



CITY OF GRAND JUNCTION, COLORADO

CONTRACT

This CONTRACT made and entered into this 9th day of March 2023 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 **BrightView Design Group + Predevelopment** hereinafter in the Contract Documents referred to as the "Firm."

WITNESSETH:

WHEREAS, the Owner shall furnish all labor, tools, supplies, equipment, materials, and everything necessary and required for the Project described by the Contract Documents and known as **Pre-Development Services for Dos Rios Splash Park #5208-23-DD**.

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. Owner's Terms and Conditions
- c. Firm's Proposal
- d. Work Change Requests (directing that changed work be performed);
- e. Change Orders.

ARTICLE 2

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.

ARTICLE 3

Contract Time: Time is of the essence with respect to this Contract. The Firm hereby agrees to commence Service under the Contract on the date this Contract is fully executed, and to achieve Substantial Completion and Final Completion of the Services within the time or times specified in the Firm's Proposal.

ARTICLE 4

Contract Price and Payment Procedures: The Firm shall accept as full and complete compensation for the performance and completion of all of the Work specified in the Contract Documents, the sum of **Fifteen Thousand, Five Hundred and 00/100 Dollars (\$15,500.00)**. 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 Proposal. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional work to be performed, which work 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 work have been made.

ARTICLE 5

Contract Binding: The Owner and the Firm each bind itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Firm and may only be altered, amended, or repealed by a duly executed written instrument. Neither the Owner nor the Firm shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Firm shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 6

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

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

The Contract is executed in two counterparts.

CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:
By: Duane Hoff Jr. 3/9/2023
Duane Hoff Jr., Contract Administrator Date

BrightView Design Group + Predevelopment

DocuSigned by:
By: Brent Lloyd 3/9/2023
Brent Lloyd Date
Director of Predevelopment

1. Terms and Conditions for Professional Services

- 1.1 **The Owner:** The Owner is the City of Grand Junction, Colorado and is referred to throughout this Contract. The term Owner means the Owner or its authorized representative.
- 1.2 **Compliance:** All Offerors submitting a proposal agree to comply with all conditions, requirements, and instructions of this RFP as stated or implied herein. Should the Owner omit anything 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 Agent prior to the submittal deadline.
- 1.3 **Sales Tax:** The Owner is exempt from the State, County, and Municipal Sales Tax and Federal Excise Tax; therefore, all fees shall not include taxes.
- 1.4 **Acceptance of Contract Terms:** A proposal submitted shall constitute a binding offer which shall be acknowledged by the Offeror on the Letter of Interest or Cover Letter. The Offeror must be legally authorized to execute a Letter of Interest or Cover Letter together with contractual obligations. By submitting a proposal, the Offeror accepts 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 requirements. Failure to do so may be deemed a waiver or any right(s) to subsequently modify the term(s) of performance, except as specified in the RFP.
- 1.5 **Execution, Correlation, Intent, and Interpretations:** The Contract Documents shall be signed by the Owner and Firm. By executing the Contract, the Firm represents that it has familiarized itself with the local conditions under which the Services is to be performed and correlated its observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by anyone, shall be as binding as if required by all. The intention of the Contract 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/or drawings contained herein. All drawings, specifications and copies furnished by the Owner are, and shall remain, Owner property. The Contract Documents are not to be used on any other project.
- 1.6 **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, including the City, bearing on the performance of the Services. If the Firm observes that any of the Contract Documents are at variance in any respect, it shall promptly notify the Purchasing Agent in writing, and any necessary changes shall be adjusted. 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, it shall assume full responsibility and shall bear all costs attributable to the non-conforming Services.

- 1.7 Responsibility for those Performing the Services:** The Firm shall be responsible to the Owner for the acts and omissions of all its employees and all other persons performing any of the Services under a Contract with the Firm.
- 1.8 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 Service(s) under the Contract Documents. Upon receipt of written notice that the Service(s) 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 the Owner finds the Service(s) 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 Service(s) performed in accordance with the Contract Documents. The Service(s) performed by the 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 Service(s) in the applicable community. The Service(s) to be performed by the Firm hereunder shall be done in compliance with applicable laws, ordinances, rules, and regulations.
- 1.9 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 Purchasing Agent issued after the execution of the contract, authorizing a change in the Services or an adjustment in the Contract sum or the Contract time.
- 1.10 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.
- 1.11 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 discovery 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.

