



Purchasing Division

ADDENDUM NO. 2

DATE: February 10, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Design of Emerson Park Landscape Site Plan and Skate Park RFP-5189-23-DD

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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.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: (Following Non-Mandatory Pre-Bid Site Meeting)

- 1. Question:** Is there a construction budget?
Answer: An anticipated construction budget for this project is between \$1,500,000 to \$2,500,000.
- 2. Question:** Based on previous City of GJ park work, is there a price range you predict this park's Construction cost will lie within or that you'd like to target?
Answer: An anticipated construction budget for this project is between \$1,500,000 and \$2,500,000.
- 3. Question:** Who are the stakeholder groups outside the City departments? Is there a commercial group? Is the skate community organized?
Answer: We have identified a core group within our stake community that will participate in the design process. In addition to this group, we are looking for a community engagement process that will allow for comments/ideas from our whole skating community. We do not have a commercial group. We have found our skating community to be moderately organized.
- 4. Question:** Is there significant history here worth maintaining or referencing in the park design?
Answer: Emerson Park was one of four parks established by the founding fathers of Grand Junction in 1881. According to the Mesa County Library, Emerson Park used to be called Cottonwood Park, but the name was changed in 1916 to match the name of the school across Ute Avenue. The residential Emerson Park neighborhood association includes the park in its boundaries.
- 5. Question:** Will a site survey be required or will design and engineering be based on available GIS information? If the former, will the consultant be expected to contract/manage the surveyor or will the City contract separately?

- Answer:** The City does not have capacity to perform the site survey for this project. Due to time constraint, it would be more expeditious for the consultant to contract a surveyor as needed.
- 6. Question:** How far have previous discussions for the space progressed? Is there a desired square footage for the skate plaza? Are there specific wheel “routes” around the trees or are we at our liberty of design to identify that?
- Answer:** We have not had any previous design discussions or completed any pre work on the site. Vendors have the liberty to identify the design that they believe would fit well within the park space.
- 7. Question:** Will updates to the zoning code affect this area?
- Answer:** Grand Junction is in the process of updating the Zoning & Development Code. Consultants are encouraged to review the status of this process at <https://www.gjcity.org/1221/Zoning-and-Development-Code-Update>. In the GJ Code Assessment Draft from June 2022, this area is classified as mixed-use. With the existing historic Emerson School to the north, and commercial properties to the east, west and south, the zoning most likely won't change much in the code update.
- 8. Question:** What is the extent of the desired lighting plan? Will park hours change such that night lighting may be needed?
- Answer:** Lighting proposed shall protect the night sky and allow for skate park usage into the night.
- 9. Question:** Pedestrian access to the park is limited and potentially dangerous. Are there any street improvements pending which would connect this space to other pedestrian friendly areas, additional parking, or residential areas in the five-block radius? If not, will this design require streetscape pedestrian improvements on the adjacent roads? And/or is the focus to simply provide more parking onsite?
- Answer:** Currently there are no plans to improve the access to the north, across westbound I-70 Business Loop (Ute Ave). Pedestrians can access the park via a cross walk and traffic light at 9th Street and Ute Ave. Tenth Street (on the east side of Emerson Park) is a bike route connecting Colorado Mesa University with downtown and the riverfront (Las Colonias Park). Proposed parking design shall consider the bike lanes on this street as well as maintain the pedestrian sidewalk connection along 10th Street (the sidewalk may need to move). No other streetscape design will be needed on the adjacent roads.
- 10. Question:** What is the desired level of drawings? What is the path for moving beyond SD?
- Answer:** According to the RFP (page 17), Phase 1 & 2 are included in the scope of work. Phase 2 calls for a Conceptual Design level with a Preferred Plan based on the Phase 1 Public Participation process. The Engineer's Opinion of Probable Costs for the construction of the Preferred Plan will be based on the Conceptual Plans. This cost estimate will be included in the City budget process for 2024 fiscal year. If the City decides to move forward with the project, a Design-Build team will be solicited for the final design and construction work.
- 11. Question:** Who is on the review team for the submissions?
- Answer:** The review team will be made up of City staff.

- 12. Question:** Has the City already identified a stakeholder group to participate in the minimum of Three required stakeholder meetings? If not, does the City have existing contacts with the local skateboarding community?
- Answer:** We have identified a core group within our stake community that will participate in the design process. In addition to this group, we are looking for a community engagement process that will allow for comments/ideas from our whole skating community. We have the ability to assist in providing email addresses of our active skating community as well as open up our social media channels to assist in communicating about our public process.
- 13. Question:** Does the City have boundary and topo survey for Emerson Park?
- Answer:** No. See the answer to Question #5 above.
- 14. Question:** What level of design do you expect? Do you expect full construction documents that are complete and ready for bid at this stage?
- Answer:** No. See the answer to Question # 10 above.
- 15. Question:** What are the boundaries of the site? Do you expect any redesign of 9th or 10th ROW for this project or will we be working within the curb lines of the existing park?
- Answer:** The intent is for the designer to work within the curb lines of the existing site, with the exception of on-street parking along 10th Street.
- 16. Question:** What is anticipated for a traffic study? What level of traffic study is expected?
- Answer:** If needed, a traffic study will be performed as part of Phase 3 - the Design-Build Contract, separate from this RFP scope. Any proposed vehicle access to the site will occur from 9th and/or 10th Streets. Ute and Pitkin Avenues are CDOT owned ROW.
- 17. Question:** What exactly is expected for the lighting plan? Will it be conceptual and consist of locations of lights and recommended fixtures or do you expect photometric plans and construction documents?
- Answer:** The lighting plan will be conceptual in the scope of this RFP. The intent would be to provide enough detail to develop the Engineer's Opinion of Probable Construction Cost at this level.
- 18. Question:** Do you envision the skate park being lit for nighttime use? Or, do you just need general lighting for the park?
- Answer:** We would like to see a pedestrian light plan for the park and then skatepark lighting that would allow the facility to be open into the evening/nighttime usage.
- 19. Question:** Will the City be responsible for calling in utility locates or the chosen consultant?
- Answer:** The consultant and their surveyor will be responsible for calling in utility locates.

All other conditions of subject remain the same.

Respectfully,

Sally Daniels

Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado