



Purchasing Division

Invitation for Bid

IFB-5243-23-KH
Grand Junction Learning Center Parking Lot

Responses Due:

May 18, 2023, Prior to 2:00 PM

Accepting Electronic Responses Only
Responses Only Submitted Through the Rocky Mountain E-Purchasing
System (RMEPS)

www.bidnetdirect.com/colorado

(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:

Kassy Hackett, Buyer

kassyh@gjcity.org

970-244-1546

Invitation for Bids

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1. Instructions to Offerors

NOTE: It is the Contractor'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 Invitation for Bid (IFB) is issued by the City of Grand Junction. All contact regarding this IFB is to be directed to:

Kassy Hackett, Buyer
kassyh@gjcity.org

With the exception of Pre-Bid or Site Visit Meeting(s) all questions, inquiries, comments, or communication pertaining to this solicitation (whether process, specifications, scope, etc.) must be directed (in writing) to the Purchasing Agent. Other communication may result in disqualification.

- 1.2 Optional Pre-Bid Meeting:** Prospective bidders are recommended to attend a non-mandatory pre-bid meeting on May 4th at 9:00 AM. Meeting location shall be the Learning Center, located at 545 25 ½ Road, Grand Junction, CO 81505. The purpose of this meeting will be to discuss and clarify the contents of this Invitation for Bids (IFB).
- 1.3 Purpose:** The City of Grand Junction is soliciting competitive bids from qualified and interested companies for all labor, equipment, and materials required to complete this project which generally consists of materials associated with the construction of the proposed parking lot which include, but may not be limited to curb, gutter, and sidewalk; concrete and asphalt pavement; sight lighting and landscape and any other appurtenances necessary for the completion of work. All dimensions and Scope of Work shall be verified by Contractors prior to submission of bids.
- 1.5 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 its authorized representative.
- 1.6 Compliance:** All Offerors, by submitting a bid, agree to comply with all conditions, requirements, and instruction of this IFB as stated or implied herein. Should the Owner omit anything which is necessary to 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 submittal deadline.
- 1.7 Procurement Process:** The most current version of the City of Grand Junction [Purchasing Policy and Procedure Manual](#) is contacting.

- 1.8 Submission: Bids be formatted as directed in Section 3.5.** Submittals that fail to follow this format may be ruled non-responsive. **Submittals that fail to follow this format may be ruled non-responsive.**

Solicitation Opening, Grand Junction Learning Center Parking Lot IFB-5243-23-KH
May 18, 2023, 2:00 – 2:30 PM (America/Denver)

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/157690765>

You can also dial in using your phone.
Access Code: 157-690-765
United States: +1 (408) 650-3123
- One-touch: tel:+14086503123,,157690765#

Join from a video-conferencing room or system.
Meeting ID: 157-690-765
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Or dial directly: 157690765@67.217.95.2 or 67.217.95.2##157690765

Get the app now and be ready when your first meeting starts:
<https://meet.goto.com/install>

- 1.9 Modification and Withdrawal of Bids Before Opening** Bids may be modified or withdrawn by an appropriate document stating such, duly executed and submitted to the place where Bids are to be submitted at any time prior to Bid Opening.
- 1.10 Form for Price Bid:** All Price Bids must be made upon the Price Bid Schedule attached and should give the amounts both in words and in figures and must be signed and acknowledged by the Offeror.

The Offeror shall specify a unit price in figures for each pay item for which a quantity is given and shall provide the products (in numbers) of the respective unit prices and quantities in the Extended Amount column. The total Bid price shall be equal to the sum of all extended amount prices. When an item in the Price Bid Schedule provides a choice to be made by the Offeror, Offeror's choice shall be indicated in accordance with the specifications for that particular item and thereafter no further choice shall be permitted.

Where the unit of a pay item is lump sum, the lump sum amount shall be shown in the "extended amount" column and included in the summation of the total Bid.
All blank spaces in the Price Bid Schedule must be properly filled out.

Bids by corporations must be executed in the corporate name by the president or vice president or other corporate office accompanied by evidence of authority to sign. The corporate address and state of incorporation shall be shown below the signature.

Bids by partnerships must be executed in the partnership name and signed by a partner whose title must appear under the signature and the official address of the partnership must be shown below the signature.

All names must be typed or printed below the signature.