- 1.12 Acceptance Not Waiver:** The Owner's acceptance or approval of any Services furnished hereunder shall not in any way relieve the Firm of its present responsibility to maintain the high quality, integrity, and timeliness of its Services. The Owner's approval of 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.
- 1.13 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 City Contract Administrator.
- 1.14 Assignment:** The Firm shall not sell, assign, transfer, or convey the Contract, in whole or in part, without the prior written approval from the Owner.
- 1.15 Compliance with Laws:** Offers must comply with all Federal, State, County and local laws governing the Service and the fulfillment of the Service(s) for and on behalf of the public. The 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.
- 1.16 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.
- 1.17 Confidentiality:** All information disclosed by the Owner to the Firm for the purpose of the Services to be performed or information that comes to the attention of the Firm during the course of performing such Services is to be kept strictly confidential.
- 1.18 Conflict of Interest:** No public official and/or Owner employee shall have interest in the Contract.
- 1.19 Contract:** This Contract, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute an enforceable agreement equally binding between the Owner and Firm. The Contract represents the entire and integrated agreement between the City and the Firm 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.
- 1.20 Project Manager/Administrator:** The Project Manager, on behalf of the Owner, shall render decisions in a timely manner pertaining to the Services proposed and/or performed by the Firm. The Project Manager shall be responsible for approval and/or acceptance of any related performance of the Scope of Services.

- 1.21 Contract Termination:** The Contract shall remain in effect until any of the following occurs: (1) Contract expires; (2) completion of Services; (3) final 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.
- 1.22 Employment Discrimination:** During the performance of any Services per agreement with the Owner, the Firm agrees to:
- 1.22.1** 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 Firm. The Firm agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
 - 1.22.2** In all solicitations or advertisements for employees placed by or on behalf of the Firm, shall state that such Firm is an Equal Opportunity Employer.
 - 1.22.3** 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.
- 1.23 Immigration Reform and Control Act of 1986 and Immigration Compliance:** The Firm certifies that it does not and will not during the performance of the Contract employ personnel without authorization services or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or law regulating immigration compliance.
- 1.24 Ethics:** The Firm shall not accept or offer gifts or anything of value and/or enter into any business arrangement with any employee, official, or agent of the Owner.
- 1.25 Failure to Deliver:** In the event of failure of the Firm to perform in accordance with the Contract Documents, the Owner, after due oral or written notice, may procure Services from other sources and hold the Firm responsible for any and all costs resulting in the purchase of additional Services and materials necessary to perform the Service(s). This remedy shall be in addition to any other remedies that the Owner may have.
- 1.26 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 of the Contract Documents at any time in accordance with the terms thereof.

- 1.27 Force Majeure:** The Firm 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 Firm, unless otherwise specified in the Contract.
- 1.28 Indemnification:** Firm 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 Firm, or of any Firm's agent, employee, Sub-Firm or supplier in the execution of, or performance under, any Contract which may result from proposal award. The Firm shall pay any judgment with costs which may be obtained by and/or against the Owner arising out of or under the performance.
- 1.29 Independent Firm:** The Firm 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, 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.
- 1.30 Nonconforming Terms and Conditions:** A proposal that includes terms and conditions that do not conform to the terms and conditions of this Contract 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.
- 1.31 Ownership:** All plans, prints, designs, concepts, etc., shall become the property of the Owner.
- 1.32 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.
- 1.33 Patents/Copyrights:** The Firm 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 Firm for any/all suits arising on the grounds of patent(s)/copyright(s) infringement. Patent/copyright infringement shall null and void any agreement.

- 1.34 Governing Law:** Any agreement as a result of Contract 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.
- 1.35 Expenses:** Expenses incurred in preparation, submission, and presentation of Firm's Proposal is the responsibility of the Firm and cannot be charged to the Owner.
- 1.36 Sovereign Immunity:** The Owner specifically reserves its right to sovereign immunity pursuant to Colorado Law as a defense to any action arising out of or under a Contract.
- 1.37 Public Funds/Non-Appropriation of Funds:** Funds for payment have been provided through the Owner's budget approved by the City Council for the stated fiscal year only. Colorado law prohibits 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. The Contract will be subject to and provide a non-appropriation of funds clause.
- 1.38 Collusion Clause:** 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 its discretion, accept future proposals for the same service or commodities for participants in such collusion.
- 1.39 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 its discretion, terminate the Contract without liability to the Owner.
- 1.40 Performance of the Contract:** The Owner reserves the right to enforce the performance of the Contract in any manner prescribed by law or equity as deemed by the Owner to be in the best interest of the Owner (in the event of breach or default) of resulting Contract award.
- 1.41 Benefit Claims:** The Owner shall not provide to the Firm any insurance coverage or other benefits, including Worker's Compensation, normally provided by the Owner for its employees.
- 1.42 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 Contract. Breach of Contract or default authorizes the Owner to purchase like services elsewhere and charge the full cost to the defaulting Firm.

