



Purchasing Division

Change Order #1

Date: March 16, 2023
Firm: Ohlson Lavoie Corp dba OLC
From: City of Grand Junction
Project: Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility RFP-5082-22-DH

Description: This change order to reflect reductions in contract scope and pricing (see attached change proposal)

Summary of Contract Price Adjustments:

Table with 2 columns: Description and Amount. Rows include Original Contract (\$482,538), Approved Change Orders to Date (\$0.00), This Change Order (\$-384,138), and Revised Contract Amount (\$98,400).

Summary of Contract Time Adjustments:

Table with 2 columns: Description and Date. Rows include Original Contract Time (2/15/2024), Approved Change Orders to Date (None), This Change Order (07/11/2023), and Revised Contract Time (07/11/2023).

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

Created by: Duane Hoff Jr. 3/16/2023
Duane Hoff Jr. - Contract Administrator

Approved by: Ken Sherbenou - Director of Parks & Recreation, City of Grand Junction 3/16/2023
Ken Sherbenou - Director of Parks and Recreation

Approved by: Greg Caton - City Manager - City of Grand Junction 3/16/2023
Greg Caton - City Manager

Firm: Ohlson Lavoie Corp dba OLC

Approved by: Robert McDonald - Principal-in-Charge, Ohlson Lavoie Corporation (OLC) 3/16/2023
Robert McDonald - Principal-In-Charge



## Amendment to the Contract (AC)

Please return to Ohlson Lavoie Corporation

**Project #:** 22049  
**Project:** Orchard Mesa Pool Renovations

**AC#:** 001  
**AC Date:** 3/16/2023

**To:** Ken Sherbenou, Parks and Rec Director  
**Cc:** Duane Hoff, Contract Administrator

**Email:** [kensh@gjcity.org](mailto:kensh@gjcity.org)  
**Email:** [duaneh@gjcity.org](mailto:duaneh@gjcity.org)

In reference to the original agreement between the Owner and Firm dated:

September 8, 2022

**Owner:** City of Grand Junction, Colorado  
 511 N. 5<sup>th</sup> St.  
 Grand Junction, CO 81501  
 970-244-1501  
[www.gjcity.org](http://www.gjcity.org)

**Firm:** Ohlson Lavoie Collaborative  
 400 Santa Fe Drive  
 Denver, Colorado 80204  
 (303) 294-9244, Tel  
[www.olcdesigns.com](http://www.olcdesigns.com)

### DESCRIPTION: (Continued on attached sheets)

**A Services Change Request has been received by the Firm from the Owner to amend the Scope of Work of the original agreement to include the following:**

This amendment to the contract (AC) presents newly revised scope and pricing. This will supersede the original \$523,722 contracted price. \$41,184 has already been paid per the most recent invoice dated November 17, 2022, #114684. After the completion of this updated scope and pricing reflected in this contract amendment, the City may or may not chose to pursue the design development, bidding assistance, construction documents and construction administration of any of the selected options. It is understood the \$95,222 plus the \$3,200 in this amendment to the contract will be factored into the new pricing for design development, construction documents, bidding assistance and construction administration since this \$95,222 plus \$3,200 completes some work that was initially reflected in the original \$523,722 contracted price. Said another way, the \$482,538 remaining fee is expected to be less after the \$95,200 is expended.

1. Cost estimating for As-is Renovation – Simple upgrade of equipment and finishes of the existing OMP Pool and Gym spaces, no changing of walls or amenities.
2. Cost estimating for Moderate Revisions – Revise existing Entry/Locker Rooms to include Family Changing, relocate front desk, add Party Room, Renovate old dry locker rooms and music rooms into fitness/weights/group exercise studios, and upgrade/update existing Gym.
3. Cost estimating for Full Remodel/Re-imagine Pool: Add Zip Line, Climbing Wall, NinjaCross, additional slides, etc. to make this pool more inviting to users.
4. Conceptual Design and cost estimating for demolishing pools, fill with geofoam, and add concrete slab and indoor field turf to the pool area. Replace Gym flooring with indoor turf as well, with fitness/weights/group exercise studios in between.
5. Conceptual Design and cost estimating for turf in the pool area as above, but demolish the old locker/music rooms and Gym (everything north of the pool), and build a new indoor turf fieldhouse.
6. Conceptual Design and cost estimating for demolishing the entire building and build a new Indoor Fieldhouse at the OMP site.
7. Conceptual Design and cost estimating for building a new Indoor Fieldhouse at an alternative location.

#### Additional Service Fees:

Counsilman-Hunsaker (aquatic design)	\$12,500	Complete Items 1-3
SGM (m/e/p/civil/structural)	\$20,000	Complete Items 1-3, inform 4-7
CENSEO (IT/AV/Security)	Not Needed	
Cumming Group (cost estimating)	\$12,000	Complete Items 1-7

<u>OLC (project management, design)</u>	<u>\$62,700</u>	<u>Complete Items 1-7</u>
TOTAL FEE:	\$95,200	LUMP SUM
Estimated Reimbursable Expenses	\$ 3,200	Not to Exceed

Estimated reimbursable expenses for two (2) people to make two (2) in-person trips to Grand Junction for presentations are included.

The terms and conditions of the original contract noted above will remain in force.

**CONSULTANTS REQUIRED:**

Civil  Soils.  Struct.  Mech./Plumb  Elec.  Aquatics  Food Svc.  Acoustic  Other \_\_\_\_\_

**Fee And Time Summary:**

All A/E services required to complete this AC shall be Additional Services in accordance with article 5 of the Owner/Architect Agreement, and are summarized as follows:

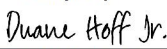
Additional Services Fee:	\$ <u>95,200</u>	<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Maximum	<input type="checkbox"/> Hourly
Additional Services Time:	<u>15 Weeks</u>	<input type="checkbox"/> Fixed	<input checked="" type="checkbox"/> Estimated	
Start Date:	<u>3/27/2023</u>	<input type="checkbox"/> Fixed	<input checked="" type="checkbox"/> Estimated	
Completion Date:	<u>7/11/2023</u>	<input type="checkbox"/> Fixed	<input checked="" type="checkbox"/> Estimated	
Expenses:	\$ <u>3,200</u>	<input type="checkbox"/> Fixed	<input checked="" type="checkbox"/> Estimated	Multiplier = <b>1.10</b>

**Issued By:**

DocuSigned by:  
  
 Robert McDonald - Principal-in-Charge, Wilson Cabot Corporation  
 ARCHITECT Date: 3/16/2023 Print Name: Robert McDonald - Principal-in-Charge, OH

**Authorized By:**

By signing below, I authorize the Additional Services as described herein and affirm that I am authorized to enter into this agreement.

DocuSigned by:  
  
 Duane Hoff Jr.  
 Owner Date: 3/16/2023 Print Name: Duane Hoff Jr.



# MEMORANDUM

400 Santa Fe Drive  
Denver, CO 80204  
303.294.9244  
olcdesigns.com

Date: February 28, 2023  
To: Project Team  
Cc:  
From: Bob McDonald  
Project: Orchard Mesa Pool Renovations  
Reference: Draft Design Schedule

Total Pages: 1  
Email: X

Project #: 22049

## ORCHARD MESA POOL RENOVATIONS DESIGN SCHEDULE

DATE	SCHEDULE ITEM
3/13/2023	Project Kick-off
3/13 thru 4/21	Develop Design Options 1 through 7
4/24 thru 5/12	Cost Estimating
5/15 thru 5/26	Plan Revisions/Updates
5/29 thru 6/23	City Council Workshop and Direction
6/26 thru 7/7	Design Contract Modification
7/11	Notice-to-proceed with Schematic Design



CITY OF GRAND JUNCTION, COLORADO

\*\*\*\*\*

CONTRACT

This CONTRACT made and entered into this 8<sup>th</sup> day of September, 2022 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 Ohlson Lavoie Corp dba OLC 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, tools, 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 Orchard Mesa Pool Facility RFP-5082-22-DH.

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 the Notice of Award, in accordance with the Contract Documents;

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. Negotiated Terms and Conditions/Scope of Services, Pricing etc.
- c. Solicitation Documents for the Project; **Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility;**
- d. Firms Response to the Solicitation

- e. Services Change Requests (directing that changed Services be performed);
- f. Field Orders
- g. Change Orders.

## 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 Time: Time is of the essence with respect to this Contract. The Firm hereby agrees to commence Services under the Contract on or before the date specified in the Solicitation from the Owner, and to achieve Substantial Completion and Final Completion of the Services within the time or times specified in the Solicitation.

## ARTICLE 5

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 sum of **Five Hundred Twenty-Three Thousand Seven Hundred Twenty-Two and 00/100 Dollars (\$523,722.00)**. 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 Board of Commissioners 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 6

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 7

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**

<p>DocuSigned by:              By: _____            Duane Hoff Jr., Contract Administrator</p>	<p>9/13/2022            _____            Date</p>
--	---

**Ohlson Lavoie Corp dba OLC**

<p>DocuSigned by:              By: _____            Robert McDonald - Principal-in-Charge, Ohlson Lavoie Corporation (OLC)</p>	<p>_____            Date</p>
--	----------------------------------



400 Santa Fe Drive  
Denver, CO 80204  
303.294.9244  
olcdesigns.com

August 23, 2022

Ken Sherbenou  
Parks and Recreation Director  
City of Grand Junction  
1340 Gunnison Avenue  
Grand Junction, CO 81501

RE: Orchard Mesa Pool and Gymnasium Design Proposal

Dear Ken,

OLC is appreciative of the opportunity to present an amended design fee proposal that better aligns with the expectations of the Grand Junction community. This letter is to confirm that we will honor the scope of work presented in our original response to the Request For Proposals dated July 12, 2022, with the following clarification:

**Task 4 – Construction Phase Services:** OLC and our consulting engineers will provide the services indicated for a nine (9) month construction period. Should the project construction period extend beyond nine (9) months, any services provided by OLC and our consulting engineers will be considered additional services and compensated at hourly rates or as determined later by mutual agreement.

Please find a revised Compensation Schedule on the following page.

If you have any questions, please feel free to reach out to me directly. We're looking forward to working with the City of Grand Junction on this exciting revitalization project!

Sincerely,

A handwritten signature in black ink, appearing to read 'R. McDonald'.

**Robert L. McDonald**, NCARB, LEED AP  
Senior Principal/CEO

**OLC**  
Architecture | Interiors | Aquatics



**SECTION 7.0: SOLICITATION RESPONSE FORM**

**RFP-5082-22-DH Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility & Gymnasium & Dry Area Facilities**

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 Orchard Mesa Pool Facility 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 \$ 523,722.00

& Gymnasium & Dry Area Facilities

WRITTEN: Five hundred twenty-three thousand seven hundred twenty-two 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	\$	<u>68,640.00</u>	(incl.)	<u>68,640.00</u>
Design Development Phase	\$	<u>99,358.00</u>	<u>62,692.00</u>	<u>162,050.00</u>
Construction Document Phase	\$	<u>92,354.00</u>	<u>58,950.00</u>	<u>156,304.00</u>
Bidding Documents & Assistance	\$	<u>17,260.00</u>	<u>14,420.00</u>	<u>31,680.00</u>
Construction Administration Phase	\$	<u>66,088.00</u>	<u>43,960.00</u>	<u>110,048.00</u>
Total Not to Exceed Contract Amount	\$	<u>343,700.00</u>	<u>180,022.00</u>	<u>523,722.00</u>

**NOTE: A detailed breakdown of labor and other direct costs by task should be included.**

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

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.



**Request for Proposal  
RFP-5082-22-DH**

**Professional Architectural/Engineering  
Services for Renovations of  
Orchard Mesa Pool Facility**

**RESPONSES DUE:**

July 12, 2022 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)**

**NOTE: All City solicitation openings will continue to be held virtually.**

**PURCHASING REPRESENTATIVE:**

Duane Hoff Jr., Contract Administrator

**[duaneh@gjcity.org](mailto: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**

- 1.0 Administrative Information and Conditions for Submittal**
- 2.0 General Contract Terms and Conditions**
- 3.0 Insurance Requirements**
- 4.0 Specifications/Scope of Services**
- 5.0 Preparation and Submittal of Proposals**
- 6.0 Evaluation Criteria and Factors**
- 7.0 Solicitation Response Form**

## REQUEST FOR PROPOSAL

### **SECTION 1.0: ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL**

**NOTE:** It is the Firm's responsibility to read and review all solicitation documentation in its entirety, and to ensure that they have a clear and complete understanding of not only the scope, specifications, project requirements, etc., but also all other requirements, instructions, rules, regulations, laws, conditions, statements, procurement policies, etc. that are associated with the solicitation process and project/services being solicited.

- 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., Contract Administrator  
[duaneh@gjcity.org](mailto: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 Optional Site Visit Meeting:** Prospective offers are encouraged to attend an optional site visit meeting on June 14, 2022 at 4:00 pm. Meeting location shall begin at Orchard Mesa Pool, 2736 Unaweep Ave, 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).
- 1.3 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 the Orchard Mesa Pool.
- 1.4 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.
- 1.5 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 <https://co-grandjunction.civicplus.com/501/Purchasing-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 my meeting from your computer, tablet or smartphone.  
<https://meet.goto.com/676372533>

You can also dial in using your phone.  
United States: +1 (872) 240-3212

Access Code: 676-372-533

Join from a video-conferencing room or system.  
Dial in or type: 67.217.95.2 or [inroomlink.goto.com](https://inroomlink.goto.com)  
Meeting ID: 676 372 533  
Or dial directly: 676372533@67.217.95.2 or 67.217.95.2##676372533

- 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](http://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 5<sup>th</sup> 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 hereby 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 worker without authorization 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:

THREE MILLION DOLLARS (\$3,000,000) 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 City of Grand Junction, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insured.. 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 Orchard Mesa Pool.

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

The budget for this project (including all related design, soft costs, site development costs and construction) is estimated at approximately \$3,500,000.

**Orchard Mesa Pool** is located at 2736 Unaweep Ave, in the northeast corner of the Orchard Mesa Middle School Campus. The Pool is owned by the Mesa County School District 51 and Operated by the City of Grand Junction

Built in 1983, the facility has been partially renovated several times. These renovations have included decking, locker rooms, HVAC system, filtration and circulation systems.

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 comprehensive design services in a collaborative and efficient manner. Design teams will be required to provide technical expertise in, but not limited to: architectural, mechanical, electrical, plumbing, and structural engineering trades in order to deliver design services, scope, specifications, prepare 100% construction drawings, assist in development of bid documents, and collaborate with a CM/GC.

The full, complete 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.
- IT/Electrical Infrastructure Upgrades - Many portions of the Orchard Mesa Pool's infrastructure are antiquated. These major upgrades will dramatically improve the function of the facility. This upgrades all electrical and IT connectivity.
- Replacement of current HVAC system used for heating and cooling of pool, locker room, and front office/entrance area.
- Evaluation of, potentially with an architectural sub-contractor, the adjoining support spaces and the gymnasium for future incorporation into the Aquatic space. Rough order of magnitude costs are needed to help evaluate potential improvements to this 'dry' square footage. This includes improvements to get the old gym up and running and converting the space between the pool and the gym into recreation areas. Services for the portion of the project is only to the Schematic Design level. Services for the pool and aquatic space is 100% design with biddable construction documents.
- Replacement of current pool circulation and filtration system, to include pool boiler, circulation pump, filter, solar system evaluation, and chemical feed system. Additionally, the designer will provide recommendations for UV or other new technologies for sanitation.
- Replacement of current spa with a commercial grade concrete spa.
- Evaluate and make recommendations for either removal and replacing or just removing solar system for pool water.
- Remove and replace all interior and exterior doors and door frames including the

overhead garage doors on main building and chemical room.

- Replaster of the pool
- Evaluation of parking lot and appropriate number of needed spaces
- Resurface pool deck area, may require removal of existing deck product.
- Evaluate and upgrade all existing sewer lines where necessary.
- Renovate locker room facilities including flooring, partitions, benches, fixtures, lighting, and showers.
- Modification of current facility to add in a multipurpose space/room for parties and small gatherings at the pool.
- Evaluate all pool windows and seals of windows
- Replacement of diving boards and stands
- Update and replace all necessary FF&E as a result of facility renovations.
- Design any other improvement to ensure the Orchard Mesa pool is brought up to today's standards for Aquatic Facilities.

#### **4.2. Special Conditions/Provisions:**

**4.2.1 Optional Site Visit Meeting:** Prospective offers are encouraged to attend an optional site visit meeting on June 14, 2022 at 4:00 pm. Meeting location shall begin at Orchard Mesa Pool, 2736 Unaweep Ave, 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.

Provide a not to exceed cost using Solicitation Response Form found in Section 7, accompanied by a complete list of costs breakdown and rates sheets.

For pricing purposes for this solicitation process, Firms shall presume a total project budget (to include all related design and construction) of approximately \$3,500,000.

The Owner shall not pay nor be liable for any other additional costs including but not limited to: taxes, shipping charges, insurance, interest, penalties, termination payments, attorney fees, liquidated damages, etc.

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.

**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.** It is anticipated that the CM/GC recruitment process will commence upon completion of the Schematic Design so that the scope of work is more clearly defined. 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-proposal meetings (and any other meetings required) for the CM/GC selection process, 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 Design Development, Construction Documents, and Bidding Documents 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 be documented in the respective Schematic Design and Design Development documents (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 – Schematic Design**

The A/E will prepare schematic design documents that will include, the minimum following requirements:

- Narrative summarizing the project goals, design alternatives, and design & scope assumptions.

- Any required surveying (to be provided by A/E)
- Schematic design drawings to include floor plans with use of spaces, adjacencies and circulation, level of finishes, mechanical and electrical systems, and other plans necessary to convey scope of project for recruitment of CM/GC.
- All design is to be coordinated with the City's PM (and when applicable, CM/GC)
- A/E's Opinion of Probable Construction Costs.

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
- 2018 Concept Design – Perkins and Will did a concept design for the conversion of the OM pool and gym into a satellite community center. They also did cost estimates.

### **Task 3: Design Development & Construction Documents**

The A/E shall prepare design development drawings and specifications for review by the City PM and CM/GC design team. The CM/GC will prepare cost estimates based on design development drawings.

Construction Documents that incorporate all comments from the design team shall be provided and 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 providing all plans necessary to obtain permits.

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, in electronic format of the Owner's choosing.

**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, and answering contractor's questions. This will ultimately result in the securing of a Guaranteed Maximum Price (GMP), which we intend to secure by November 2022 so that construction may begin January 2023. **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. As-Built Drawings for Orchard Mesa Pool:
  - [OM Plumbing Plan](#);
  - [OM Pool Color and Finish Schedule](#);
  - [OM Pool Deck Equipment Details](#);
  - [OM Pool Electrical Legend and Schedule](#);
  - [OM Pool HVAC Plan](#);
  - [OM Pool Lighting Plans](#);
  - [OM Pool Mechanical Details](#);

- [OM Pool Plan, Section, and Wall Section;](#)
  - [OM Pool Plumbing Riser;](#)
  - [OM Pool Power & Auxiliary;](#)
  - [OM Pool Section & Filter Room Layout;](#)
  - [OM Pool Schedules and Diagrams;](#)
  - [OM Pool Solar Heating System](#)
2. [2018 Orchard Mesa Renovation Plans and Cost Estimates](#)
  3. [Geotechnical Report \(to be provided in addendum\)](#)

**4.5. RFP Tentative Time Schedule:**

- |   |                    |
|---|--------------------|
| • Request for Proposal available:                 | May 20, 2022       |
| • Optional Site Visit Meeting                     | June 14, 2022      |
| • Inquiry deadline, no questions after this date: | June 24, 2022      |
| • Addendum Posted:                                | July 1, 2022       |
| • Submittal deadline for proposals:               | July 12, 2022      |
| • Owner evaluation of proposals:                  | July 13 – 22, 2022 |
| • Interviews (if required)                        | August 2, 2022     |
| • Final selection:                                | August 9, 2022     |
| • City Council Approval                           | September 7, 2022  |
| • Contract execution:                             | September 8, 2022  |

**4.6. Questions Regarding Scope of Services:**

Duane Hoff Jr., Contract Administrator  
[duaneh@gjcity.org](mailto: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 <https://co-grandjunction.civicplus.com/501/Purchasing-Bids> 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 G**:

- 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 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**

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

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 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.

The key milestones for the Orchard Mesa Pool Renovation Schedule:

<u>Date</u>	<u>Schedule Item</u>
_____	Schematic Design Submittal
_____	Meet with Owner for Schematic Design Review
_____	Work with Owner in developing the CMGC RFP
_____	Owner Approves CMGC RFP
_____	CMGC RFP Due
_____	CMGC Notice-to-proceed issued by Owner
_____	Hold project meeting with Owner and CM/GC
_____	Design Development Submittal
_____	Meet with Owner and CM/GC for Design Development Review
_____	Submit Construction Documents for review
_____	Start Construction
_____	Completion Date Entire Project

**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%
--

- |  |
|--|
| <ul style="list-style-type: none"> <li>• <b>Responsiveness of Submittal to the RFP (10)</b><br/>(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.)</li> <li>• <b>Understanding of the Project and Objectives (30)</b><br/>(Firm's ability to demonstrate a thorough understanding of the City's goals pertaining to this specific project.)</li> <li>• <b>Experience (30)</b><br/>(Firm's proven proficiency in the successful completion of similar projects.)</li> <li>• <b>Strategy &amp; Implementation Plan (20)</b><br/>(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.)</li> </ul> |
|--|

The following criteria shall be worth 10%
---

- |                    |
|--------------------|
| * <b>Fees (10)</b> |
|--------------------|

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-5082-22-DH Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility**

*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 Orchard Mesa Pool Facility 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 Not to Exceed Contract Amount	\$ _____

**NOTE: A detailed breakdown of labor and other direct costs by task should be included.**

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

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. The Owner reserves the right to consider any such discounts when determining the bid award that are no less than Net 10 days.

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



Purchasing Division

## ADDENDUM NO. 1

**DATE:** June 16, 2022  
**FROM:** City of Grand Junction Purchasing Division  
**TO:** All Offerors  
**RE:** Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility RFP-5082-22-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. Q. An accident including a fatality on I-70 yesterday closed the highway westbound from ~3:00pm to about ~8:30pm as I was travelling to the Optional Site Visit Meeting. I had very limited cell service in the Debeque Canyon while stuck on the highway. I did send a message to you letting you know I probably would not make the meeting. I realize it was an optional site visit; however, after discussing with you this morning you mentioned a possible new site meeting being opened at another time. Can you provide details of if and when this site visit becomes available?
  - A. The City will offer an additional non-mandatory site visit meeting opportunity as follows:

**Optional Site Visit Meeting: Prospective offers are encouraged to attend an optional site visit meeting on June 22, 2022 at 4:00 pm. Meeting location shall begin at Orchard Mesa Pool, 2736 Unawep Ave, 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).
2. Q. Can we schedule a walk-through of the gym?
  - A. Yes, this will be included in the additional site visit as scheduled in Item 1 of this addendum.
3. To clarify, the City will provide a geotechnical report to the selected firm after contract award.

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

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written over a white background.

Duane Hoff Jr., Contract Administrator  
City of Grand Junction, Colorado



**Purchasing Division**

## **ADDENDUM NO. 2**

**DATE: June 27, 2022**  
**FROM: City of Grand Junction Purchasing Division**  
**TO: All Offerors**  
**RE: Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility RFP-5082-22-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. Q. We would request to review 2.26 and 2.29, and potentially other paragraphs of the General Contract Terms and Conditions with the Owner prior to entering into the Agreement. Are these items negotiable?
  - A. Refer to Section 2.28 Non-conforming Terms and Conditions; Section 6.2 Intent, paragraph four; and Section 6.4 Award.
2. Q. The RFP notes that design of the "dry" spaces is only up through SD's. Are hard and soft costs of construction for these "dry" spaces to be included in the \$3.5 million project budget?
  - A. The \$3.5M budget is only for improvements to the OM Pool area. Any "dry" spaces in the school facility or gym are not included in the current budget.
3. What information is desired in the detailed breakdown of labor and other direct costs by task listed in Section 7.0?
  - A. The detailed breakdown of costs shall include estimated number of hours, hourly rates, and subtotals for each task that are presented in such a way to communicate the level of effort estimated. No standardized format is required.
4. Q. Is it the intent that the Services shall be billed at hourly rates, not-to-exceed the lump sum fee indicated in Section 7.0? Or may the design fee be established as a lump sum not-to-exceed, invoiced monthly by percentage complete?
  - A. Per Section 4.2.2 Price/Fees; Section 5.0 Preparation and Submittal of Proposals, Item E Fee Proposal; and Section 7.0 Solicitation Response Form, pricing for this contract is established as a Not to Exceed Cost (not Lump Sum). Requests for partial payments,

milestone payments, monthly payments will be reviewed by the City's assigned Project Manager, and processed according to the accepted services/percentage deemed completed to the date of invoicing.

5. Q. I am putting my team together to respond to the RFP and one question that has come up is if I have a contractor on my team to provide the Cost Opinion, would he then be precluded from competition for the role of CM/GC later on or would he be eligible to fill both roles?

A. If your contractor participates in your contract, they would not be eligible to compete for the role of CM/GC.

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

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read 'Duane Hoff Jr.', written in a cursive style.

Duane Hoff Jr., Contract Administrator  
City of Grand Junction, Colorado



**Purchasing Division**

## **ADDENDUM NO. 3**

**DATE: July 1, 2022**  
**FROM: City of Grand Junction Purchasing Division**  
**TO: All Offerors**  
**RE: Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility RFP-5082-22-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. Q. Is there any asbestos concerns for this project?
  - A. Any asbestos concerns shall be addressed and discussed in depth with the awarded firm.
2. Q. I realized after our meeting yesterday that I should have probably been more specific in my question regarding the need for a civil engineer on the project.

On page 18, the RFP says the A/E is to provide "any required surveying" and that the City will provide "existing survey, base mapping and existing plan files (upon award)". I take this to mean that some exterior work is anticipated. Could you please provide more specific definition?

Similarly:

On page 14 the RFP says design teams will be required to provide structural engineering (among others). We understand that the pool itself is thought to be structurally sound but the surrounding deck is to be replaced. Cracks were noted in the masonry walls on the south side of the building as was deterioration to the roof deck and joists in the chlorine room. Are there any other structural items the City expects to be addressed? Can you please better define what the City is looking for in "Civil" design?

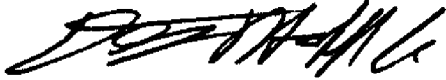
- A. The scope of the planned renovations do not include work beyond the footprint of the existing building facilities. The site scope only includes evaluation of the parking needs as specified in Section 4.1. No civil site work design is anticipated unless additional utilities are required to be extended to the building to support the renovations.
3. Q. Can you please better define the structural scope of the project?

- A. The design scope shall include a structural evaluation of the existing cracking of the walls in the Aquatics space during the Schematic Design phase. This is the only structural design scope that has been identified and expected to be included in the proposals.

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

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written in a cursive style.

Duane Hoff Jr., Contract Administrator  
City of Grand Junction, Colorado



Prepared for



July 12, 2022



**OLC ARCHITECTURE, INTERIORS & AQUATICS**  
RFP-5082-22-DH- Renovations of Orchard Mesa Pool Facility A/E Services



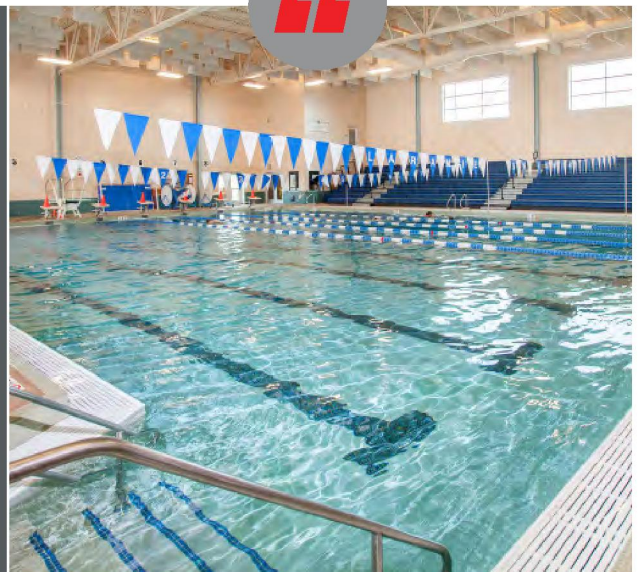
# TABLE OF CONTENTS

<b>A</b>	Cover Letter	2
<b>B</b>	Qualifications/Experience/Credentials	3
<b>C</b>	Strategy and Implementation Plan	9
<b>D</b>	References	34
<b>E</b>	Fee Proposal	47
<b>F</b>	Project Schedule	49
<b>G</b>	Additional Data (Optional)	50

OLC and Councilman are currently collaborating successfully on projects across the country including the Laramie County School District No. 1 East High School Pool in Cheyenne, WY; the Margaret Carpenter Recreation Center Renovation in Thornton, CO; Town Park in Berthoud, CO; and EPIC Water Park in Fargo, ND. OLC is currently working with Censeo on multiple projects and we are working with SGM on the Craig Aquatic Facility Study.

*Bob was our contact on the project and he helped us as we listened to the community needs and desires and then helped us develop a path forward. His ability to respond quickly, help us make sound decisions, and stay on track have been remarkable. Which is honestly why we continue to work with him. I would recommend Bob and OLC to anyone who is looking for a high-quality architectural firm. They are a committed, trustworthy working partner and I just don't think you can go wrong.*

*Jodi Guerin, Recreation Manager  
City of Laramie*





COVER LETTER

FIRST  
**THANK YOU**  
FOR CONSIDERING US

July 12, 2022

City of Grand Junction  
Mr. Duane Hoff, Jr., Contract Administrator

Submitted via Rocky Mountain E-Purchasing Website

RE: *Request for Proposal, RFP-5082-22-DH Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility*

Dear Mr. Hoff and Members of the Selection Committee:

We know how exciting it can be when partners come together for a common community goal. We understand that the pool facility has undergone multiple prior renovations and it's time for a major renovation to update the Orchard Mesa Pool Facility to continue in the tradition of transforming lives for the Grand Junction community. We visited the site and understand what is going to be required for the pool, bathrooms, locker rooms, and gym.

Our team - **OLC (Ohlson Lavoie Corporation)**, **Counsilman-Hunsaker** (Aquatic Designer), **SGM Engineering** (Mechanical, Electrical, Plumbing, Structural, Civil and Traffic) and **Censeo** (IT) will work side-by-side with the City of Grand Junction to make this project happen with the same great results we have realized with the dozens of similar projects we have accomplished over the past 40 years. We will listen, educate, assess the need, and respond to the demand for a high profile, comprehensive Aquatic Facility with cost effective creative design and realistic operational analysis. We will complete the update to the aquatics portion of the facility, the spa and locker rooms, and modify the facility to add a multipurpose room for parties and community gatherings. Our firms represent the best-of-the-best in architecture, engineering and aquatic design, and we will squeeze out every ounce of value for every dollar the City will invest in the project. **Let's do this!**

Established in Denver in 1961, our firm has been transforming communities through fitness, wellness, recreation centers and aquatics for more than 40 years. We have worked successfully with municipalities across the country, and have a wealth of experience in all of the elements of this project, including pool renovations, bathhouse renovations, building additions, various modern amenities and covered structures over outdoor pools. Our local base gives us unmatched responsiveness, cost sensitivity, and relationships with local contractors that proves invaluable when aiming at the local construction cost target.

In addition, the Aquatics Project benefits from having our most senior people on board from day one to ensure those with the most knowledge are leading the way. Continuity of principal involvement is absolutely critical to every phase of the project. As Principal-in-Charge, I will be involved throughout the project from day one to opening day, as will Project Design Principal, Brian Beckler. This formula led to the overwhelming success of the recently renovated Margaret Carpenter Aquatic Center in Thornton, Colorado and the Laramie County School District #1 East High School Pool Renovation in Cheyenne, Wyoming.

It is our sincere pleasure to submit these qualifications as our intent to offer services requested in the RFP. We hope to have the opportunity to demonstrate for you, in person, how our team will enthusiastically ensure the success of this project. Thank you for your consideration; we look forward to hearing from you soon.

Sincerely,

Robert McDonald  
Principal-in-Charge  
OLC (Ohlson Lavoie Corporation)  
E: [rmcdonald@olcdesigns.com](mailto:rmcdonald@olcdesigns.com) P: 303.294.9244



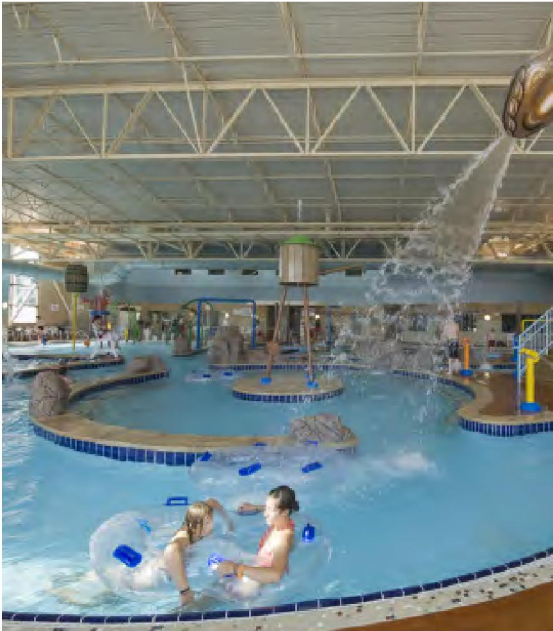
# B

## QUALIFICATIONS/EXPERIENCE/CREDENTIALS



We are committed, enthusiastic and driven to deliver stellar architecture, interior design and aquatic design for our clients. For the past 37 years, OLC has focused on municipal aquatic and recreation facilities; athletic, fitness and wellness facilities, including athletic/sports clubs and ice arenas; commercial fitness centers, medically-based wellness centers, recreation centers, and spas.

With an inspiring resume of more than **500 AQUATIC FACILITIES**, it is no surprise that our team uses innovative design solutions and top notch technical skills to surpass client expectations. Whether the project is an exercise, therapy or recreation pool, municipal splash pad, commercial water park, fountain or resort amenity, our aquatics team works seamlessly to address all opportunities and challenges in each phase of design and construction. Our approach is to listen to your needs before thoughtfully programming and creatively planning the aquatic attraction to fully realize your ambitions.



Our design process is enriched by collaborative spirit, creative commitment and a client-centered attitude. We partner clients' business goals and strategic insights with our aesthetic vision, deep experience, and problem solving skills to create superior outcomes and a successful design project. Everyone at OLC is committed to truly understanding each client's unique needs. Our team is dedicated to adding value through design by delivering maximum impact for each dollar invested. Value-conscious, client-centered, custom-fitted design is a strategic investment for every owner. We apply principles of smart design to honor that investment and produce measurable returns.

The secret to the design success experienced by our clients is easily explained. Treat each new assignment as a fresh challenge. Listen to our client's agenda. Respect their priorities. Focus on enrichment of the member experience. Stay abreast of thought leaders in the industry. Most of all, believe in the power of design to change lives for the better. We hope to work with the City of Grand Junction on the Orchard Mesa Pool facility. We currently have the availability and staffing.

**Projects listed on the following resumes are just a few of OLC's municipal recreation and aquatics projects. Full descriptions of our most relevant examples, please see Tab D.**

**61**   
YEARS  
IN  
BUSINESS

**26**   
CREATIVE  
CLIENT  
FOCUSED  
EMPLOYEES

**500+**   
AQUATIC  
FACILITIES

**\$150M**   
PER YEAR IN  
VALUE BUILT



## TASKS TO BE PERFORMED

### Task 1 - Project Management and Coordination

**Project Initiation:** OLC Project Manager (A/E PM) to develop and prepare a project schedule to meet the proposed construction time frame and assign tasks.

**Work Task Coordination:** OLC PM shall assign and coordinate all work tasks being accomplished, including those performed by sub-consultants, to ensure project work is completed on schedule

**Construction Administration:** : OLC shall provide construction administration services in conjunction with the CM/GC.

**CM/GC Selection Assistance.** OLC shall provide assistance in the recruitment of the CM/GC.

**Project Team Coordination:** The City PM and the OLC PM shall maintain ongoing communication about the project on a frequent and regular basis.

**Progress Meetings:** The City and OLC shall meet, either in person or by conference calls (Zoom or similar video) at regularly scheduled Project Working Group Meetings held at approximately two-week intervals throughout the project.

**Reporting Requirements:** The OLC PM shall provide the following on a routine basis: Bi-weekly status reports (percent of design components complete) and monthly billings. A/E PM will complete these reports.

**Agency Coordination and Permit Acquisition:** OLC 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.

### Task 2 - Schematic Design

OLC will prepare schematic design documents that will include, the minimum following requirements:

- Narrative summarizing the project goals, design alternatives, and design & scope assumptions
- Any required surveying (to be provided by A/E)
- Schematic design drawings to include floor plans with the use of spaces, adjacencies and circulation, level of finishes, mechanical and electrical systems, and other plans necessary to convey the scope of the project for recruitment of CM/GC
- All design is to be coordinated with the City's PM (and when applicable, CM/GC)
- A/E's Opinion of Probable Construction Costs
- 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
- 2018 Concept Design – Perkins and Will did a concept design for the conversion of the OM pool and gym into a satellite community center with cost estimates

### Task 3 - Design Development & Construction Documents

OLC shall prepare design development drawings and specifications for review by the City PM and CM/GC design team.

- Construction Documents that incorporate all comments from the design team shall be provided and stamped by a professional engineer registered in the State of Colorado.

### Task 4 - Construction Phase Services

**Construction Phase:** The City will provide on site, 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.



## RELEVANT PROJECT EXPERIENCE



Hancock Health Healthway Park, New Palestine, IN



Estes Valley Community Center, Estes Park, CO

The following list represents a few of the community recreation and aquatic projects for which OLC has provided architectural design services. All of these facilities include indoor aquatics. Our work has included new aquatic facilities and renovations and additions; recreation centers, wellness-oriented facilities, athletic centers, locker rooms, and natatoriums.

Laramie County School District No. 1 East High School Pool, Cheyenne, WY  
 Margaret Carpenter Recreation Center Renovation, Thornton, CO  
 Aqua Crest Pool Complex Renovation, Delray Beach, FL  
 City of Limon Pool Renovation, Limon, CO  
 Brighton Street Crossing Leisure Pool, Brighton, CO  
 Campbell County Recreation Center, Gillette, WY  
 Castle Rock Community Center Aquatics, Castle Rock, CO  
 Cheyenne Community Recreation Center, Cheyenne, WY  
 City of Rifle Aquatic Facility Study and Pool Renovation, Rifle, CO  
 City of Spearfish Aquatics Center, Spearfish, SD  
 Colorado Golf Club Pool and Clubhouse, Parker, CO  
 Delmar Park Pool and Bath House, Aurora, CO  
 Estes Valley Community Center, Estes Park, CO  
 Fort Collins City Park Outdoor Pool, Fort Collins, CO  
 Glennon Heights Pool, Lakewood, CO  
 Glenwood Springs Community Center, Glenwood Springs, CO  
 Glenwood Springs Aquatics, Glenwood Springs, CO  
 Gilpin County Recreation Center Aquatics, Black Hawk, CO  
 Hancock Health Healthway Park, New Palestine, IN  
 H2O'Brien Park Aquatic Center, Parker, CO  
 Hamilton Lowe Aquatic Center, Moscow, ID  
 Holland Community Aquatic Center, Holland, MI  
 Ken Caryl Ranch Pool Renovation, Ken Caryl, CO  
 Lake Nona Performance Club, Lake Nona, FL  
 Laramie Community Recreation Center, Laramie, WY  
 Mary Sue Rich Community Center, Ocala, FL  
 Meadows Community Pool, Castle Rock, CO  
 Mike Sedar Pool Replacement Project, Casper, WY  
 Newtown Athletic Club Aquatics, Newtown, PA  
 Oviedo YMCA Renovation, Oviedo, FL  
 Paradise Island Water Park at Pioneer Park, Commerce City, CO  
 Pro Health & Fitness Center, Melbourne, FL  
 Rifle Aquatic Center, Rifle, CO

Riverton Wyoming Splash Pad, Riverton, WY  
 Roosevelt Park Pool, Longmont, CO  
 Sailfish Splash Community Water Park, Stuart, FL  
 Silverthorne Recreation Center Pool Renovation  
 Silverthorne, CO  
 South Park Community Center, Fairplay, CO  
 Spearfish Community Aquatic Center, Spearfish, SD  
 Thornton City Park Pool, Thornton, CO  
 The Meadows Community Pool, Castle Rock, CO  
 The Trails Recreation Center, Centennial, CO  
 Western State College of Colorado, Gunnison, CO  
 West River Community Center, Dickinson, ND  
 Whitefish Wave Community Center, Whitefish, MT  
 Wray Aquatic Center, Wray, CO





**ROBERT MCDONALD**, NCARB, LEED AP  
**SENIOR PRINCIPAL, CEO | PROJECT MANAGER**



**EDUCATION**

University of Wyoming  
 B.S. Architectural Engineering  
 University of Utah  
 B.S. Architectural Studies  
 Master of Architecture

**REGISTRATIONS/AFFILIATIONS**

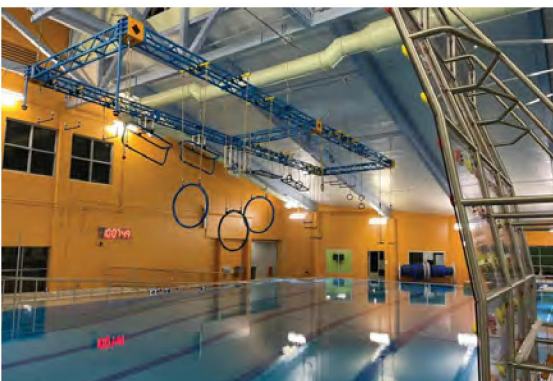
Licensed Architect - CO, WY, ND, NM,  
 TX, MT, WA  
 LEED® AP

Colorado Architect 00203468

Bob is OLC's Chief Executive Officer and oversees OLC's Sports, Recreation and Medical Wellness Design efforts. His extraordinary work ethic and calm demeanor support the firm's strength and stability to operate like a well-oiled machine. Some of Bob's notable projects include his first design commission, a flagship recreation center in his hometown of Laramie, Wyoming; and the Estes Valley Community Center nestled at the base of Rocky Mountain National Park in Estes Park, Colorado. He is also an accomplished public speaker, both as a focus group facilitator and as an industry thought leader at national conferences for various Parks and Recreation Associations, the Athletic Business Magazine, and the Medical Fitness Association (MFA). Bob's expertise extends beyond design, detailing and project management to include facility impact studies, assessments, up front programming and aid in operations proforma development. As a LEED® Accredited Professional, Bob works with clients to develop and implement their desired sustainability plan for the project, utilizing LEED® checklists, state guidelines and individually developed project goals.

**DENVER OFFICE**

**PROJECT EXPERIENCE**



Margaret Carpenter Recreation Center Aquatics Renovations and Addition, Thornton, CO  
 Campbell County Recreation Center, Gillette, WY  
 Estes Valley Community Center, Estes Park, CO  
 Rifle Aquatic Park, Rifle, CO  
 South Park Recreation Center, Fairplay, CO  
 West River Community Center and Ice Arena, Dickinson, ND  
 Holland Community Aquatic Center, Holland, MI  
 Laramie County School Dist. 1 East High School Pool, Cheyenne, WY  
 The Wave by Epic Water Park, ND  
 Community Ctr. Aquatic/Fitness Add., Glenwood Springs, CO  
 The Ranch Equestrian Facility, Loveland, CO  
 Cañon City Community Center, Cañon City, CO  
 Colorado Golf Club Outdoor Pool & Bath House, Parker, CO  
 Community Ctr. Remodel/Aquatic Expansion, Castle Rock, CO  
 Community Recreation Center, Glenwood Springs, CO  
 Community Rec. Center, (original and expansion) Laramie, WY  
 Community Center Master Plan and Feasibility, Hot Springs County, Thermopolis, WY  
 Community Center and Park Master Plan Feasibility, Cheyenne WY  
 Cordillera Trailhead Outdoor Pool Renovation & Exp., Edwards, CO  
 Denver Country Club Kid's Pool Renovation, Denver, CO  
 Family Recreation Center Aquatic Expansion, Rock Springs, WY  
 Glenmoor Country Club Outdoor Pool Renovations, Cherry Hills Village, CO  
 Infinity Park Recreation Center Addition/Remodel, Glendale, CO  
 Laramie County Community Center Aquatics Reno., Laramie, WY  
 Loyola University Center for Health & Fitness, Maywood, IL  
 MC Fitness & Health, Lewis Township, OH  
 Mike Sedar Pool Replacement Project, Casper, WY  
 Recreation Center Locker Room Renovation, Green River, WY  
 Regional Recreation Center Feasibility Study, Fountain, CO  
 YMCA of Metro Chicago Locker Room Remodel, Chicago, IL



## BRIAN BECKLER

### SENIOR DESIGN PRINCIPAL | LEAD DESIGNER



#### EDUCATION

Boston University  
London Internship Program  
University of Idaho  
Bachelor of Architecture

As a Senior Principal and Lead Designer, Brian plays a vital role in all aspects of OLC's practice, from marketing to construction management, while demonstrating his leadership, boundless creativity and passion for details.

Over the last 25 years, Brian has focused on the programming, design, and construction for a wide variety of projects including municipal recreation and aquatics, sports, wellness, commercial and private aquatics. Some of his high-profile projects include the West River Community Center, Paradise Island at Pioneer Park, and EPIC Water Park, the largest water park in North Dakota.



#### DENVER OFFICE

#### PROJECT EXPERIENCE

Laramie County School District 1 East High School Pool, Cheyenne, WY  
Margaret Carpenter Recreation Center Aquatics Renovations and Addition, Thornton, CO  
Paradise Island at Pioneer Park, Commerce City, CO  
Rifle Aquatic Center, Rifle, CO  
The Wave by Epic Water Park, ND  
Spanish Peaks Lodge Aquatics, Big Sky, MT  
Spearfish Recreation & Aquatic Center, Spearfish, SD  
The Grange at the Meadows, Castle Rock, CO  
West River Community Center, Dickinson, ND  
Laramie County Community College, Cheyenne, WY  
Holland Community Aquatic Center, Holland, MI  
Aspen Lodge Recreation Center, Anthem Ranch, CO  
Bayshore Family Aquatic Center, Greeley, CO  
Beulah Wellness Center, Beulah, ND  
Brighton Street Crossing Community Aquatics, Brighton, CO  
Calhan Aquatic Park Concept and Feasibility, Calhan, CO  
Campbell County Community Recreation Center, Gillette, WY  
City of Longmont Aquatic Master Planning, Longmont, CO  
City of Lynnwood Aquatic Feasibility Study, Lynnwood, WA  
City of Moscow Aquatic Feasibility Study, Moscow, ID  
City of Sterling Aquatic Feasibility Study, Sterling, CO  
City of Wray Aquatic Feasibility Study, Wray, CO  
Choice Health & Fitness Center, Grand Forks, ND  
Copper Springs Lodge Renovation, Copper Mountain Resort, CO  
Crosby Family Aquatic and Ice Center, Crosby, ND  
Gilpin County Recreation and Aquatic Facility, Black Hawk, CO  
East Grand Forks Aquatic Renovations, Grand Forks, ND  
Grand Forks Aquatic Renovations, Grand Forks, ND  
Hamilton-Lowe Aquatics Center, Moscow, ID  
Harmony Community Center, Aurora, CO  
Henry Moses Family Aquatic Center, Renton, WA  
Holly Hills Clubhouse, Thornton, CO  
Kanemoto Park, Longmont, CO  
Metro Park Pool, Rifle, CO  
Passage Point Pool Renovation, Copper Mountain Resort, CO  
River Valley Ranch, Carbondale, CO  
Sanford-YMCA Family Wellness Center, Mandan, ND







## BRENDA AMSBERRY

### PRINCIPAL | SENIOR INTERIOR DESIGNER



#### EDUCATION

Colorado State University,  
B.A., Interior Environmental Design, minor in  
Industrial Construction Management

#### REGISTRATIONS/AFFILIATIONS

Colorado Hotel Lodging Association, Allied Member

Metro Denver Lodging Association

Brenda is a Principal and Senior Interior Designer, responsible for business development, initiating interior design concepts and directing design development and documentation throughout design and construction. Brenda has worked internationally in many markets, including hospitality, recreation, healthcare, higher education and dining. Past clients have included Harvard University, Wake Forest University, University of Oklahoma, Stonebridge Companies and Sage Hospitality. Some of her most notable projects include the Newtown Athletic Club Expansion in Newtown, Pennsylvania and the DoubleTree by Hilton Denver Public Area Renovation.

Brenda's design process has included custom lighting, artwork, furnishings, carpet patterns, murals and signage specific for each project and location. Her design expertise is evident in the attention to detail, creative problem solving and fresh approach to all projects.

#### DENVER OFFICE

#### PROJECT EXPERIENCE

Margaret Carpenter Recreation Center Aquatics,  
Renovations and Addition, Thornton, CO  
LCSD 1 East High Pool Renovation, Cheyenne, WY  
Holland Community Aquatic Center, Holland, MI  
Laramie Community Recreation Center, Laramie, WY  
Mary Sue Rich Community Center at Reed Place, Ocala, FL  
Lake Nona Performance Club, Lake Nona, FL  
Colorado Golf Club Pool and Bathhouse, Parker, CO  
Commerce City Bath House, Commerce City, CO  
Glenwood Hot Springs Lodge Lobby & Corridor Renovation  
Glenwood Springs, CO  
Glenwood Hot Springs Resort Guestroom and Suite Renovation,  
Glenwood Springs, CO  
DoubleTree By Hilton, Denver, CO  
DoubleTree By Hilton, Stapleton, CO  
Fairfield Inn and Suites, Brighton, CO  
Holtz Executive Place, Greenwood Village, CO  
Schlessman YMCA, Denver, CO  
House of Hearts, Orlando, FL  
Saint Francis Medical Center Wellness Center, Dexter, MO  
Newtown Athletic Club, Newtown, PA  
Roper Emergency Department, Charleston, SC  
Magnolia Hotel, Denver, CO\*  
Marriott Courtyard, Denver, CO\*  
Maxwell's Restaurant, Englewood, CO\*  
Residence Inn, Denver City Center, Denver, CO\*  
Sheraton Hotel, Denver City Center, Denver, CO\*  
Terranea Resort, Nelson's Point Bar, Palos Verdes, CA\*  
University of Northern Carolina Charlotte Dining Hall, Charlotte, NC\*  
Sheraton Hotel, Roanoke, VA\*

\*Project experience prior to joining OLC.





## STRATEGY AND IMPLEMENTATION PLAN

### STRATEGY AND PLAN FOR ACHIEVING OBJECTIVES WITHIN BUDGET

Our Team has decades of the exact same experience that is critical for a successful outcome for the Orchard Mesa Pool Facility Renovation Project. Our Project Approach hinges on the 5 Key Principals outlined below:

#### HIGH PERFORMING TEAMS

Our municipal clients have witnessed first-hand the enthusiasm and professionalism we bring to similar projects, most recently in Thornton, Colorado and Cheyenne, Wyoming. Both renovations were similar to the Orchard Mesa Pool project. For the Orchard Mesa pool project we will:

- Lead the process with Principals from project kick off to close out.
- Design a durable, efficient, easy to maintain Aquatic system that will last for decades and improve the end user experience.
- Engage the Community and Staff early in the process, and suggest a balanced design and programming solution that best meet the needs of all users.
- Engage the CM/GC early on in a spirit of collaboration to provide the maximum facility for investment.
- Engage the Regulatory Agencies early and often to achieve the safest code compliant facility possible.
- Constantly raise the bar to a higher level of performance for all aspects of the Project.