The Offeror's Bid shall contain an acknowledgement of receipt of all Addenda, the numbers of which shall be filled in on the Contractor's Bid Form.

The contact information to which communications regarding the Bid are to be directed must be shown.

- 1.11 Exclusions:** No oral, telephonic, emailed, or facsimile bid will be considered.
- 1.12 Contract Documents:** The complete IFB and Offeror's response compose the Contract Documents. Copies of bid documents can be obtained from the City Purchasing website, <https://co-grandjunction.civicplus.com/501/Purchasing-Bids> .
- 1.13 Additional Documents:** The July 2010 edition of the "City Standard Contract Documents for Capital Improvements Construction", Plans, Specifications and other Bid Documents are available for review or download on the Purchasing Bids page at <https://co-grandjunction.civicplus.com/501/Purchasing-Bids>.
- 1.14 Definitions and Terms:** See Article I, Section 3 of the General Contract Conditions in the *Standard Contract Documents for Capital Improvements Construction*.
- 1.15 Examination of Specifications:** Offerors shall thoroughly examine and be familiar with the project Statement of Work. The failure or omission of any Offeror to receive or examine any form, addendum, or other document shall in no way relieve any Offeror from any obligation with respect to its bid. The submission of a bid shall be taken as evidence of compliance with this section. Prior to submitting a bid, each Offeror shall, at a minimum:
- a. Examine the *Contract Documents* thoroughly.
 - b. Visit the site to familiarize itself with local conditions that may in any manner affect cost, progress, or performance of the Work;
 - c. Study and carefully correlate Offeror's observations with the *Contract Documents*, and;
 - d. Notify the Purchasing Agent of all conflicts, errors, ambiguities, or discrepancies in or among the *Contract Documents* within the designated inquiry period.

On request, the Owner will provide each Offeror access to the site to conduct such investigations and tests as each Offeror deems necessary for submission of a Bid. It shall be the Offeror's responsibility to make or obtain any additional examinations, investigations, explorations, tests and studies and obtain any additional information and data which pertain to the physical conditions (including without limitation, surface, subsurface and underground utilities) at or contiguous to the site or otherwise which may affect cost, progress or performance of the Work and which the Offeror deems

necessary to determine its Bid for performing the Work in accordance with the time, price and other terms and conditions of the Contract Documents. Location of any excavation or boring made by Offeror shall be subject to prior approval of Owner and applicable agencies. Offeror shall fill all holes, restore all pavements to match the existing structural section and shall clean up and restore the site to its former condition upon completion of such exploration. The Owner reserves the right to require the Offeror to execute an access agreement with the Owner prior to accessing the site.

The lands upon which the Work is to be performed, rights of way, and access thereto, and other lands designated for use by Contractor in performing the Work, are identified on the Drawings.

Information and data reflected in the *Contract Documents* with respect to underground utilities at or contiguous to the site are based upon information and data furnished to the Owner and the Engineer by the owners of such underground utilities or others, and the Owner does not assume responsibility for the accuracy or completeness thereof, unless it is expressly provided otherwise in the *Contract Documents*.

By submission of a Bid, the Offeror shall be conclusively presumed to represent that the Offeror has complied with every requirement of these Instructions to Offerors, that the *Contract Documents* are not ambiguous and are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

- 1.16 Questions Regarding Statement of Work:** Any information relative to interpretation of Scope of Work or specifications shall be requested of the Purchasing Agent, in writing, in ample time, prior to the inquiry deadline.
- 1.17 Addenda & Interpretations:** If it becomes necessary to revise any part of this solicitation, a written addendum will be posted electronically on the City's website at <https://co-grandjunction.civicplus.com/501/Purchasing-Bids>. The Owner is not bound by any oral representations, clarifications, or changes made in the written specifications by Owner, unless such clarification or change is provided in written addendum form from the City Purchasing Representative.
- 1.18 Taxes:** The Owner is exempt from State, County, and Municipal Sales Tax and Federal Excise Tax, therefore, all fees/bids should not include taxes.
- 1.19 Sales and Use Taxes:** The Contractor and all Subcontractors are required to obtain exemption certificates from the Colorado Department of Revenue for sales and use taxes in accordance with the provisions of the General Contract Conditions, Section XVI "Taxes". Bids shall reflect this method of accounting for sales and use taxes on materials, fixtures, and equipment.
- 1.20 Offers Binding 60 Days:** Unless additional time is required by the Owner, or otherwise specified, all formal offers submitted shall be binding for sixty (60) calendar days following opening date, unless the Offeror, upon request of the Purchasing Agent, agrees to an extension.