1.43 Multiple Offers: If an Offeror submits more than one offer, THE ALTERNATE OFFER must be clearly marked "Alternate Offer". The Owner reserves the right to make award in the best interest of the Owner.

1.44 Cooperative Purchasing: Purchases as a result of this Contract 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 Offeror and the participating Firms. 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 its jurisdiction. Other participating entities will place its own awards on its respective Purchase Orders through its purchasing office or use its 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 its Contract. Orders placed by participating jurisdictions under the terms of this Contract will indicate its specific delivery and invoicing instructions.

1.45 Definitions:

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

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

1.45.3 "City" is the City of Grand Junction, Colorado and is referred to throughout the Contract Documents. The term City means the City or its authorized representative(s). Based on such observations and the Firm's Application for payment, the City will determine the amounts owing to the Firm and will issue Certificates for Payment in such amounts, as provided in the Contract. The City will have authority to reject Service(s) which does not conform to the Contract Documents. Whenever, in its reasonable opinion, it considers it necessary or advisable to ensure the proper implementation of the intent of the Contract Documents, it will have authority to require the Firm to stop the Service(s) or any portion, or to require special inspection or testing of the Service(s), whether or not such Service(s) can then be fabricated, installed, or completed. The City will not be responsible for the acts or omissions of the Firm and/or Sub-Firm, or any of its agents or employees, or any other persons performing any of the Service(s).

1.45.4 "Firm" is the person, organization, or Firm identified as such in the Agreement and is referred to throughout the Contract Documents. The term Firm means the Firm or its authorized representative. The Firm shall carefully study and compare the General Contract Conditions of the Contract, Specifications and Drawings, Scope of Services, Addenda, and

Modifications and shall at once report to the Owner any error, inconsistency, or omission it 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.

1.45.5 “Sub-Contractor/Firm 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/Firm is referred to throughout the contract documents and means a Sub-Contractor/Firm or its authorized representative.

1.46 Public Disclosure Record: If the Offeror has knowledge of its employee(s) or Sub-Contractors/Firms having an immediate family relationship with an Owner employee or elected official, the Offeror must provide the Purchasing Agent with the name(s) of the individuals. The individuals are required to file a “Public Disclosure Record”, and/or a statement of financial interest, before conducting business with the Owner.

2. INSURANCE REQUIREMENTS

2.1 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 the Contract. 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 the Contract 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 Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. 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:

THREE HUNDRED THOUSAND DOLLARS (\$300,000) each occurrence and
THREE HUNDRED THOUSAND DOLLARS (\$300,000) 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 interest provision.

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

THREE HUNDRED THOUSAND DOLLARS (\$300,000) each occurrence and
THREE HUNDRED THOUSAND DOLLARS (\$300,000) aggregate

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

THREE HUNDRED THOUSAND DOLLARS (\$300,000) per claim

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

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

2.2 Additional Insured Endorsement: The policies required by paragraphs (b), and (c) above shall be endorsed to include the Grand Junction, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insured. Every required policy 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.



NOTICE OF AWARD

Date: March 9, 2023
Company: BrightView Design Group + Predevelopment
Project: Pre-Development Services for Dos Rios Splash Park #5208-23-DD

You have been awarded the City of Grand Junction Contract for the Pre-Development Services for Dos Rios Splash Park for fixed fee of **\$15,500.00**.

Please notify Ken Sherbenou City of Grand Junction Parks and Recreation Director at 970-254-3881 or kensh@gjcity.org for project scheduling and return to the City Purchasing Division an acknowledged copy of this Notice of Award, signed Contract and Insurance Certificate, as per the contract documents.