***The advantage is the Team you select will have zero learning curve. We all know our parts, and will jump in leading the process on day one saving you time and money.***

### PLANNING AND PROGRAMMING DISCOVERY AND RESPONSE

The programming and planning of new and newly renovated recreation aquatic centers is what we do. For over four decades, we have been leading the charge for design and construction of renovations, additions and new aquatic complexes which harmoniously integrate diverse programs and user groups. We will approach the Orchard Mesa Aquatics Renovations by:

- Reviewing the previous plans and program elements and identifying inherent missed opportunities.
- Presenting alternative planning proposals that improve flow and the over-all end user experience.
- Working with staff to identify a target audience(s) and maximizing programming opportunities associated with each.
- Taking advantage of great view corridors both internally and externally to the facility.
- Verifying the program areas and support area sizes and their relationships to new amenities such as locker rooms, party room, and storage to assure they are adequate.

- Considering potential to combine amenity functions for flexibility
- Minimizing corridors and other non-programmed support space.
- Providing the best end user experience from a staff and customer standpoint.
- Providing a plan to keep the facility operational during construction.
- Reconciling the planning solution with the budget early on.
- The same principals Principals that begin the design process with you will be the same throughout the construction process. That way, we guarantee all the hard work we completed during design will be translated into reality in the field.
- The dollars you invest are distributed in the best way...to your program areas.

***The advantage is that the programs you develop will be in response to what the Users in the Community actually need. Similar to the Aquatic renovations at the Margaret Carpenter Recreation Center, the end users will realize the benefits, and as a measure will be reflected in the improved facility cost recovery.***

### DESIGN TO A BUDGET

Our Team has an impeccable record of on time and on budget project delivery. Cost control does not begin and end with value engineering or even the signing of a guaranteed price. It must permeate each and every phase of the process to be effective and complete. We will assure maximum programming capability for each dollar invested by:

- Efficient building planning that minimizes wasted space.
- Multi-purpose for all areas and amenities that eliminates redundancy
- Cost effective structural and mechanical systems
- Incremental budget reconciliation as the design evolves
- Soft Line Package that serves as a design outline and record of design decisions
- Rigorous QC of construction documents minimizing change order requests
- Scrutinize GC pricing in all phases.
- Scrutinize all change order requests, and propose no cost alternates
- Manage your contingency throughout construction
- Keep the City informed and engaged in any decisions that could have cost implications.

***The advantage of this regimen during all project phases is our key to delivering projects that are at and oftentimes under budget. On a similar project in Estes Park, we realized nearly a million dollars in unanticipated savings which were set aside for badly needed repairs to the existing aquatic center. Just a little icing on the cake.***

## MANAGING SUBCONSULTANTS' WORK AND QUALITY CONTROL

In the construction trailer, we often hear "these are some of the most constructible documents we have ever seen." While consultant coordination is one key to a great set of drawings, there are many other factors that also contribute to a successful outcome. Several of our QC/QA protocols include:

- Collaboration with local authorities early and often
- Bi-weekly coordination meetings and reports.
- Incremental QC on all submitted documents with one week review and response.
- Transparent communication and project update
- 3rd Party document review
- Ongoing CM/GC constructability review
- Revit/ BIM for centralized engineering coordination
- Long time close working relationships with engineering consultants that know the building type

***The advantage is the cost model is reconciled with the design through all phases, and is predictable.***

## EFFECTIVE COMMUNICATION

Our team is composed of effective communicators that are at ease in front of a City Council or communicating behind the scenes. But, effective communication is not all just public presentations and PowerPoint. It's more about the effective management and dissemination of information by:

- Timely compilation and distribution of meeting notes.
- Implementation of an FTP site
- Record keeping of all email communication
- Providing the City access to design files
- Construction Administration Site that contains all submittal materials
- Ongoing engagement of City Staff at all levels
- Keeping an open door policy.
- Most important is being responsive
- Maintaining Principal led process

***The advantage is that every decision that is made has a documented history, and virtually nothing will slip through the cracks.***



## POTENTIAL PROBLEMS

### **Design:**

- **Lack of consensus leads to delayed decision-making.**
  - ◊ The solution to this is thoroughly yet quickly exploring all options to determine the best possible outcome. Based on solid design, data and analytics we'll be able to build consensus, make decisions, and move forward with confidence.
- **Inefficient designs lead to wasted space and money**
  - ◊ **Solution:** Based on our 40 years of experience in this industry we understand how these facilities work best. We will bring that experience to bear on the design of Orchard Mesa Pool and capitalize on shared opportunities and multi-functional spaces that ensure effectiveness in design.
- **Inconsistencies within the drawing set**
  - ◊ By utilizing the full benefits of BIM Technology and a robust QA/QC process we eliminate the potentially costly change orders that can come from inconsistencies in the drawings.

### **Construction:**

- Poor management of subcontracted trades
- Not bidding or building off of the drawings and specs
- Mis-allocation or misuse of contingency funds
- Schedule does not anticipate long lead items or common weather delays

*OLC has been able to uncover a design solution that exceeds our expectations in ways that other firms frankly were not able to do. We now will have more amenities and components in our building than we could have ever imagined, due to their creativity and drive to deliver the very best.*

Jack Huisingsh, Executive Director  
Holland Community Aquatic Center

ORGANIZATIONAL CHART



Robert McDonald, NCARB, LEED AP  
Senior Principal/CEO/Project Manager  
**Primary Point of Contact**

Brian Beckler  
Senior Principal/Design/Lead Designer

Brenda Amsberry  
Senior Interior Designer

**Counsilman-Hunsaker**  
*Aquatic Design*  
  
Connor Riley, PE  
Studio Director  
  
Cole Henry  
Project Manager

**SGM**  
*Civil Engineering  
Structural Engineering  
Mechanical Engineering  
Plumbing Engineering  
Electrical Engineering*  
  
Eric L. Krch, PE, CFM  
John Boulden, PE  
Tony Haschke, PE, CEM, CBCP, CLEP  
Brian Carpenter, PE  
Amber Haymes, PE, LC

**Censeo**  
*IT*  
  
Patrick Durham, PE, CTS-D  
Senior Project Manager  
Matt Eckstein, CTS-D  
Senior Engineer  
Devin Clausen, EI  
Project Engineer  
Liam Daniel, EI  
Staff Engineer

***The professionals selected for the Orchard Mesa Pool Replacement team were specifically chosen based on their aquatic facility expertise, understanding of and fit for the Orchard Mesa Pool Replacement scope, and experience with OLC as a team.***

***The organizational chart above illustrates the lines of communication between the City staff and the project team members. More information follows on our experienced consultant team.***

SUB-CONSULTANTS

## Why are we the right Team for the Orchard Mesa Pool Renovations?

**Experience:** This team and its members have worked on hundreds of aquatic projects with similar scope, including renovations to pool, spa and gyms; locker rooms and showers; recreation spaces; and other updates as required per the RFP. We are experienced in both competitive aquatic and recreational programming and comprehensive community center projects. Our team also has an excellent reputation and track record of completing successful projects with OLC.

**Value-added:** We have the tools, resources, creative minds, and passionate energy to dig deeper into possibilities and explore various options with you.

**Performance:** On time, on budget and high-quality documentation to meet the project goals.

**Passion:** We have roots in Colorado, and would love to work with the City of Grand Junction and its stakeholders to complete this project and help deliver an exquisite environment that your patrons will absolutely love!

**OLC and our consultants will work tirelessly side-by-side with the city’s representatives to complete this exciting project to the highest standards achievable. We will listen, educate, assess the need, and respond to the demand for a highly functional, low-maintenance aquatic facility with cost-effective, creative design and a realistic implementation schedule.**



Subconsultant + Role	Highlights
<p><b>Councilman Hunsaker</b> Aquatic design and engineering</p>	<ul style="list-style-type: none"> <li>• The premier competition venue aquatic design firm in the country.</li> <li>• In 2022 completed the Margaret Carpenter Aquatic Center Renovation and East High School Competition Pool projects with OLC and many of this same consultant team.</li> </ul>
<p><b>SGM</b> Civil, structural, mechanical, electrical and plumbing</p>	<ul style="list-style-type: none"> <li>• Firsthand knowledge of Colorado’s western slope communities, climate, soil conditions, and local labor markets</li> <li>• The majority of the team lives and plays here - all on the Western Slope.</li> <li>• Established relationships with local firms</li> <li>• Currently working on the Craig Aquatic Facility Study with OLC</li> <li>• SGM has strong working relationships and a deep understanding of City processes and expectations from over a decade of providing engineering, consulting, and surveying services for the City (spanning bridge design, dam rehabilitation, and transportation upgrades)</li> <li>• SGM’s experienced MEP team has conducted 6 pool assessments and designed 4 pool upgrades and 1 new hot springs design in the last 12 years</li> <li>• SGM has the in-house expertise to address all engineering aspects of the project</li> </ul>
<p><b>Censeo</b> IT, acoustics, AV, telecom, security</p>	<ul style="list-style-type: none"> <li>• Very well-versed in AV/Telecomm standards</li> <li>• Extensive experience with Natatorium projects all over Colorado</li> <li>• OLC has worked with Censeo staff on multiple projects</li> </ul>

Subconsultant City/State	Est. Value of Work	Work Tasks to be Assigned
Councilman Hunsaker Lakewood, CO	\$61,840	<ul style="list-style-type: none"> <li>• Aquatic Design and Engineering</li> </ul>
SGM Glenwood Springs, CO	\$94,154	<ul style="list-style-type: none"> <li>• Civil Engineering</li> <li>• Landscape Engineering</li> <li>• Structural Engineering</li> <li>• HVAC</li> <li>• Mechanical Engineering</li> <li>• Plumbing Engineering</li> <li>• Electrical Engineering</li> <li>• Traffic Engineering</li> </ul>
Censeo	\$54,665	<ul style="list-style-type: none"> <li>• IT Structured Cabling</li> <li>• Audio/Video</li> <li>• Security Systems Design and Engineering</li> </ul>
<b>Total Value of Subconsultants</b>	<b>\$210,659 (54%)</b>	



Margaret Carpenter Recreation Center, Thornton , CO



Lake Nona Performance Club, Orlando, FL

## HOURLY RATES

## OLC HOURLY RATES

Principal	\$225/hour
Project Manager	\$195/hour
Project Architect	\$165/hour
Designer	\$175/hour
Draftsperson	\$60/hour
Intern	\$95/hour
Senior Interior Designer	\$195/hour
Junior Interior Designer	\$165/hour

## COUNCILMAN HUNSAKER HOURLY RATES

Principal	\$285/hour
Director	\$250/hour
Project Manager	\$220/hour
Project Engineer/Architect	\$185/hour
Design Associate	\$155/hour
Administrative	\$90/hour
Site Visit	\$1,800/day excluding travel expenses

## CENSEO HOURLY RATES

Principal	\$280/hour
Senior Project Manager, Primary & Technology	\$210/hour
Senior Project Manager, Acoustics	\$210/hour
Senior Engineer	\$175/hour
Project Engineer	\$150/hour
Staff Engineer	\$130/hour



Margaret Carpenter Recreation Center, Thornton, CO

## SGM HOURLY RATES

Principal Engineer	\$211/hour
Senior Engineer III	\$194/hour
Senior Engineer II	\$182/hour
Senior Engineer I	\$167/hour
Engineer IV	\$153/hour
Engineer III	\$140/hour
Engineer II	\$119/hour
Engineer I	\$102/hour
Senior Project Manager	\$152/hour
Project Manager	\$141/hour
Principal Consultant	\$211/hour
Senior Consultant II	\$175/hour
Senior Consultant I	\$146/hour
Consultant III	\$126/hour
Consultant II	\$110/hour
Consultant I	\$99/hour
Technician III	\$85/hour
Technician II	\$72/hour
Technician I	\$61/hour
Clerical	\$78/hour
Senior CADD/GIS	\$141/hour
CADD/GIS III	\$121/hour
CADD/GIS II	\$110/hour
CADD/GIS I	\$90/hour
Construction Manager	\$133/hour
Construction Technician II	\$121/hour
Construction Technician I	\$110/hour
Survey Manager	\$170/hour
Land Surveyor	\$140/hour
Survey Project Manager	\$120/hour
Survey Technician	\$100/hour
Field Survey (1-Man Crew)	\$159/hour
Field Survey (2-Man Crew)	\$212/hour
Sue Field Project Manager	\$183/hour
Sue Field Technician	\$127/hour





**Counselman · Hunsaker**  
AQUATICS FOR LIFE

## HISTORY

Counselman-Hunsaker was founded in 1970 as a collaboration between a world-famous swimming coach and one of his former athletes. Through his coaching career and extensive writings, James E. "Doc" Counselman, Ph.D., revolutionized the swimming world through research and innovation, training numerous Olympic and National champions along the way. One was Joe Hunsaker, a former three-time National Champion and World Record holder. With Doc Counselman serving primarily in a consulting role, Joe Hunsaker developed the firm into one of today's foremost authorities on design and operation of aquatic facilities.

## WHAT SETS US APART

For more than 50 years, Counselman-Hunsaker has provided design and operational consulting for thousands of national and international aquatic projects of every size and complexity. Our portfolio includes newly designed and renovated pool projects for many market sectors: Parks & Recreation, Education, Hospitality and Wellness. Project types range from competition venues, leisure pools and waterparks to therapy pools and spas.

In addition, we have completed hundreds of Facility Audits and Feasibility Studies for the development of new or existing facilities and, having studied a multitude of facilities, we will help you benchmark the creation of your new facility and complete your project efficiently.

Counselman-Hunsaker is made up of an integrated team of design professionals and operational specialists with unrivaled aquatic industry experience. Our team brings exceptional collaboration skills and new project designs for the delivery of a high-quality, innovative aquatic facility. Our operational specialists will not only help you prepare for a successful launch, but will serve as your guide in achieving long-term operational success.

## FULL CIRCLE OF EXPERTISE

Counselman-Hunsaker offers a full circle of aquatic services from existing facility evaluation to comprehensive concept development; from project visioning through design, engineering and construction administration to business management and aquatic operations. These services are completely customized and configured in a variety of ways to precisely fit the needs, desires and objectives of the owner/operator and the project team.



Photo courtesy of Counselman-Hunsaker.

## DESIGN

From project visioning and development through sealed engineering drawings, we do it all. Even when starting with just a sketch of your vision, we will work closely with you throughout the design process to create a facility that meets or exceeds your dreams, while staying within budget.

## STUDY

Through this comprehensive approach, we will provide you with the information you need to make a knowledgeable decision about the future of aquatics for your community. Our study process supplies you with the necessary tools to reveal valuable insights and information before funding your new aquatic center.

## OPERATE

At Counselman-Hunsaker, our goal is to optimize both our client's daily operations and the aquatic users' experiences. Our in-house swimming pool operators will assist with on-site facility operations. Our operations team is comprised of highly trained, experienced professionals who have obtained the highest ranking of Health and Safety Instructor certifications available. Our clients benefit from the experience and knowledge of our team, knowing that our recommendations and operational services are supported by all the leading aquatic safety providers.

## AUDIT

Through our Facility Audit, many owners have discovered that replacing worn out equipment with short life cycles will allow them to serve a whole new generation of users. Other times, older pools can be economically reconstituted into modern swim centers. Counselman-Hunsaker's evaluation of an existing pool will give you the information needed to make a knowledgeable decision regarding repair, renovation or replacement.

**WITH COUNSILMAN-HUNSAKER AS YOUR PARTNER, YOUR NEW OR RENOVATED FACILITY WILL BECOME MORE THAN A POOL OR CENTER. IT WILL BECOME A DESTINATION KNOWN FOR DEVELOPING SKILLS, CREATING MEMORIES AND BUILDING COMMUNITIES THROUGH SUPERIOR SERVICE AND INNOVATION.**





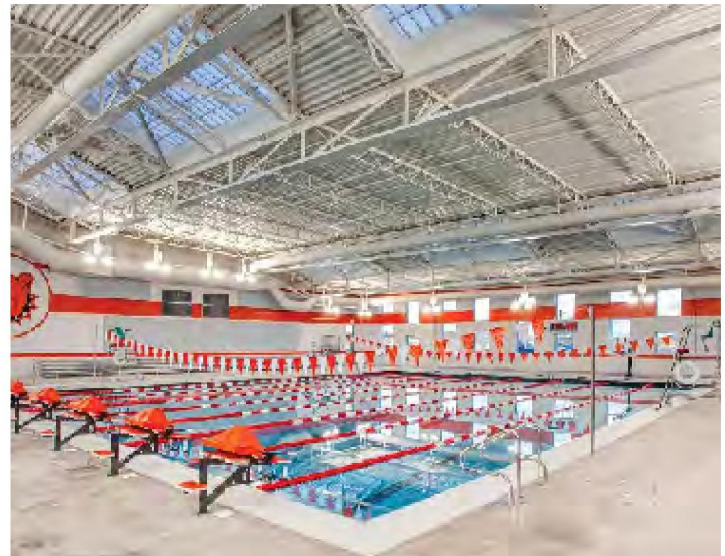
**Counselman · Hunsaker**  
AQUATICS FOR LIFE

## TASKS TO BE PERFORMED

- Replacement of current pool circulation and filtration system, to include pool boiler (if stand-alone gas fired pool boiler is desired, CH will handle), circulation pump, and chemical feed system. Additionally, the designer will provide recommendations for UV or other new technologies for sanitation.
- Replacement of current spa with a commercial grade concrete spa.
  - » This includes design of the spa, finishes, perimeter overflow system, hydrotherapy jets, rail goods, pumps, VFDs, filters, chemical controller, pH buffer system, sanitizer system, UV system, heating system, and all associated controls for a fully functional commercial-grade spa.
- Replaster of the pool
  - » Assumes full removal and replacement of the existing plaster. Tile replacement is included, if needed.
- Replacement of diving boards and stands
  - » Assumes premanufactured stands.
- Design any other improvement to ensure the Orchard Mesa pool is brought up to today's standards for Aquatic Facilities
  - » This item is vague/broad, but we would handle all pool related items within reason.