- 1.21 Exceptions and Substitutions:** All bids meeting the intent of this IFB shall be considered for award. An Offeror taking exception to the specifications does so at the Offeror's 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 any exception(s) in the section to which the exception(s) pertain. Exception/substitution, if accepted, must meet or exceed the stated intent and/or specifications. The absence of stated exception(s) indicates that the Offeror has not taken exception, and if awarded a Contract shall hold the Offeror responsible to perform in strict accordance with the specifications or scope of the bid and Contract Documents.
- 1.22 Collusion Clause:** Each Offeror by submitting a bid 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 bids shall be rejected if there is evidence or reason for believing that collusion exists among Offerors. The Owner may, or may not, accept future bids for the same Work or commodities from participants in such collusion.
- 1.23 Disqualification of Offerors:** A Bid will not be accepted from, nor shall a Contract be awarded to, any person, Contractor, or corporation that is in arrears to the Owner, upon debt or Contract, or that has defaulted, as surety or otherwise, upon any obligation to the Owner, or that is deemed irresponsible or unreliable.

Offerors may be required to submit satisfactory evidence that they are responsible, have a practical knowledge of the project bid upon and that has the necessary financial and other resources to complete the proposed Work.

Either of the following reasons, without limitation, shall be considered sufficient to disqualify an Offeror and Bid:

- a. More than one Bid is submitted for the same Work from an individual, Contractor, or corporation under the same or different name: and
 - b. Evidence of collusion among Offerors. Any participant in such collusion shall not receive recognition as an Offeror for any future Work of the Owner until such participant has been reinstated as a qualified Offeror.
- 1.24 Public Disclosure Record:** If the Offeror has knowledge of its employee(s) or sub-contractors 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", a statement of financial interest, before conducting business with the Owner.

1. General Contract Conditions for Construction Projects

- 2.1 The Contract:** This Invitation for Bid, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute an enforceable agreement equally binding between the Owner and Contractor. The Contract represents the entire and integrated agreement between the Owner and the Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral including the bid

documents. The Contract may be amended or modified with Change Orders, Field Orders, or Addendums.

- 2.2. **The Work:** The term Work includes all labor necessary to produce the construction required by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.
- 2.3. **Execution, Correlation, Intent, and Interpretations:** The Contract Documents shall be signed by the Owner and Contractor. By executing the Contract, the Contractor represents that it has familiarized itself with the local conditions under which the Work 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 Work 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. It is not to be used on any other project.
- 2.4. **The Owner:** The Owner is the City of Grand Junction, Colorado and is referred to throughout the Contract Documents. The term Owner means the Owner or its authorized representative. The Owner shall, at all times, have access to the Work wherever it is in preparation and progress. The Contractor shall provide facilities for such access. The Owner will make periodic visits to the site to familiarize itself generally with the progress and quality of Work and to determine, in general, if the Work is proceeding in accordance with the Contract Documents. Based on such observations and the Contractor's Application for Payment, the Owner will determine the amounts owing to the Contractor and will issue Certificates for Payment in such amounts, as provided in the Contract. The Owner will have authority to reject Work 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 Contractor to stop the Work or any portion, or to require special inspection or testing of the Work, whether or not such Work can be then be fabricated, installed, or completed. The Owner will not be responsible for the acts or omissions of the Contractor, and Sub-Contractor, or any of its agents or employees, or any other persons performing any of the Work.
- 2.5. **Contractor:** The Contractor is the person or organization identified as such in the Agreement and is referred to throughout the Contract Documents. The term Contractor means the Contractor or its authorized representative. The Contractor shall carefully study and compare the General Contract Conditions of the Contract, Specification and Drawings, Scope of Work, Addenda and Modifications and shall at once report to the Owner any error, inconsistency, or omission it may discover. Contractor shall not be liable to the Owner for any damage resulting from such errors, inconsistencies, or omissions. The Contractor shall not commence Work without clarifying Drawings, Specifications, or Interpretations.
- 2.6. **Sub-Contractors:** A Sub-Contractor is a person or organization who has a direct Contract with the Contractor to perform any of the Work at the site. The term Sub-

Contractor is referred to throughout the Contract Documents and means a Sub-Contractor or its authorized representative.