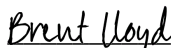
CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:

Duane Hoff, Jr., Contracts Administrator

SUPPLIER ACKNOWLEDGEMENT

Receipt of this Notice to Award is hereby acknowledged:

Company: BrightView Design Group
By: 
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Title: Managing Principal
Date: 3/9/2023



DOS RIOS SPLASH PARK
GRAND JUNCTION, COLORADO

PROPOSAL FOR
PREDEVELOPMENT SERVICES

FEBRUARY 27, 2023

PRESENTED TO

Mr. Ken Sherbenou
Parks and Recreation Director, MPA, CPRE
City of Grand Junction
1340 Gunnison Avenue
Grand Junction, CO 81501
970.254.3881 | kensh@gjcity.org

PREPARED BY

Brent Lloyd, Managing Principal, Director of Predevelopment
BrightView Design Group + Predevelopment
1645 Grant Street, Denver, Colorado 80203
303.825.2010 | brent.lloyd@brightview.com

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SCHEDULE 1 Basis of Proposal

BrightView Design Group and Predevelopment (BrightView) (Design-Build) (Consultant) will provide preconstruction and design assist services in support of the City of Grand Junction (Client) (Owner) for the proposed Base Camp at Dos Rios Water Park located in Grand Junction, Colorado.

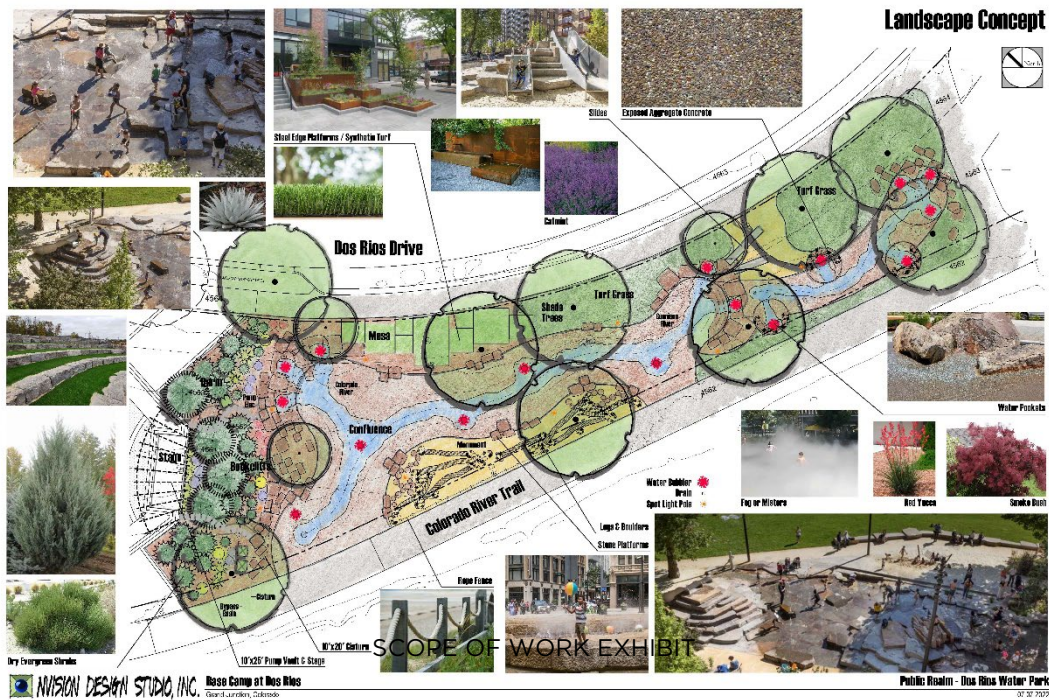
The purpose of this effort is to establish a budget and implementation strategy to support the Client's intent to the complete the project with a Design-Build project delivery approach. Key services provided by this scope of services include:

1. Design Assist - Provide design review and recommended refinements to support the Client in finalizing the project approach.
2. Value Engineering - BrightView anticipates that value engineering efforts will be required to meet the Client's established budget and implementation timeline.
3. Project Design-Build Budget - Based upon proposed recommendations/refinements, BrightView will provide the Client a project budget for Design-Build delivery.

Based on your review and approval of the proposed refinements and budget, BrightView will provide a separate Design-Build Proposal for implementation.