We'll provide signed and sealed drawings/specs in the state of Colorado.

Our fee includes one (1) site visit in SDs, a normal amount of virtual meetings during the design phase, and two (2) site visits in the construction administration phase.



Photos courtesy of Counselman-Hunsaker.



**Counsilman · Hunsaker**  
AQUATICS FOR LIFE

### RECENTLY COMPLETED PROJECTS

Addison School District, NY  
Alvin Independent School District, TX  
Ann Arbor Public Schools, MI  
Beloit Memorial High School Natatorium, WI  
Belton High School Natatorium, MO  
Case High School, Racine, WI  
Charles J. Colgan Senior High School, Manassas, VA  
Chicago Public Schools (multiple schools), Chicago, IL  
Churchville, Chili Central School District, NY  
Clinton High School Natatorium, Clinton, IA  
Cypress Fairbanks ISD Natatoriums, Houston, TX  
Ensworth High School Natatorium, Nashville, TN  
Goshen Community Schools Aquatic Center, IN  
Green River High School Aquatic Center, WY  
Harlingen CISD Aquatic Center, TX  
Hempstead High School, Dubuque, IA  
Houston ISD, Bellaire High School, TX  
Kelly Walsh High School Natatorium, Casper, WY  
King Abdullah Academy Natatorium, Herndon, VA  
Lamar (CISD) , Practice Pools, Rosenberg, TX  
Lamar (CISD) Comp. Pool, Rosenberg, TX  
New Caney ISD Aquatic Center, TX  
Newtown North High School Natatorium, Newtown, PA  
Northview High School Natatorium, Grand Rapids, MI  
Shawnee Mission School District Aquatic Center, KS  
Shelbyville High School Natatorium, IN  
Sheridan Jr. High School, Early Building Pool, WY  
Wakefield High School Aquatic Center, Arlington, VA  
Walnut Hills High School Natatorium, Cincinnati, OH  
Washington-Lee High School Aquatic Center , Arlington, VA  
Weslaco High School Natatorium, TX  
Wissahickon High School Natatorium, Ambler, PA

### CURRENT PROJECTS

Academy District 20-Pine Creek High School – Colorado Springs, CO  
Alvin ISD High School #4, TX  
Barrow High School, AK  
Belmont High School, MA  
Boston Carter School, MA  
Boston College High School, MA  
Bulkeley High School, Hartford, CT  
Campbell School District, Gillette, WY  
Cape Girardeau School District #3, Cape Girardeau, MO  
Cedar Falls High School, Cedar Falls, IA  
Charlotte Country Day School, NC  
DePaul College Prep High School, Chicago, IL  
Eanes ISD, Austin, TX  
East High School, Cheyenne, WY  
Eaton Middle School Renovation, Eaton, CO  
Grand Blanc High School, Grand Blanc, MI  
Hinsdale Schools, Central High School, IL  
Jackson Public Schools, MI  
Katy ISD HS #10 – Katy, TX  
Klein Collins High School Renovation, Spring, TX  
Laramie County, School District, East HS-Cheyenne, WY  
Lincoln Public Schools, NE  
Lutheran West High School, Rocky River, OH

Meade River School, Atkasuk, AK  
Missouri School for the Blind Renovation, St. Louis, MO  
Natrona High School, Casper, WY  
Omaha Public Schools, NE  
Palmer High School, AK  
Plymouth High School, MI  
Pontiac School District, Pontiac, MI  
Romeo School District, MI  
Round Rock ISD, TX  
South Lyon High School, MI  
Southgate Anderson High School, MI  
Southwest ISD, San Antonio, TX  
St. Francis Catholic High School, Sacramento, CA  
Sunman, Dearborn Schools, St. Leon, IN  
Thornridge High School, Dolton, IL  
Tomball Memorial High School, TX  
Upper Arlington Schools, OH

### MECHANICAL RENOVATION PROJECTS

AquaPort, Maryland Heights, MO  
Brooklyn Sports Club, Brooklyn, NY  
Carson Park Pool and Hemingway Park Pool, Carson, CA  
Chemawa Indian School Natatorium, Salem, OR  
Cypress Fairbanks ISD Natatoriums, Houston, TX  
Downey Park Pool, Los Angeles, CA  
Fort Lewis College, Aquatics Center, Durango, CO  
Garden Grove High School Pool, Garden Grove, CA  
Jr. High School Early Building Pool, Sheridan, WY  
Tom Muehlenbeck Center, Plano, TX  
Trinity University, Hixon Natatorium, San Antonio, TX  
University of Houston, Natatorium, Houston, TX

*OLC and Counsilman-Hunsaker are currently collaborating successfully on projects across the country including the Laramie County School District No. 1 East High School Pool in Cheyenne, WY; the Margaret Carpenter Recreation Center Renovation in Thornton, CO; Town Park in Berthoud, CO; and EPIC Water Park in Fargo, ND.*



Photos courtesy of Counsilman-Hunsaker.



## CONNOR RILEY

### PROJECT DIRECTOR, AQUATICS



#### EDUCATION

Colorado School of Mines  
B.S. Mechanical Engineering

#### REGISTRATIONS/AFFILIATIONS

Professional Engineer - CO, NM, WY  
Certified Pool/Spa Operator - PHTA

Connor Riley is an experienced aquatic designer who prides himself with practical, cost effective and efficient design solutions. He possesses a wealth of experience in designing aquatic facilities to serve a variety of user groups for municipalities, universities, YMCAs, school districts, and hospitality establishments. Connor's experience includes programming, conceptual development, design development, completion of construction documents, and construction administration. With specific emphasis on projects in the Rocky Mountain region of the United States, Connor has demonstrated an ability to lead diverse groups through all phases of design and construction.

#### DENVER OFFICE

#### PROJECT EXPERIENCE



Ames High School Natatorium, IA  
Artesia Aquatic Center, NM  
Brigham Young University Natatorium, Rexburg, ID  
Clear Creek Metropolitan Recreation Center, Idaho Springs, CO  
Colorado Mesa University Hotel Pool, Grand Junction, CO  
Eagle Pointe Recreation Center, Commerce City, CO  
Frasier Meadows Senior Center, Boulder, CO  
Gordon Van Tine Lofts Condo Pool, Davenport, IA  
Great Outdoors Waterpark, Lafayette, CO  
Hempstead High School Natatorium, IA  
Jicarilla Community Center, Dulce, NM  
Kuehn Park Pool, Sioux Falls, SD  
Mitchell Aquatic Center, SD



Montana State University, Student Recreation Center, Bozeman, MT  
Ridge Waters Waterpark, Butte, MT  
Roswell Aquatic Center, NM  
Salt River Pima Maricopa Indian Community Center, Scottsdale, AZ  
Scott Carpenter Pool, Boulder, CO  
Sheridan YMCA Recreation Center, WY  
Spellerberg Park Aquatic Center, Sioux Falls, SD  
South Park Splashpad, Billings, MT  
Valdez High School Natatorium, AK  
Windsor High School Natatorium, CO  
Wyoming Life Resources Center Pool, Lander, WY





## COLE HENRY

### PROJECT MANAGER, AQUATICS



#### EDUCATION

Colorado School of Mines  
B.S. Mechanical Engineering

#### REGISTRATIONS/AFFILIATIONS

Colorado State Board of Licensure for Professional Engineers - Engineer-in-Training(EIT)  
Certified Pool/Spa Operator - NSPF

Cole Henry brings a valuable set of skills to each project that he manages, drawing on a large amount of aquatics experience as well as a Mechanical Engineering degree from Colorado School of Mines. Having previously worked for a manufacturer within the industry, Cole provides a unique and cost-effective approach for each aquatic design. As a Project Manager, Cole works with clients to develop concepts, specify preferred equipment, generate construction documents, and assure that projects are constructed properly. Cole's work includes renovations, additions, and new builds. His projects have served a wide range of applications such as therapy, recreation, education, and competition. Cole's experience and set of skills ensure that his clients will receive a high-quality aquatic facility that maximizes effectiveness for their target group of end-users.

#### DENVER OFFICE



#### PROJECT EXPERIENCE

Augustus Brown Pool, Juneau, AK  
Campbell County School District Natatorium, Gillette, WY  
Cedar Falls High School, Cedar Falls, IA  
Cherry Creek Park District - Orchard Pool, Englebrook, CO  
Columbine West Park and Pool, Golden, CO  
Congress Park Pool, Denver, CO  
Eaton Middle School Pool Renovation, Eaton, CO  
Green Valley Ranch Recreation Center Addition, Denver, CO  
Honor Health Sonoran Crossing Health & Wellness Center, Phoenix, AZ  
Laramie County School District (East High School), Cheyenne, WY  
Larry R. Walkup Aquatic Center, Los Alamos, NM  
Lincoln Public Schools Natatoriums, Lincoln, NE  
Margaret Carpenter Recreation Center, Thornton, CO  
Parklane Pool Sprayground Addition, Aurora, CO  
Pueblo West Metro District Aquatic Center, Pueblo West, CO  
San Bruno Recreation Center, San Bruno, CA  
Sixth Avenue West Park and Pool, Golden, CO  
South Suburban Pools, Centennial, CO  
Sundance Hills Pool, Greenwood Village, CO  
Village at Breckenridge Health Club, Breckenridge, CO  
Windler Community Center, Aurora, CO





**SGM**, a multidisciplinary engineering, surveying, and consulting firm, was founded in 1986. For over 35 years, SGM employees have lived and raised families in the Western Slope communities they have helped build. SGM's services are delivered with unparalleled authenticity, pride, and attention to quality and detail. As a result of SGM's commitment to quality service and long-term client relationships, SGM has grown to over 125 employees – the largest full-service engineering, consulting, and surveying firm in Western Colorado. In addition to our headquarters in Glenwood Springs, SGM has offices in Grand Junction, Gunnison, Durango, Salida, Aspen, and Meeker to provide local and timely service to our clients.

**SGM's Civil Engineering** has a long history of providing general civil engineering for western Colorado towns and cities. Our engineering work has varied from small road and infrastructure upgrades to major road rehabilitation to multi-million-dollar water and wastewater treatment plant facilities. SGM's full-service capabilities include all stages of development ranging from conceptual planning; due diligence; engineering, grading and drainage, and structural design; land use entitlement process; permitting; and construction administration and management.

A portion of our work has included performing development reviews through our role as Engineer-of-Record for numerous Western Slope municipalities, counties, and special districts. SGM also brings a significant amount of private development engineering experience – so, we've "sat on both sides of the table." Through these experiences, our staff has developed an exceptional understanding of the land planning and development process, and we have captured our collective knowledge in custom tools created to facilitate a well-executed development review.

**SGM's Structural Engineering Team** offers expertise across a wide range of structural systems. Our experts deliver diverse technical skills in the following areas: municipal structure design; bridges, residential and commercial building design; tank design and rehabilitation; and structural evaluations. Our team uses AutoCad 3D modeling software to provide graphical renderings to our clients. By coupling engineering and drafting tools, we efficiently provide dynamic designs that meet our clients' expectations throughout the life cycle of the project, from concept to construction.

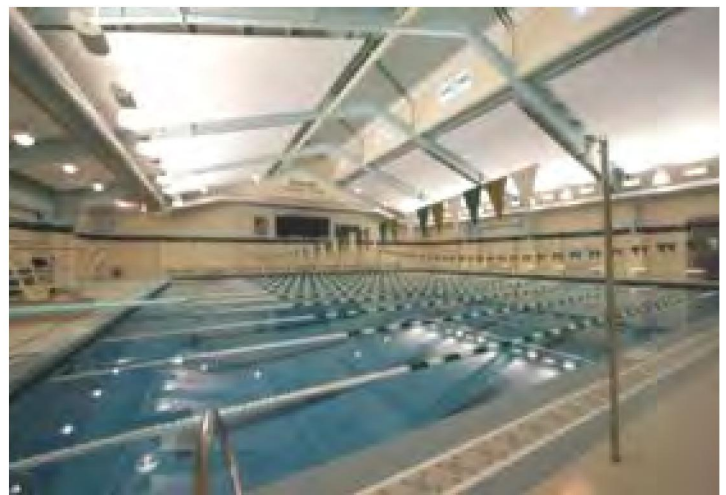
**SGM's mechanical engineers** have experience in the design of mechanical systems, including all types and sizes of HVAC systems; high temperature hot water boilers; piping; fluid systems; chilled water; compressed gas systems; elevators; hoists and cranes; specialized mechanical equipment; direct digital controls (DDC); programmable logic controllers (PLC); as well as a familiarity with the facilities generally used to house the aforementioned mechanical equipment.

**SGM's electrical engineers** are skilled in the design of medium AC power systems; interruptible power systems; computer power conditioning; grounding; lightning protection; lighting; emergency power; hazardous area electrical installations; and control and monitoring systems. SGM's designs are crafted with flexibility for growth in mind, utilizing cutting edge technology while facilitating the integration of future technological upgrades.

**SGM's plumbing engineers** are adept with the design of domestic water systems; hot water return systems; equipment and fixture identification; sanitary drainage system; storm drainage piping; liquid propane/natural gas systems; and boilers.

**SGM also specializes in commissioning and construction administration** with mechanical, electrical, plumbing, and fire protection systems, including projects requiring Building Commissioning and LEED Certified Engineering Design.

*OLC and SGM are currently collaborating successfully on the Craig Aquatic Facility Assessment project.*



Wesleyan High School Pool,, Peachtree Corners, GA

## TASKS TO BE PERFORMED

### Task 1 - Project Management and Coordination

**Project Initiation:** SGM will coordinate with the A/E PM for the duration of the work.

**Work Task Coordination:** SGM will coordinate with the A/E PM for the duration of the design.

**Construction Administration:** SGM will provide CA services for MEP, Civil, and Structural on a T&M basis.

**CM/GC Selection Assistance.** SGM can provide CM/CG Selection assistance services on a T&M basis.

**Project Team Coordination:** SGM will coordinate with the A/E PM for ongoing communication and problem identification.

**Progress Meetings:** Remote meetings are preferred. Meetings are limited to the following SD: 2 meetings, DD: 2 meetings, CD: with VE 3 meetings.

**Agency Coordination and Permit Acquisition:** SGM will support the A/E PM for all code and AHJ compliance.

### Task 2 - Schematic Design

SGM will support the A/E PM and provide SD narratives for MEP with zoning, Civil, and Structural.

### Task 3 - Design Development & Construction Documents

SGM will support the A/E PM and provide DD and stamped construction drawings for MEP, Civil, and Structural at the appropriate milestones.

### Task 4 - Construction Phase Services

SGM will provide CA services for MEP, Civil, and Structural on a T&M basis.

**ONE OF SGM'S BIGGEST STRENGTHS LIES WITHIN OUR FIRSTHAND KNOWLEDGE OF COLORADO'S WESTERN SLOPE COMMUNITIES, CLIMATE, SOIL CONDITIONS, AND LOCAL LABOR MARKETS. THE MAJORITY OF OUR TEAM WORKS, LIVES, AND PLAYS HERE - ALL ON THE WESTERN SLOPE. OUR ESTABLISHED RELATIONSHIPS WITH LOCAL FIRMS (CONTRACTORS, MATERIAL SUPPLIERS, AND ENGINEERS) AND LOCAL AND STATE REGULATORY PERSONNEL HAVE RESULTED IN TRUST AND FAMILIARITY THAT IS IRREPLACEABLE WHEN IT COMES TO EFFICIENCY AND QUALITY.**





**ERIC KRCH, PE, CFM**  
**SENIOR ENGINEER, CIVIL**



#### EDUCATION

B.S. in Mechanical Engineering  
 University of Colorado

#### LICENSES & CERTIFICATIONS

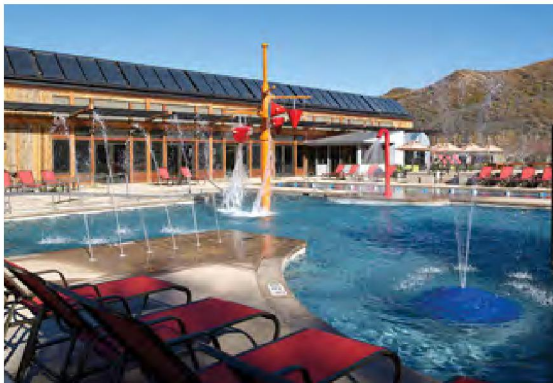
PE - CO  
 Certified Energy Manager (CEM)

Eric has more than 33 years of experience in civil engineering and provides senior level oversight on a variety of civil engineering projects. He specializes in surface water hydrology, master drainage plans, stream channel/bridge hydraulics, jurisdictional dam design and rehabilitation, including spillway capacity/routing studies and breach flood routing to assess hazard classification, water distribution system modeling and water supply and treatment. Additionally, Eric has regional experience conducting master drainage plans for the City of Montrose, Town of Olathe, and for Carlsbad, New Mexico.

#### GRAND JUNCTION OFFICE

#### PROJECT EXPERIENCE

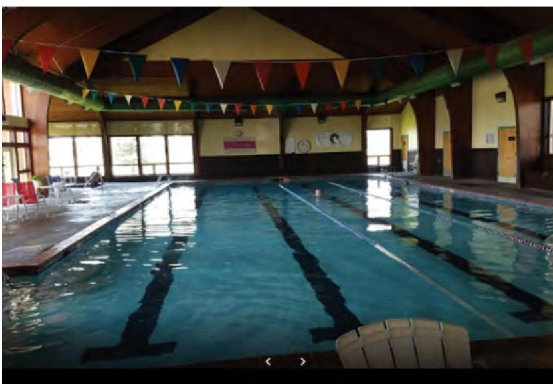
**Permitting and Government Agency Interaction.** Eric maintains an open dialogue with numerous regional environmental agencies. He has successfully completed permitting and project negotiations with the Colorado Department of Public Health and Environment – Water Quality Control Division, Office of the Colorado State Engineer, the Colorado Department of Transportation, Colorado Division of Oil and Public Safety, United States Army Corps of Engineers, and various counties and municipalities.



**Groundwater Studies.** Eric has been responsible for several public water supply projects, including groundwater hydrology investigations and reports, well head protection, well design, and consumptive use studies. Projects have included small rural water systems and evaluation of spring and other surface water resources. Eric has also been the senior manager on several hydrogeologic and water rights projects, and has completed data collection, data review, and report generation for litigation concerning surface and irrigation water damage. In one example, he reviewed and provided detailed analysis of offsite watersheds, local well and upstream irrigation practices, while working with legal counsel for the property owners to prepare for negotiations for damage compensation settlement.



**Hydrologic Analysis.** Eric has worked extensively in hydrologic analysis throughout his career. He has expert level of experience in HEC-HMS\ DSS, EPA SWMM (Civil 3D Storm and Sanitary Analysis (SSA)), FLO-2D, TR-55, TR-20, United States Geologic Survey (USGS) StreamStats, Urban Denver Flood Control District (UDFCD) - Colorado Urban Hydrograph Procedures and their numerous spreadsheets, Colorado State Engineers Office - Dam Safety REPS, as well as assisting Dr. Erich Korsten in developing regression equations for rural Arizona. Eric has undertaken hydrologic studies in TX, AZ, UT, NM and CO demonstrating a thorough regional understanding of analytical methodologies and their applicability to specific projects.



**Jurisdictional Dams.** These dams ranged in hazard classification from “no public” to “high” hazard. Eric’s work included repairs to existing jurisdictional dams on six reservoirs. His forte is in spillway capacity/routing studies (hydrology and hydraulics) and in breach flood routing to assess hazard classification. Eric has developed the capability of routing an inflow design flood into a reservoir in an unsteady flow regime and routing that flood over a reservoir spillway to assess its capacity in real time operation. Similar techniques have been developed to simulate breach events and their routing downstream, which are used to define hazard classification and emergency action plan criteria.





**JOHN BOULDEN, PE**  
**DESIGN ENGINEER, STRUCTURAL**



John, a Structural Engineer, has been with SGM since 2008 and has extensive experience in the structural and geo-structural design field. His experience includes design of commercial and residential structures and foundations as well as building repair and retaining wall design.

**EDUCATION**

Colorado State University  
B.S. Civil Engineering

Colorado State University  
M.S. Civil Engineering

**REGISTRATIONS/AFFILIATIONS**

Professional Engineer- CO, UT, WY

**Structural Evaluations.** These evaluations include commercial, municipal, residential and historical structures.

**Structural Design.** John has experience designing structures using concrete, steel, masonry, and wood materials. John’s research in graduate school involved testing composite structures built from wood and concrete materials.

**Foundation Design.** Some of the foundation systems John has designed include traditional spread footings as well as drilled concrete piers, helical piers, push piers, auger-cast piers, driven piling, caissons, and micro-piles.

**GRAND JUNCTION OFFICE**

**PROJECT EXPERIENCE**



**Sugarbeet Factory Historical Building Assessment, Grand Junction, CO**

Served as the structural engineer on a multidisciplinary team evaluating a 100 year old masonry structure for potential redevelopment as a lifestyle mall. John provided the team with recommendations for how the structure could be opened up to give a more open environment as well as assessing the potential costs for the potential investors.

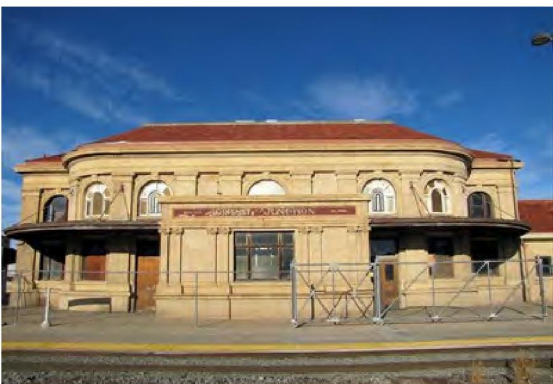


**Grand Junction Train Depot Historical Building Assessment, Grand Junction, CO**

Provided structural evaluation of historic steel and masonry structure for potential investor. During this evaluation he identified significant structural damage and provided preliminary solutions to allow the investor to determine the cost of repurposing the century old building.

**Rangely Water and Waste Water Treatment Facilities, Grand Junction, CO**

John has provided ongoing services to the Town of Rangely for their water and wastewater treatment facilities. These include monitoring of foundation movement, evaluation of concrete cracking, cost evaluations for proposed upgrades and assessing the potential life expectancy of aging components of the buildings. On several occasions underpinning or other structural repairs were designed to extend the useful life of the structure.





**TONY HASCHKE, PE, CFM**  
**PROJECT MANAGER/SENIOR ENGINEER, MEP**



**EDUCATION**

University of Colorado at Denver  
 B.S. Mechanical Engineering with Honors

**REGISTRATIONS/AFFILIATIONS**

Professional Engineer- CO  
 AEE, ASHRAE, ASME

Tony is a mechanical engineer Professional Engineer, Certified Energy Manager, Certified Building Commissioning Professional, and a Certified Lighting Efficiency Professional. Since starting with SGM in 2007, he has designed mechanical systems for high end residential, fire departments, office, industrial, repair, water and wastewater facilities. He has over 35 years of experience in HVAC maintenance, troubleshooting, and training and has managed projects realizing savings of over \$2 million. He has specified sequences for BAS systems and upgrades to assist building managers in achieving high performance standards in new and existing building. Energy and Mechanical Systems. Responsible for designing energy-efficient mechanical systems to LEED standards, performing energy audits recommissioning, and commissioning including evaluating and assessing existing equipment conditions, functional testing, documentation review, creating and conducting implementation plans and developing performance maintenance schedules to ensure equipment operates at its peak performance.

**GRAND JUNCTION OFFICE**



**PROJECT EXPERIENCE**

**Commercial MEP Design Projects**

- Grand Junction RV Park Pool and Spa
- Iron Mountain Hot Springs, Glenwood Springs
- Salida Hot Springs Pool
- Pagosa Lakes Property Owners Association Recreation Center
- Pitkin County Jail Chiller Replacement
- Town of Mountain Village Snow-melt Design
- Dolores Senior Center (Electrical)
- Purgatory Office Building
- Monarch Maintenance Facility
- Glenwood Springs Ford Remodel
- Alpine Bank: Downtown Rifle, Ouray and Eagle locations
- The Hotel Denver
- Aspen Skiing company (many locations)

**Commissioning Projects**

- City of Rifle Art Dague Pool
- Colorado Mountain College, Spring Valley, Glenwood Springs, CO
- Mind Springs Health, Grand Junction, CO
- Summit School District, Various Locations in Summit County, CO
- Dolores County Senior Center, Dove Creek, CO
- Pitkin County Sheriff & Administration Facility, Aspen, CO
- Cortez City Hall - LEED Fundamental
- Grand River Hospital District



## BRIAN CARPENTER, PE

### SENIOR MECHANICAL ENGINEER, MEP



#### EDUCATION

University of Colorado at Denver  
B.S. Mechanical Engineering

Colorado State University  
M.S. Civil Engineering

#### REGISTRATIONS/AFFILIATIONS

Professional Engineer, CO

LEED Green Associate

Brian, a registered Professional Engineer in the state of Colorado since 2011, joined SGM in 2016. He has 22 years of HVAC and Industrial experience, including tenant finish, high rise, health care, biomedical, pharmaceutical, manufacturing, and municipal projects. Brian has worked in both the consulting and construction sectors, and has an eye for implementing constructability into a project's design. In addition to engineering design, he has significant experience in other aspects of the A/E/C industry. Examples include: Several LEED ® project submissions, estimating, project management, 3D BIM modeling and clash detection, production of shop drawings and spools for fabrication, Computational Fluid Dynamics modeling of areas with sensitive air flows, and performance verification and testing of systems. In addition, Brian has experienced both Plan/Spec and Design/Build arrangements, and can help match a project's needs to the proper approach and levels of project support.

#### GRAND JUNCTION OFFICE



#### PROJECT EXPERIENCE

##### Educational

- University of Colorado
- Colorado State University
- University of Denver

##### Commercial

- Uber
- LIV Sotheby's International Real Estate
- Four Point Energy
- Qualcomm
- Quantum
- Denver Merchandise Mart
- Flatirons Community Church
- First Bank 1001 17th St. / Tabor Center
- Tabor Center

##### Industrial

- Unique Mobility  
Electric motor dynamometer testing facility, including process chilled water down to -20F for jacket cooling
- Abound Solar  
Mechanical infrastructure to support panel assembly line
- Boulder Scientific  
HCL Reactor
- Photo Stencil
- Ball Aerospace

##### Government and Municipal

- National Renewable Energy Laboratory (NREL)
- Pitkin County Jail House
- Town of Snowmass Village Wastewater Treatment Plant
- Alamosa Ice Rink
- Montrose Airport
- Denver Zoo
- City of Gunnison Building Assessment



**AMBER HAYMES, PE, LC**  
**ELECTRICAL ENGINEER, MEP**



Amber is a Professional Electrical Engineer in the states of Colorado and New Mexico and a Certified Lighting Designer (LC). She has ten years of electrical engineering and lighting design experience, including municipal, educational, health care, parks and trails, retail, food service, and industrial projects. She is experienced in both plan/spec and design/build arrangements, and well versed in multiple design tools for drafting, BIM modeling, photometric analysis and rendering. Amber joined SGM in 2019.

**EDUCATION**

CU Boulder  
B.S. Architectural Engineering

Colorado State University  
M.S. Civil Engineering

**REGISTRATIONS/AFFILIATIONS**

Professional Engineer - Electrical, CO, NM  
Certified Lighting Designer

**GRAND JUNCTION OFFICE**

**PROJECT EXPERIENCE**

**Commercial / Industrial**

- Osprey Packs Headquarters & Showroom
- Purple Cliffs Mixed Use Building (Grocery, Restaurant, Medical, Residential)
- Melloy Honda Dealership Showroom Renovation
- Phoenix Recycling Center
- Conoco-Phillips Propane Vehicle Filling Station

**Municipal**

- La Plata County Historic Courthouse Renovations
- La Plata County Assessor/Clerk/Treasurer Building
- La Plata County Sheriff’s Office
- Montezuma County Courthouse
- Farmington Civic Center Renovation
- San Juan County Admin & Sheriff Generators
- San Juan County Fairgrounds Electrical Upgrades

**Parks & Recreation**

- Animas River Trail Extensions
- Durango Santa Rita and Cundiff Parks
- Cortez South Neighborhood Park

**Healthcare**

- Mercy Regional Medical Center – Suite remodels including MRI, x-ray, and hyperbaric facilities
- San Juan Regional Medical Center – Suite remodels including x-ray facilities code compliance / correction assessments

**Residential & Hospitality**

- Westin Riverfront (Avon CO)
- Westin Verasa (Napa, CA)
- High End Private Residences





## COMPANY DESCRIPTION

Founded 2012 in Kailua, Hawaii, CENSEO has expanded its operations to include office locations in Denver, Colorado; Seattle, Washington; and Tucson, Arizona. CENSEO's team of highly skilled engineers includes the following credentials:

Four (4) Licensed Professional Engineers (PE)  
 Two (2) Board Certified, Institute of Noise Control Engineers (INCE)  
 Four (4) Certified Technology Specialist Design (CTS-D)  
 Four (4) Certified Technology Specialist (CTS)  
 One (1) LEED AP BD+C

Along with projects on the Hawaiian Islands, the CENSEO team has successfully completed consulting and design services in the Pacific regions of Guam, Singapore, and Japan. Other US project locations include Arizona, California, Wisconsin, Colorado, Washington, Oregon, and other areas.

CENSEO differentiates itself by offering reasonable advice coupled with practical design solutions. The CENSEO team treats each project individually, never resorting to a one-size-fits-all solution or complicating issues unnecessarily. Many clients have complimented CENSEO's work, describing that our recommendations and designs are easy to read and understand.

CENSEO AV+Acoustics LLC maintains a devoted interest in industry organizations, remaining active in the Acoustical Society of America (ASA), Institute of Noise Control Engineering (INCE), National Council of Acoustical Consultants (NCAC), American Society of Heating Refrigerating and Air-conditioning Engineers (ASHRAE), American Society of Testing and Materials (ASTM), Audiovisual and Integrated Experience Association (AVIXA), United States Institute for Theatre Technology (USITT), BICSI information and communications technology association, and other professional membership societies.



Rifle Aquatic Center, Rifle, CO (OLC)

## CONSULTING SERVICES

### ACOUSTICS

- Room Acoustics
- Airborne & Impact Sound
- Isolation
- Mechanical Noise &
- Vibration Control
- Environmental Noise

### AUDIO/VISUAL (AV)

- Audio/Visual (AV) Design
- Sound Reinforcement
- Background Music (BGM)
- Sound Masking System

### THEATRE & LIGHTING

- Performance Lighting
- Stage Rigging & Drapery
- Hoist & Fly Systems
- Stage & Pit Lifts
- Theatre Planning

### ELECTRONIC SECURITY

- Access Control
- Video Surveillance
- Intrusion Detection
- Emergency Call Systems

### IT / STRUCTURED CABLING

- Voice/Data Cabling
- Wi-Fi Analysis
- Outside Plant Fiber/Coax
- Distributed Antenna, DAS
- Migration/Cutover
- Planning

### TEST & MEASUREMENT

- STC, IIC, NC, T60
- Leq, L90, dBA, DNL
- Vibration (Vel., Accel.)

### EXPERT WITNESS

- Deposition & Testimony



## TASKS TO BE PERFORMED

- Work closely with the design team to integrate the acoustical recommendations into the project documents.
- Building Mechanical Systems Noise Vibration Control.
- Based on ASHRAE guidelines and LEED requirements, we will develop Noise Criterion (NC) design goals for noise sensitive spaces within the project.
- Obtain octave band sound power level data from the Mechanical Engineer. Using the Mechanical system drawings, conduct acoustical analyses for the interior mechanical equipment. Develop noise and vibration control recommendations, as needed, to meet the design goals.



Scott Carpenter Pool Redevelopment, Boulder, CO



Wesleyan High School Pool, Peachtree Corners, GA

## RELEVANT PROJECTS

Margaret Carpenter Recreation Center\*, Thornton, CO  
 KROK Community Center, Ewa Beach, HI  
 Wai Kai Wave Pool, Ewa Beach, HI  
 Boys & Girls Club Hawaii, Honolulu, HI  
 Lili'uokalani Center, Honolulu, HI  
 Denver Tennis Park\*, Denver, CO  
 Northglenn Civic Center\*, Northglenn, CO  
 Coors Field Writing Press Renovation\*, Denver, CO  
 Pepsi Center AVS Fan Center Renovation\*, Denver, CO  
 Woodland Park Aquatic Center\*, Woodland Park, CO  
 South Suburban Golf Course\*, Centennial, CO  
 Boulder Country Club, Clubhouse Renovation\*, Boulder, CO  
 St. Thomas More Church Gym Sound System\*, Englewood, CO  
 YMCA of Grays Harbor\*, Hoquiam, WA  
 Ferndale Boys & Girls Club\*, Ferndale, WA  
 Trail Winds Recreation Center\*, Thornton, CO  
 Eagle Pointe Recreation Center\*, Commerce City, CO  
 Northglenn Civic Center\*, Northglenn, CO  
 Holy Family High School\*, Broomfield, CO  
 Thornton Active Adult Center\*, Thornton, CO  
 Apex Secrest & Fitzmorris Centers\*, Arvada, CO  
 H2O'Brien Pool & Building Renovations, Parker, CO  
 Boulder Reservoir Visitor Services Center\*, Boulder, CO  
 Scott Carpenter Outdoor Pool Redevelopment\*, Boulder, CO  
 Board of Water Supply Halawa Xeriscape Garden Honolulu, HI  
 Denver Zoo Flamingos, Carousel, Predator Ridge, Denver, CO  
 Lili'uokalani Center - Multimedia Arts Facility, Honolulu, HI  
 Maryknoll School - Bachelot Hall Renovation, Honolulu, HI  
 P-463 SOF Undersea Operational Training Facility, JBPHH, HI  
 P-491 Explosive Ordnance Disposal Facilities, Naval Base, Guam  
 Ft. Shafter 2F Sound Masking System, Honolulu, HI  
 USGS Hawai'i Volcano Observatory & PIERC Facilities, Hawai'i, HI  
 Wahiawa Civic Center, Wahiawa, HI  
 Ward Village, Ulana Tower, Honolulu, HI  
 University of Hawaii, Wahine Softball Stadium, Honolulu, HI  
 Farrington High School, Football Stadium & Gymnasium, Honolulu, HI

*\*Projects completed prior to employment with CENSEO AV+Acoustics, for which the CENSEO staff member had significant design and leadership responsibilities.*



**PATRICK DURHAM, PE, CTS-D**  
**SENIOR PROJECT MANAGER, AV, IT, SECURITY & THE-  
 ATRICAL**



**EDUCATION**

Carnegie Mellon University  
 B.S. Electrical & Computer Engineering  
 Minor in Music Technology

**REGISTRATIONS/AFFILIATIONS**

Professional Engineer Colorado 51623  
 New Mexico 20274

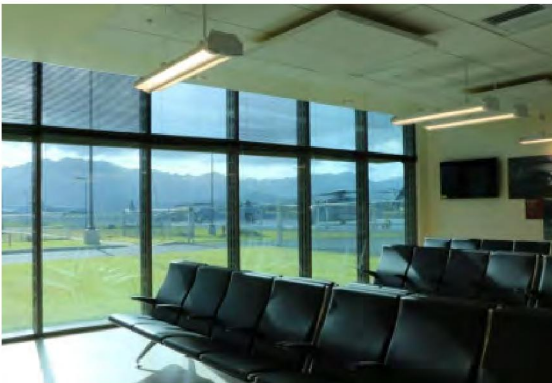
Certified Technology Specialist (AVIXA):  
 CTS: 400991  
 CTS-D: 404250

Audiovisual & Integrated Experience Association  
 Building Industry Consulting Services International

Patrick is an electrical, lighting, and technology systems engineer with more than 20 years of experience. His expertise includes lighting, power, telecommunications, audio/visual, security, and other special systems. His project types have included educational facilities, commercial, recreation centers, parks, cultural and civic, healthcare, religious, industrial, retail, government and military, roadways, labs, and others. Patrick has held speaking engagements on a variety of topics including partnering with contractors & design-build firms, AV & mediatecture, DC microgrids, and lighting controls. His understanding of the unique needs for each type of facility, as well as his knowledge of how various systems work together, make him a multi-faceted project manager and engineer.