- 2.7. Award of Sub-Contractors & Other Contracts for Portions of the Work:** Contractor shall submit with its bid response to the Owner, in writing for acceptance, a list of the names of the sub-contractors or other persons or organizations proposed for such portions of the Work as may be designated in the proposal requirements, or, if none is so designated, the names of the sub-contractors proposed for the principal portions of the Work. Prior to the award of the Contract, the Owner shall notify the successful Contractor in writing if, after due investigation, has reasonable objection to any person or organization on such list. If, prior to the award of the Contract, the Owner has a reasonable and substantial objection to any person or organization on such list and refuses in writing to accept such person or organization, the successful Contractor may, prior to the award, withdraw its proposal without forfeiture of proposal security. If the successful Contractor submits an acceptable substitute with an increase in the proposed price to cover the difference in cost occasioned by the substitution, the Owner may, at its discretion, accept the increased proposal or may disqualify the Contractor. If, after the award, the Owner refuses to accept any person or organization on such list, the Contractor shall submit an acceptable substitute and the Contract sum shall be increased or decreased by the difference in cost occasioned by such substitution and an appropriate Change Order shall be issued. However, no increase in the Contract sum shall be allowed for any such substitution unless the Contractor has acted promptly and responsively in submitting a name with respect thereto prior to the award.
- 2.8. Quantities of Work and Unit Price:** Materials or quantities stated as unit price items in the Bid are supplied only to give an indication of the general scope of the Work, and are as such, estimates only. The Owner does not expressly or by implication agree that the actual amount of Work or material will correspond therewith and reserves the right after award to increase or decrease the quantity of any unit item of the Work without a change in the unit price except as set forth in Article VIII, Section 70 of the *General Contract Conditions*. The City also reserves the right to make changes in the Work (including the right to delete any bid item in its entirety or add additional bid items) as set forth in Article VIII, Sections 69 through 71 of the *General Contract Conditions*.
- 2.9. Substitutions:** The materials, products and equipment described in the *Solicitation Documents* shall be regarded as establishing a standard of required performance, function, dimension, appearance, or quality to be met by any proposed substitution. No substitution will be considered prior to receipt of Bids unless the Offeror submits a written request for approval to the Purchasing Agent at least ten (10) days prior to the date for receipt of Bids. Such requests for approval shall include the name of the material or equipment for which substitution is sought and a complete description of the proposed substitution including drawings, performance and test data, and other information necessary for evaluation, including samples if requested. The Offeror shall set forth changes in other materials, equipment, or other portions of the Work including changes of the Work of other Contracts, which incorporation of the proposed substitution would require to be included. The Owner's decision of approval or disapproval of a proposed substitution shall be final. If the Owner approves a proposed substitution before receipt of Bids, such approval will be set forth in an Addendum. Offerors shall not rely upon approvals made in any other manner.

- 2.10. Supervision and Construction Procedures:** The Contractor shall supervise and direct the Work, using its best skill and attention. It shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work under the Contract.
- 2.11. Warranty:** The Contractor warrants to the Owner that all materials and equipment furnished under this Contract will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not conforming to these standards may be considered defective. If required by Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. If within ten (10) days after written notice to the Contractor requesting such repairs or replacement, the Contractor should neglect to make or undertake with due diligence to the same, the City may make such repairs or replacements. All indirect and direct costs of such correction or removal or replacement shall be at the Contractor's expense. The Contractor will also bear the expenses of making good all Work of others destroyed or damaged by the correction, removal, or replacement of its defective Work.
- 2.12. Permits, Fees, & Notices:** The Contractor shall secure and pay for all permits, governmental fees, and licenses necessary for the proper execution and completion of the Work. The Contractor 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 Work. If the Contractor 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 Contractor performs any Work 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 Work.
- 2.13. Responsibility for Those Performing the Work:** The Contractor shall be responsible to the Owner for the acts and omissions of all its employees and all sub-contractors, its agents and employees, and all other persons performing any of the Work under a Contract with the Contractor.
- 2.14. Use of the Site:** The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents, and shall not unreasonably encumber the site with any materials or equipment.
- 2.15. Cleanup:** The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by its operations. At the completion of Work, it shall remove all its waste materials and rubbish from and about the project, as well as all its tools, construction equipment, machinery, and surplus materials.
- 2.16. Insurance Requirements:** The selected Contractor 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 Contractor pursuant to the Contract. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Contractor 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.