This proposal is based upon the design documentation provided by the Client including the following:

- Dos Rios Water Park, dated July 7, 2022, prepared by Nvision Design Studio
- Water Feature Plan Documents, dated June 16, 2022, prepared by Waterline Studios



SCHEDULE 2

Scope of Services

Task 1 – Design Assist, Budget Analysis, and Design-Build GMP

Estimated Duration: 3-4 weeks

BrightView will provide predevelopment services in support of the design effort. This effort will involve the refinement of scope, project parameters, coordination with the Client or to clearly establish scope of work, construction duration, associated budgets, level of finish expectations, and specifications as appropriate.

Upon completion and review of the initial budget analysis and with the Client, BrightView will coordinate with the Owner to refine budget analysis to formulate GMP for the agreed upon scope of the project. This effort will involve the refinement of scope, project parameters, coordination with the Client to clearly establish scope of work, construction duration, associated budgets, level of finish expectations, and specification as appropriate. BrightView's final GMP will be presented in the form of a Design-Build approach for the for completion of the agreed upon work scope in support of the development.

Key Tasks

1. Prepare Budget Analysis:
 - a. Perform detailed quantity survey.
 - b. Develop comprehensive estimates from plans based upon site conditions.
 - c. Develop standardized supportive unit pricing format across all projects.
 - d. Provide supportive unit pricing for major cost items for each project.
 - e. Provide Value Engineering and related cost reduction recommendations.
2. Evaluate Site Access and Logistics:
 - a. Work with Owner to ensure that community guidelines are met for traffic, noise, and air quality standards.
 - b. Work with Project Team to develop optimized schedule strategies for early installation of key elements.
3. Review Materials Selections:
 - a. Provide best value or life-cycle cost analysis on selected materials in support of design team.
 - b. Locate, collect, and catalog material samples.
 - c. Investigate availability and fabrication time of prospective long-lead items.
 - d. Investigate suitability for purpose of selected items.
4. Advance Procurement Strategy of Time-Critical Materials:
 - a. Coordinate early procurement of long-lead items.
 - b. Coordinate early procurement of items with volatile pricing.
 - c. Coordinate contract growing of plant materials.
5. Specialty Trades Prequalification:
 - a. Structural concrete contractors will be prequalified to ensure historical experience, capability to meet schedule, quality requirements, licensing and bondability.
 - b. Decorative metal suppliers will be researched to understand fabrication, engineering, and quality requirements.
 - c. Electrical contractors will vetted for their status as locally licensed and bondable contractors.
6. Refine Preliminary Construction Schedules for Included Scope Items:
 - a. Schedule analysis and master project schedule recommendations to ensure most efficient constructability cycles.
 - b. Integrate procurement cycle into individual and overall project schedules.

Meetings:

1. Two (2) online meetings (approx. 1 hour per meeting)
2. One (1) Site Visit to evaluation existing conditions

Deliverables:

1. Initial Preliminary Opinion of Construction Costs (Excel Format)

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 February 27, 2023
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2. Design Refinement / Value Engineering Recommendations (Narrative + Plan Markups)
3. Material Recommendations
4. Construction Schedule
5. Site Access and Logistics Plan
6. Design-Build GMP

EXCLUSIONS:

Note: Specific Exclusions from our scope of services are the following:

1. BrightView technical design-assist support will serve as recommendations only to support this effort. Design updates will not be prepared as part of this scope of work.
2. Design and Engineering. *Note: All preparation of design and engineering documentation will be addressed at a future stage as part of the Design-Build agreement and scope of work.*
3. Survey and utility locates.
4. State, City, or County Code Compliance Review and or fees and permits.
5. Geotechnical, soils, habitat or environmental investigation, testing, analysis, reports or monitoring unless otherwise noted.

SCHEDULE 3

**BrightView Predevelopment Services Rate Schedule & General Terms and Conditions
 (Effective through September 2023)**

PERSONNEL CATEGORY	HOURLY RATE
1. Executive Director/Vice President	\$ 225.00
2. Director	\$ 220.00
3. Managing Principal	\$ 215.00
4. Principal	\$ 210.00
5. Associate Principal	\$ 185.00
6. Associate Lead	\$ 170.00
7. Associate	\$ 160.00
8. Senior Design Manager	\$ 145.00
9. Senior Designer	\$ 135.00
10. Project Designer	\$ 120.00
11. Designer	\$ 105.00
12. Admin/Clerical	\$ 85.00

Dos Rios Splash Park
Pre-Development Services
February 27, 2023
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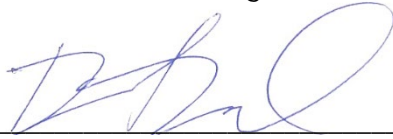
**SCHEDULE 4
Fee Schedule**

Our time and material fees will be billed on an hourly rate basis not exceeding the amount delineated below without prior Owner approval. In addition to this, charges will be made at cost for reimbursable expenses (travel to site, xeroxing, plotting, graphic and photographic reproduction.)