**DENVER OFFICE**

**PROJECT EXPERIENCE**



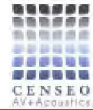
Lili'uokalani Center - Multimedia Arts Facility, Honolulu, HI  
 Maryknoll School - Bachelot Hall Renovation, Honolulu, HI  
 Grand Wailea Resort Spa, Wailea, HI  
 Honolulu ENV Support Facilities at Honouliuli WWTP, Ewa Beach, HI  
 Hawaii State Hospital - New Patient Facility, Kaneohe, HI  
 Le Jardin Academy - Master Plan Phase 3, Kailua, HI  
 P-463 SOF Undersea Operational Training Facility, JBPHH, HI  
 P-491 Explosive Ordnance Disposal Facilities, Naval Base, Guam  
 P-649 Guam Joint Communications Upgrade, Naval Base, Guam  
 P-760 Training Center, Marine Corps Base, Guam  
 Koa Ridge Master Planned Community, Waipahu, HI  
 Denver Zoo Carousel, Predator Ridge, Denver, CO  
 Deer Trail PK-8 School, Deer Trail, CO  
 SVVSD Soaring Heights PK-8 School, Erie, CO  
 BVSD Meadowlark PK-8 School, Erie, CO  
 South Suburban Golf Course, Clubhouse Renovation, Centennial, CO\*  
 Denver Tennis Park, Denver, CO\*  
 Woodland Park Aquatic Center, Woodland Park, CO\*  
 Jefferson Academy HS Perf. Arts Center Addition, Broomfield, CO\*  
 Comcast Spotlight 345 Inverness Renovations, Englewood, CO\*  
 St. Thomas More Catholic Parish Renovations, Englewood, CO\*

*\*Projects completed prior to Mr. Durham's employment with CENSEO AV+Acoustics, for which Mr. Durham had significant design and leadership responsibilities.*



## MATT ECKSTEIN, CTS-D

### SENIOR ENGINEER, AV, THEATRICAL, IT & SECURITY



#### EDUCATION

University of California, Irvine  
M.F.A. Drama, Sound Design

Case Western Reserve University  
B.A. Theater Arts, Technical Theater & Design

#### REGISTRATIONS/AFFILIATIONS

Certified Technology Specialist (AVIXA):  
CTS-D: 2344860  
Audiovisual & Integrated Experience Association  
United States Institute for Theatre Technology  
Theatre Communications Group



Matt is an experienced sound and video system designer with over a decade of experience designing systems locally and around the world. His interest in music and audio led to an interest in theatrical sound design work, working alongside some of the most talented sound designers in the industry. His experience creating a sonic space in the theater led to his AV consulting success, including work as an Audio/Video design engineer for some of the preeminent themed entertainment, theatrical, hospitality, and commercial clients worldwide.

#### DENVER OFFICE

#### PROJECT EXPERIENCE

Lili'uokalani Center - Multimedia Arts Facility, Honolulu, HI  
Maryknoll School - Bachelot Hall Renovation, Honolulu, HI  
Grand Wailea Resort Spa, Wailea, HI  
Honolulu ENV Support Facilities at Honouliuli WWTP, Ewa Beach, HI  
Koa Ridge Master Planned Community, Waipahu, HI  
Board of Water Supply Halawa Xeriscape Garden, Honolulu, HI  
Denver Zoo Flamingos, Carousel, Predator Ridge, Denver, CO  
Deer Trail PK-8 School, Deer Trail, CO  
Gregory Point & Street Plaza, Black Hawk, CO  
Arizona Humane Society, Phoenix, AZ\*  
Colorado Bar Association CLE Office, Denver, CO\*  
Denver Academy Performing Arts Center, Denver, CO\*  
Double Tree Hotel San Diego Prava, San Diego, CA\*  
Eagle Pointe Recreation Center, Commerce City, CO\*  
Gunnison County Library, Gunnison, CO\*  
Holy Family High School, Broomfield, CO\*  
Northglenn Civic Center, Northglenn, CO\*  
Panasonic Smart Mobility Office, Denver, CO\*  
Red Robin Corporate Headquarters, Denver, CO\*  
Regis High School Aquatics, Aurora, CO\*  
Trail Winds Recreation Center, Thornton, CO\*  
WeWork (multiple locations), Denver, CO\*  
Jefferson Academy HS Perf. Arts Center Addition, Broomfield, CO\*  
St. Thomas More Catholic Parish Renovations, Englewood, CO\*  
Star Tours - The Adventures Continue, Disneyland Paris, Paris, France\*

*\*Projects completed prior to Mr. Eckstein's employment with CENSEO AV+Acoustics, for which Mr. Eckstein had significant design and leadership responsibilities.*





## DEVIN CLAUSEN, EI

### PROJECT ENGINEER, AV & ACOUSTICAL DESIGN



#### EDUCATION

Purdue University  
B.S. Multidisciplinary Engineering

#### REGISTRATIONS/AFFILIATIONS

Engineer Intern  
Audiovisual & Integrated Experience Association

Devin graduated from Purdue University with a Bachelor of Science Degree in Engineering with a Major in Multidisciplinary Engineering, Concentration in Acoustical Engineering, and a Minor in Physics. Having interests in music and physics, Devin studied acoustical engineering and discovered a passion for acoustical consulting. Devin began his career moving from Indiana to Hawai'i to join CENSEO's engineering team in Kailua before later transitioning to Denver, CO. Devins experience includes room acoustics, sound insulation, and noise measurements in the Pacific US. He continues to gain experience in Audio Visual (A/V) design.

#### DENVER OFFICE

#### PROJECT EXPERIENCE



Lili'uokalani Center - Multimedia Arts Facility, Honolulu, HI  
 Maryknoll School - Bachelot Hall Renovation, Honolulu, HI  
 P-463 SOF Undersea Operational Training Facility, JBP HH, HI  
 P-491 Explosive Ordnance Disposal Facilities, Naval Base, Guam  
 Ft. Shafter 2F Sound Masking System, Honolulu, HI  
 USGS Hawai'i Volcano Observatory & PIERC Facilities, Hawai'i, HI  
 Wahiawa Civic Center, Wahiawa, HI  
 Ward Village, Ulana Tower, Honolulu, HI  
 Hale Makana O Mo'ili'iili, Honolulu, HI  
 Kapolei Parkway Mixed Use Development, Kapolei, Oahu, HI  
 Mana'olana Place, Honolulu, HI  
 Grand Wailea Resort, Wailea, Maui, HI  
 Kihei Hilton Homewood Suites, Kihei, Maui, HI  
 Wai Kai Retail at Ewa Beach, Ewa Beach, Oahu, HI  
 Hilo ILWU Union Hall Renovation, Hilo, Hawai'i, HI  
 LKAP Restaurant, Honolulu, HI  
 Kalama Intermediate School, Makawao, Maui, HI  
 Moanalua High School Auditorium, Honolulu, HI  
 University of Hawaii Life Sciences, Honolulu, HI  
 University of Hawaii Wahine Softball Stadium, Honolulu, HI  
 University of Hawaii Comms and ACM Relocation, Honolulu, HI  
 Ward Village, Waiea Tower Noise Measurements, Honolulu, HI  
 Ward Village, Anaha Tower Noise Measurements, Honolulu, HI  
 1350 Ala Moana Sound Transmission Measurements, Honolulu, HI  
 Shift Companies Cellular Tower Noise Measurements, Scottsdale, AZ  
 Valencia Road Noise Study, Tucson, AZ



# LIAM DANIEL, EI

## STAFF ENGINEER, AV, THEATRICAL, IT & SECURITY



### EDUCATION

Purdue University  
B.S. Multidisciplinary Engineering

### REGISTRATIONS/AFFILIATIONS

Engineer Intern  
Audiovisual & Integrated Experience Association

Liam graduated from University of Colorado, Boulder with a Bachelor of Science Degree in Architectural Engineering. Having interests and experience in music and theatrical set/lighting/audio design, Liam discovered his passion for AV and Theatrical consulting. He began his career studying naval architecture & engineering, and continues to exercise his love of the water through sailing pursuits and lifestyle in Hawaii. Liam continues to gain experience in Audio Visual (A/V), Theatrical, Telecom/IT and Electronic Security systems design.

### DENVER OFFICE

### PROJECT EXPERIENCE

- Denver Zoo Australia Exhibit, Denver, CO
- Hale Makana O Piikea, Kihei, Maui, HI
- Lili'uokalani Center - Multimedia Arts Facility, Honolulu, HI
- Honolulu ENV Support Facilities at Honouliuli WWTP, Ewa Beach, HI

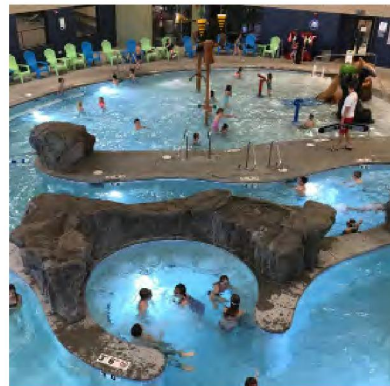


## D

## REFERENCES

Our client's love us. From our dedication to their projects, to our drive to complete the project on schedule, at or under budget. We invite you to contact the references below. Additional project information, including descriptions and photos follow.

Project Title & Location	Project Owner	Point of Contact	Phone Number	Email Address
<b>Estes Valley Community Center</b> Estes Park, CO	Estes Valley Parks and Recreation District	Tom Carosello, Director	970.586.8191 ext. 6	Tomc@evrpd.com
<i>OLC's innovative design solution allowed the District to have funding to increase their program area by 5,000 SF and completely renovate their existing indoor pool space, which was previously expected to be beyond reach of the budget.</i>				
<b>Holland Community Aquatic Center</b> Holland, MI	Holland Community Aquatic Center	Jack Huisingsh, Exec. Director	616.393.7595	jack@hollandaquaticcenter.org
<i>The OLC-designed Universal Changing Area, the first of its kind in the US, achieves a projected throughput of 874 patrons per hour.</i>				
<b>Laramie School District 1 East High Pool</b> Cheyenne, WY	Laramie County School District 1	Shannon Fertig	307.771.2663	shannon.fertig@laramie1.org
<b>Margaret Carpenter Recreation Center</b> Thornton, CO	Dickinson Parks & Recreation	James Kramer, Director	701.456.2074	jkramer@dickinsonparks.org
<b>Lake Nona Performance Club</b> Orlando, FL	Integrated Wellness Partners	Jim Ellis, Vice President/ Managing Director	330.762.9102	jellis@iwp-llc.com
<b>Hancock Health Healthway Park</b> New Palestine, IN	Hancock Regional Hospital	Rick Edwards	317.462.5544	rice4@hancockregional.org



# LCSD1 EAST HIGH SCHOOL POOL

## CHEYENNE, WYOMING



**SIZE**  
32,700 sf

**BUDGET**  
\$16.6 M

**FINAL COST**  
\$16.6 M

**COMPLETED**  
2021

**FIRM'S ROLE**  
Associate Architect

**CLIENT CONTACT**  
Laramie County School Dist. No. 1  
Shannon Fertig  
2810 House Ave  
Cheyenne, WY 82001  
307.771.2663  
shannon.fertig@laramie1.org

### PROJECT DESCRIPTION

OLC and Counsilman-Hunsaker joined forces with Cheyenne firm, Tobin & Associates, to provide architectural design and construction services for the replacement of the existing swimming pool at East High School for Laramie County School District 1. The current pool was well over 50 years old, with only six swim lanes and numerous deficiencies in design and condition. The pool roof structure is too low, the pool tub is too shallow, the pool shell and deck are past their service life, ADA access is inadequate, spectator seating is insufficient, and there is little space for swim team members. The new facility is to the north of the current main gymnasium, capable of being secured separately from the rest of the school, and function independently as a stand-alone facility. The \$16 M facility is 32,700 gsf, and the new pool includes a 75' x 120' stretch with 10 swim lanes and a movable bulkhead; restrooms, shower and locker rooms, mechanical equipment room, pool equipment storage room, spectator seating, and competitor seating areas, and an administrative office and custodial room. The design takes advantage of the sloping site, with an upper level entry at the top of the bleacher seating, and the pool constructed on the level below. Great views of the natural terrain to the north and east will be captured as well as predominant visibility of the main entry from the west.



# HOLLAND COMMUNITY AQUATIC CENTER

## HOLLAND, MICHIGAN



**SIZE**  
 37,000 sf New  
 14,000 sf Renovation

**BUDGET**  
 \$26 M

**FINAL COST**  
 \$26 M

**COMPLETION DATE**  
 2022

**FIRM'S ROLE**  
 Associate Architect

**CLIENT CONTACT**  
 Holland Community Aquatic Center  
 Jack Huisigh, Exec. Director  
 550 Maple Ave  
 Holland, MI 49423  
 616.393.7595  
 jack@hollandaquaticcenter.org

### PROJECT DESCRIPTION

OLC and AMDG Architects Inc. were selected to design the \$26 M expansion and renovation of the Holland Community Aquatic Center. The new facility will include 37,000 sf of new community space and 14,000 sf of renovated space. The new amenities include swim and leisure pools, whirlpool spa, sauna and steam room. There will also be a new universal changing area, fitness room and expanded spectator seating and pool viewing areas. The current leisure pool will also be replaced with a four-lane warm-up pool. This project is multi-phased so that it can be open during construction to meet the goal of a 2022 completion date. The design improves both the experience of the competitive swimming community as well as the recreation and leisure aquatics users by providing unique spaces that cater to their needs while staying within the project budget.

*"OLC has been able to uncover a design solution that exceeds our expectations in ways that other firms frankly were not able to do. We now will have more amenities and components in our building than we could have ever imagined, due to their creativity and drive to deliver the very best."* - Jack Huisigh, Executive Director, Holland Community Aquatic Center



# MARGARET CARPENTER RECREATION CENTER THORNTON, COLORADO



**SIZE**  
20,000 sf Renovation  
5,000 sf Addition

**BUDGET**  
\$14 M

**FINAL COST**  
\$14 M

**COMPLETED**  
2022

**FIRM'S ROLE**  
Architect of Record  
Interior Design

**CLIENT CONTACT**  
City of Thornton  
Renee Dodson  
11151 Colorado Blvd  
Thornton, CO 80233  
720.977.5917  
renee.dodson@cityofthornton.gov

## PROJECT DESCRIPTION

OLC and Counsilman-Hunsaker collaborated on the \$14 M renovation to the Margaret Carpenter Recreation Center which updated and improved the pool programming space and provide an accessible pipe galley for maintenance and repairs. The facility's pools, sauna, steam room, family locker room and associated equipment were replaced with state-of-the-art aquatic environments and amenities to capture the needs of this vibrant community. Improvements include a new 6-Lane Lap Pool with adjacent aqua-exercise pool, wave pool with lazy river and bubble pit, activity pool with zero-depth entry, play structure, geysers and sprays, two water slides and 20-person therapeutic hydro-jet spa.



# ESTES VALLEY NEW COMMUNITY CENTER ESTES PARK, COLORADO



**SIZE**  
63,000 sf

**BUDGET**  
\$20 M

**FINAL COST**  
\$20 M

**COMPLETION DATE**  
2017

**FIRM'S ROLE**  
Architect-of-Record

**CLIENT CONTACT**  
Estes Valley Parks & Rec District  
Tom Carosello  
660 Community Dr,  
Estes Park, CO 80517  
970.586.8191 ext. 6  
Tomc@evrpd.com

## PROJECT DESCRIPTION

In February 2016, OLC commenced work on a new and exciting design for Estes Valley that the community had attempted to build for 60 years. There had been a concept design in place for voter approval. When OLC took on the design assignment, we generated a plan that was almost 10% more efficient in its ability to accommodate program areas. This allowed the Parks District to enlarge activity areas such as the gymnasiums and fitness areas while reducing the overall square footage. What this means is more programming capacity for less money.

The feature areas include extensive multi-purpose/ meeting rooms with a commercial kitchen, arts studio, group exercise rooms, gymnasium, computer/resource area, fitness spaces and locker rooms.

