square footage number for the water feature. As indicated in the original RFP, a central goal is to maximize the foot print and provide a water feature that can accommodate as many people as possible. The 300 square foot original splash pad on Main Street as well as the tremendous level of utilization at the River Park at Las Colonias are indications that this new water feature needs to utilize as much of the available footprint as possible.
11. Q. Page 1 of the Concepts file shows several trees throughout the water feature area. Will these trees be removed by the City/others or is tree removal required within the budget allocated for this project?
- A. Any existing trees within the proposed footprint for the water feature shall be included within the budget allocated for the water feature project.
12. Q. Can you confirm that restrooms (both male and female) will be available for the water feature site and that design/build of such restrooms are not required within the budget for this RFP? If restrooms will be provided, can you share the number of toilets that will be available for each gender?
- A. Restrooms (both male and female) are currently available adjacent to the water feature project site. Restrooms are not part of this RFP. Please see attached construction drawings for the restroom shelter located on site.
13. Q. Can you confirm that dressing rooms (both male and female) will be available for the water feature site and that design/build of such restrooms are not required within the budget for this RFP?

- A. Restrooms within the existing restroom structure shall be sufficient for dressing rooms. Design/build for restrooms or dressing rooms are not included in the scope of the water feature project.
- 14.Q. Can you confirm if fencing around the water feature will be provided by others and not required within the budget for this RFP?
- A. Fencing around the water feature is not part of the scope of this project.
15. Q. Could you please share the existing and future grading plans for the area? Let us know the age and condition of the existing 21” and 30” RCP sanitary sewer lines that cross the project area and provide utility easement information on those sanitary sewer lines.
- A. Please see attached the overlot grading for the Dos Rios development, as well as the staking plans, which show a higher level of grading detail within the Water Feature project area. The existing 21” and 30” sanitary interceptor lines were constructed in 1957. However, in 2019, both interceptor lines were rehabilitated with CIPP lining. Please see attached sheets from the Dos Rios Plat, identifying the easements associated with the sanitary sewer interceptor lines.

Attachments: **(Click Links)**

- [Dos Rios – Filing 3 Platt](#)
- [Dos Rios – Overlot Grading Plans](#)
- [Dos Rios – Staking Plans](#)
- [Dos Rios Park – Restroom Structure Plan Set](#)

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