SERVICES	FEES
TASK 1	\$15,500.00
REIMBURSABLES ALLOWANCE	At Cost

We thank you for the opportunity to be of service to you and we look forward to an outstanding, successful project together.

CONTRACTOR: BrightView Design Group + Predevelopment



 Brent Lloyd, Director of Predevelopment

DATE: February 27, 2023

CLIENT: City of Grand Junction

APPROVED:

BY

DATE: _____

TITLE

Dos Rios Splash Park
Pre-Development Services
February 27, 2023
Page 7 of 7

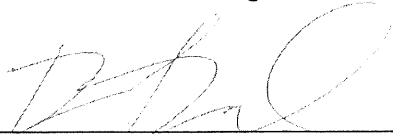
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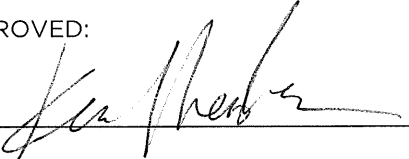
CONTRACTOR: BrightView Design Group + Predevelopment

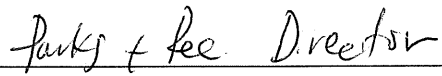


 Brent Lloyd, Director of Predevelopment

DATE: February 27, 2023

CLIENT: City of Grand Junction

APPROVED:


 BY


 TITLE

DATE: 3/8/2023

Dolly Daniels

To: Ken Sherbenou
Subject: RE: Dos Rios Splash Park

From: Brent Lloyd <Brent.Lloyd@brightview.com>
Sent: Friday, January 27, 2023 2:26:48 PM
To: Ken Sherbenou <kensh@gjcity.org>
Cc: Kris Kaufman <Kris.Kaufman@brightview.com>
Subject: RE: Dos Rios Splash Park

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Ken

We appreciate your continued interest in Brightview for the Dos Rios Park project. We are very interested in the opportunity to work with you on the effort but have a few follow up points for your consideration.

1. Project Budget – As briefly discussed during our call, in our opinion the \$800,000 budget may present challenges to complete the project. While that budget may be appropriate for the water feature element, the surrounding site work (landscape, paving, etc.) will likely exceed that budget value. Our concern is this scenario may lead to the inability to complete the entire project and/or a very significant value engineering and redesign process. Our recommendation to maintain the design intent would be to consider additional funding opportunities if possible.
2. Utility Connections – We are uncertain if utility connections are already provided for the water feature and park elements, specifically any water, sewer, and electrical services. These elements can be significant cost impact and may further compound the budget challenge.
3. Riverfront Park – As shared during the call, considering the option of combining the adjacent riverfront ‘beach’ park with the splash park may be a more effective means of finding some economy / efficiencies in the overall process.

Based on the above points, our next step would be to establish a preconstruction and design assist agreement with the City to formulate an approach to implement the project in 2023. Typically, we establish a preliminary preconstruction agreement with a nominal fee value and then apply that fee value to the final Design-Build contract.

We are happy to talk through the above points at your convenience and forward a preconstruction agreement to initiate the effort if the above approach is acceptable.

Thank you

Brent Lloyd
Managing Principal, BrightView Design Group
Director of Predevelopment

T.303.640.5214
C.720.235.7429

From: Ken Sherbenou <kensh@gjcity.org>
Sent: Tuesday, January 17, 2023 2:58 PM
To: Brent Lloyd <Brent.Lloyd@brightview.com>
Subject: Dos Rios Splash Park

EXTERNAL E-MAIL

Hi Brent,

Following on my voicemail from earlier, we are looking for a design-build team to complete construction documents on the attached design and then construct the facility in 2023.

Is this something your firm would be interested in?

Thanks for the help.

Ken Sherbenou

Parks and Recreation Director | MPA, CPRE
City of Grand Junction
Phone: 970-254-3881 | kensh@gjcity.org
www.gjparksandrec.org
1340 Gunnison Avenue
Grand Junction, CO 81501