Received the 2018 CPRA Columbine Design Award for Best New Facility  
2018 Associated Builders and Contractors' (ABC) Rocky Mountain Chapter, Excellence In Construction  
2018 ABC Award of Merit - under \$25 million category and  
the Eagle award for Institutional Projects \$10M to \$25 M



# LAKE NONA PERFORMANCE CLUB

## ORLANDO, FLORIDA



**SIZE**  
288,260 sf

**COST**  
\$32 M Wellness Center

**COMPLETION DATE**  
July 2021

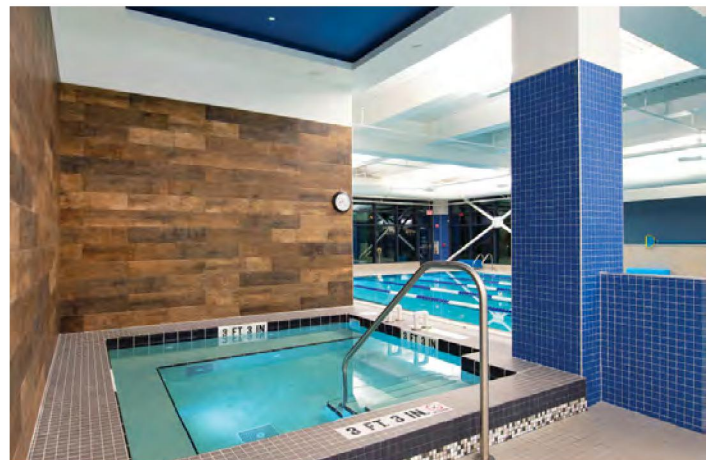
**FIRM'S ROLE**  
Architect of Record

**CLIENT CONTACT**  
Integrated Wellness Partners (IWP)  
Jim Ellis, Vice President/Managing Director  
19 N High St.  
Akron, OH 44308  
330.762.9102  
jellis@iwp-llc.com

### PROJECT DESCRIPTION

The Lake Nona Performance Club is the inspirational heart of the new 3000-acre mixed use town center of Lake Nona located southeast of the Orlando and developed by a Joint Venture between Tavistock Development Company and Signet, LLC. The Performance club is a 130,000 sf 3-story center for fitness, sports, wellness, and clinical integration that will set a new standard for population health. This uniquely styled, architectural statement will serve as the lifestyle headquarters for a ground-up, master-planned community of housing, retail, corporate headquarters, entertainment, dining, education, hospitality, and healthcare destined to be known as the healthiest community in America. The facility includes a 7500 sf physical therapy suite on the 3rd floor connected to the assisted changing rooms and therapy pool located on the first floor. The therapy pool includes an underwater camera system and special current with variable speed to allow observation of swimming motion.

*"Integrated Wellness Partners is excited to be working with OLC, the top wellness architects in the nation, as we bring a new era of health and well-being to the Lake Nona community."* - Jim Ellis, Executive Vice President and Managing Director of IWP





# HANCOCK HEALTH HEALTHWAY PARK NEW PALESTINE, INDIANA



**SIZE**  
108,000 sf

**BUDGET**  
\$31 M

**FINAL COST**  
\$31 M

**COMPLETION DATE**  
December 2020

**FIRM'S ROLE**  
Architect of Record  
Interior Design  
Aquatic Design

**CLIENT CONTACT**  
Hancock Regional Hospital  
Rick Edwards  
4055 S Roy Wilson Way, New  
Palestine, IN  
317.462.5544  
rice4@hancockregional.org

**PROJECT DESCRIPTION**  
Hancock Health Healthway Park is a mixed use land development owned by Hancock Regional Hospital. It is a 66 acre business park that is targeting healthcare and lifestyle enhancement. The signature centerpiece building at the entry to this development is Hancock Wellness Center – New Palestine, a 108,000 sf integrated Wellness/ Medical Building developed and owned by Hancock Regional Hospital. The project has become a social hub in the New Palestine community. The building features a significant mix of common area attractions such as a generous community gathering space, conference facility, café and resource center. The member wellness components include a full-size gymnasium, fitness floors, functional fitness activity floor, group exercise, Pilates, Spinning, treadmill studios as well as aquatics and kids’ area. The Medical office component includes family practice, physical therapy, radiology, laboratory components as well as a diverse and growing selection of clinical service providers. The 4- exam room PT practice has an open floor that is directly connected to assisted changing rooms with direct access to a dedicated therapy pool with deep well and underwater camera system.



# BROOKLYN SPORTS CLUB

## BROOKLYN, NEW YORK



**SIZE**  
100,000 sf

**COST**  
\$1,182,000

**COMPLETED**  
2019

**FIRM'S ROLE**  
Aquatic Design  
& Engineering

**CLIENT CONTACT**  
Bill Foley  
Brooksville Company  
1201 Broadway, Suite 401  
New York, NY 10001  
917.843.7967  
bfoley@brooksville.com

### PROJECT DESCRIPTION

This is a 100,000 sf private fitness facility which features two pools, indoor and outdoor basketball courts, and five group exercise studios featuring a variety of strength, cycling, mind and body, and cardio classes. The facility features two indoor pools: a stretch 25-yard indoor lap swimming pool with six lanes and a 900 sf training pool used primarily for lesson programming. Counsilman-Hunsaker was engaged by Brooklyn Sports Club in 2018 when the facility was under renovation and assigned renovation and third-party oversight responsibilities, including:

- Providing engineering documents for New York City Department of Health permitting and approval
- Oversight of the fiberglass recoating of the original steel competition pool
- Design of a new gutter trough to interface with the existing pool, substructure, and perimeter deck
- Waterproofing of the pools and flashing to the existing perimeter deck waterproofing, all of which is above occupied locker room spaces
- Installation of a new timing system and new starting blocks
- Full design and engineering of the replacement mechanical systems for the training pool recirculation.



# RHODE ISLAND COLLEGE CAMPUS RECREATION CENTER

## PROVIDENCE, RHODE ISLAND



**SIZE**  
 10,000 sf Pool  
 35,000 sf Field House

**COST**  
 \$508,000

**COMPLETED**  
 2020

**FIRM'S ROLE**  
 Aquatic Design  
 & Engineering

**CLIENT CONTACT**  
 Kevin Fitta, P.E.  
 Director of Capital Projects  
 Rhode Island College  
 Welcome Center  
 600 Mt. Pleasant Avenue  
 Providence, RI 02908  
 401.808.0969  
 kfitta@ric.edu

### PROJECT DESCRIPTION

The Campus Recreation Center is open to all Rhode Island College (RIC) students. Offering state-of-the-art facilities including a 10,000 sq. ft indoor heated swimming pool, a 35,000 sq. ft. field house equipped with a five-lane 1/10 mile indoor track, three multipurpose courts, and a fitness center with accessibility to cardiovascular and weight training equipment. In 2019, Counsilman-Hunsaker conducted a site visit to assess the conditions of the existing indoor five-lane, 25-yard "L" shaped swimming pool located in the Study Recreation Center. The assessment focused on the pool interior finishes and the water loss of approximately 2,500 gallons per day. Various options were recommended for refinishing the pool shell along with associated costs, allowing RIC to evaluate and to determine the preferred approach based on the project budget, renovation timeline, and long-term maintenance. It was also recommended that the main drains and cast iron suction pipe below grade be replaced between the pool and the surge tank. In addition to the opinion of costs, a 25-year life cycle cost was also provided with the costs for repairs. In 2020, a partial renovation was completed, which included new piping and main drain sumps, a new sight sump, repair of the pool shell interior, and replacement of the painted finish and concrete deck with an all-tile pool shell interior and ceramic tile deck finish.



# SHERIDAN JUNIOR HIGH SCHOOL

## SHERIDAN, WYOMING



**SIZE**  
 10,000 sf Pool  
 35,000 sf Field House

**COST**  
 \$582,000

**COMPLETED**  
 2018

**FIRM'S ROLE**  
 Aquatic Design  
 & Engineering

**CLIENT CONTACT**  
 Mathers Heuck, P.E.  
 Sheridan County School District  
 #2  
 201 N. Connor, Suite 100  
 Sheridan, WY 82801  
 307.674.7405  
 mathers.heuck@scsd2.com

### PROJECT DESCRIPTION

Sheridan County School District #2 is a public school district which serves 3,500 students in grades K-12 and has 10 schools in the district. The Early Building Pool, located at the Sheridan Junior High School, is the only school in the district that provides a swimming pool used to host swim meets, lessons, activities, and recreation swimming for students and the community. To bring the Early Building Pool up to current code compliance, the school district officials retained Malone Belton Abel and Counsilman-Hunsaker to complete repairs and renovations of the pool mechanical room and natatorium. Renovations included:

- New cement pool finish with tile markers and banding
- New diving board
- New lane lines
- New depth markers and warning signs
- New main drain grating
- New chemical systems – chlorination system, CO2 system, chemical controller
- Replacement of exposed pool recirculation piping
- New pool autofill system
- New pump gauges
- New safety eyewash
- Replacement of pool boiler, concrete slab, masonry walls, mechanical room ventilation, and remediation/replacement of floor structure



# PAGOSA LAKES PROPERTY OWNERS ASSOCIATION

## PAGOSA SPRINGS, CO



### SIZE

N/A

### COST

\$800 K

### COMPLETED

2020

### FIRM'S ROLE

MEP Design  
Commissioning

### CLIENT CONTACT

Pagosa Lakes Property Owners  
Association  
Larry Lynch  
970.731.5635

### PROJECT DESCRIPTION

**Asset Management.** SGM lead a diverse team of engineers and consultants to provide a comprehensive analysis of an existing recreation center with an indoor pool. Analysis included building condition, remaining useful life, recommended improvements, an energy audit and cost estimates. Project required strong coordination of multiple individuals, goals and expectations. Tasks included:

- Used SGM's Repair and Replacement Schedule tool that includes a cataloging of all assets; comments and costs for repair, replacement and maintenance and a 20-year budget.
- Lead a team consisting of a mechanical engineer, energy auditor, and construction consultant.
- Authored the 50-page report with input from all team members.

**HVAC upgrades of Recreation Facility and Racquet/Hand Ball Court Addition.** SGM recommendations in the Audit phase included a new HVAC systems and controls to improve comfort, indoor air quality (IAQ), energy efficiency and limit humidity. SGM performed HVAC load calculations, provided specifications and construction documents for mechanical, electrical, and plumbing (MEP) upgrades and design for the existing building and the Racquet Ball Addition. Construction administration (CA) was monitored under Tony Haschke's supervision. Tony also acted as the commissioning authority (CxA). All systems were functionally tested while issues were reported in an issues log. The issues log was updated until all items were resolved.

**Loft Addition to the Aerobics Area.** SGM was contracted again for MEP design, CA, and Cx. The addition added much need space within the existing space. Comfort, IAQ, and energy efficiency were the main drivers for staff, property owners, and visitors.

# IRON MOUNTAIN HOT SPRINGS

## GLENWOOD SPRINGS, CO



**SIZE**  
13 acres

**COST**  
1 M Civil; \$750K MEP

**COMPLETED**  
2020

**FIRM'S ROLE**  
MEP Engineering  
Civil Site Design

**CLIENT CONTACT**  
Iron Mountain Hot Springs  
Steve Beckley, Owner  
sbeckley@ironmountainsprings.com  
970.618.7127

### PROJECT DESCRIPTION

Civil site design and MEP design for the 13-acre Iron Mountain Hot Springs development adjacent to the Colorado River. The development consists of 18 geo-thermal pools, 2 fresh water pools, a main lodge, concessions, and auxiliary structures. Site design included a 100-space parking lot, storm drainage, all utilities, pedestrian facilities and vehicular access. Access design included CDOT access permit.

SGM also provided the MEP design for the hot springs development including all mineral water mechanical systems, site piping, electrical distribution, building MEP and snowmelt for the project.

- Owner provided a very short time frame for project development, City approval and construction. Development began June 1st, City approval occurred October 17th, and construction began November 1st.
- Challenges included construction of improvements in travertine soil layer and groundwater. This provided an opportunity for reuse of the groundwater for geothermal purposes.
- The geothermal system provides for non-treated, natural, geothermal water to be used in all pools except for the main swimming pool and one fresh water spa.



E

FEE PROPOSAL

SEE FEE PROPOSAL SUBMITTAL

## F

## TIME SCHEDULE

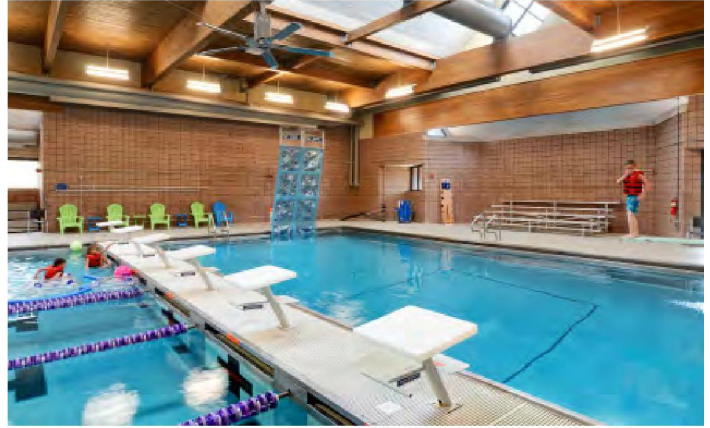
**Experience:** This team and its members have worked on hundreds of aquatic projects with similar scope, including renovations to pool, spa and gyms; locker rooms and showers; recreation spaces; and other updates as required per the RFP. We are experienced in both competitive aquatic and recreational programming and comprehensive community center projects. Our team also has an excellent reputation and track record of completing successful projects with OLC.

**Value-added:** We have the tools, resources, creative minds, and passionate energy to dig deeper into possibilities and explore various options with you.

**Performance:** On time, on budget and high-quality documentation to meet the project goals.

**Passion:** We have roots in Colorado, and would love to work with the City of Grand Junction and its stakeholders to complete this project and help deliver an exquisite environment that your patrons will absolutely love!

*OLC and our consultants will work tirelessly side-by-side with the city's representatives to complete this exciting project to the highest standards achievable. We will listen, educate, assess the need, and respond to the demand for a highly functional, low-maintenance aquatic facility with cost-effective, creative design and a realistic implementation schedule.*



## ORCHARD MESA POOL REPLACEMENT PROPOSED SCHEDULE OF SERVICES

DATE	SCHEDULE ITEM
10/11/2022	Schematic Design Submittal
10/13/2022	Meet with Owner for Schematic Design Review
10/17/2022 - 10/28/2022	Work with Owner in developing the CM/GC RFP
11/02/2022	Owner Approves CM/GC RFP
11/29/2022	CM/GC RFP Due
12/07/2022	CM/GC Notice-to-proceed issued by Owner
12/13/2022	Hold project meeting with Owner and CM/GC
1/24/2023	Design Development Submittal
2/07/2023	Meet with Owner and CM/GC for Design Development Review
3/21/2023	Submit Construction Documents for Review
5/15/2023	Start Construction
2/15/2024	Completion Date Entire Project



# G

## ADDITIONAL DATA (OPTIONAL)





**BOYS 100 FREE**  
Event 7 Pool 43.01  
Heat 2 Only 43.73  
WPR 42.34

L.P. Swimmer Name Team Split Time

2	DUNLAP, KYLE	SCE	23.71	45.85
3	BRIDLEY, RYAN	SCE	23.79	45.71
4	BALCERAK, MICHAEL	WT	23.79	45.19
5	STENSBY, TOPHER	ST	23.40	45.14
6	CLAESON, HENRY	LT	23.79	45.14
7	STOENNER, COLTON	U	23.65	45.65
			23.53	45.77

HSC

BOYS 100 FREE HEAT 2

PL	NAME	TEAM	SPLIT	TOTAL
1	STENSBY, TOPHER	ST	23.40	45.14
2	DUNLAP, KYLE	SCE	23.71	45.85
3	BRIDLEY, RYAN	SCE	23.79	45.71
4	BALCERAK, MICHAEL	WT	23.79	45.19
5	CLAESON, HENRY	LT	23.79	45.14
6	STOENNER, COLTON	U	23.65	45.65
7			23.53	45.77

SymyxMED

39:09



**BE WELL GET WELL STAY WELL LIVE WELL**

**SECTION 7.0: SOLICITATION RESPONSE FORM**

**RFP-5082-22-DH Professional Architectural/Engineering Services for Renovations of Orchard Mesa Pool Facility**

*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 Orchard Mesa Pool Facility 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 \$ 393,674.00**

**WRITTEN: Three hundred ninety-three thousand six hundred seventy-four 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	\$ <u>74,224.00</u>
Design Development Phase	\$ <u>109,233.00</u>
Construction Document Phase	\$ <u>113,953.00</u>
Bidding Documents & Assistance	\$ <u>20,981.00</u>
Construction Administration Phase	\$ <u>73,939.00</u>
Total Not to Exceed Contract Amount	\$ <u>393,674.00</u>

**NOTE: A detailed breakdown of labor and other direct costs by task should be included.**

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

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 N/A percent of the net dollar will be offered to the Owner if the invoice is paid within N/A days after the receipt of the invoice. The Owner reserves the right to consider any such discounts when determining the bid award that are no less than Net 10 days.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: Three (3)

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

Ohlson Lavoie Corp. dba OLC  
Company Name – (Typed or Printed)

  
Authorized Agent Signature

400 Santa Fe Drive  
Address of Offeror

Denver, CO 80203  
City, State, and Zip Code

Robert L. McDonald, Senior Principal/CEO  
Authorized Agent – (Typed or Printed)

(303) 294-9244  
Phone Number

rmcdonald@olc-designs.com  
E-mail Address of Agent

July 12, 2022  
Date