Contractor shall procure and maintain and, if applicable, shall cause any Sub-contractor of the Contractor 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 Contractor 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: Contractor shall comply with all State of Colorado Regulations concerning Workers' Compensation insurance coverage.

(b) General Liability insurance with minimum 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 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:

ONE MILLION DOLLARS (\$1,000,000) 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 Contractors owned, hired, or non-owned vehicles assigned to be used in performance of the Work. The policy shall contain a severability of interest provision.

2.16.1 Additional Insured Endorsement: The policies required by paragraphs (b), and (c) above shall be endorsed to include Grand Junction, its Elected and Appointed Officials, Employees and Volunteers 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 the Contractor. The Contractor shall be solely responsible for any deductible losses under any policy required above.

- 2.17. Indemnification:** The Contractor 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 Contractor, or of any Contractor's agent, employee, Sub-Contractor or supplier in the execution of, or performance under, any Contract which may result from proposal award. Contractor shall pay any judgment with cost which may be obtained by and/or against the Owner growing out of or under the performance.
- 2.18. Miscellaneous Conditions: Material Availability:** Contractors must accept responsibility for verification of material availability, production schedules, and other pertinent data prior to submission of bid. It is the responsibility of the Offeror to notify the Owner immediately if materials specified are discontinued, replaced, or not available for an extended period of time.
- 2.19. OSHA Standards:** All Offerors agree and warrant that services performed in response to this invitation shall conform to the standards declared by the US Department of Labor under the Occupational Safety and Health Act of 1970 (OSHA). In the event the services do not conform to OSHA standards, the Owner may require the services to be redone at no additional expense to the Owner.
- 2.20. Time:** Time is of the essence with respect to the time of completion of the Project and any other milestones or deadline which are part of the Contract. It will be necessary for each Offeror to satisfy the City of its ability to complete the Work within the Contract time set forth in the Contract Documents. The Contract time is the period of time allotted in the Contract Documents for completion of the Work. The date of commencement of the Work is the date established in a Notice to Proceed. If there is no Notice to Proceed, it shall be the date of the Contract, or such other date as may be established therein, or as established as entered on the Bid Form. The Date of Final Completion of the Work is the date certified by the Owner when all construction, and all other Work associated to include, but not be limited to: testing, QA/QC, receipt of required reports and/or forms, grant requirements (if applicable), punch list items, clean-up, receipt of drawings and/or as-builts, etc., is fully complete, and in accordance with the Contract Documents.
- 2.21. Progress & Completion:** The Contractor shall begin the Work on the Commencement Date as noted on the Notice to Proceed and perform the Work expeditiously with adequate forces to complete the Work within the Contract time/by the Completion date.
- 2.22. Payment & Completion:** The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Contractor for the performance of the Work under the Contract Documents. Upon receipt of written notice that the Work 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 it finds the Work acceptable under the Contract Documents and the Contract fully performed, the Owner shall make payment in the manner provided in the Contract Documents.

2.23. Bid Bond: Each Bid shall as a guaranty of good faith on the part of the Offeror be accompanied by a Bid Guaranty consisting of a certified or cashier's check drawn on an approved national bank or trust company in the state of Colorado and made payable without condition to the City; or a **Bid Bond** written by an approved corporate surety in favor of the City. The amount of the Bid Guaranty shall not be less than 5% of the total Bid amount. Once a Bid is accepted and a Contract is awarded, the apparent successful Offeror has ten calendar days to enter into a Contract in the form prescribed and to furnish the bonds with a legally responsible and approved surety. Failure to do so will result in forfeiture of the Bid Guaranty to the City as Liquidated Damages.

Each Offeror shall guaranty its total bid price for a period of sixty (60) Calendar Days from the date of the bid opening.

2.24. Performance & Payment Bonds: Contractor shall furnish a Performance and a Payment Bond, each in an amount at least equal to that specified for the Contract amount as security for the faithful performance and payment of all Contractor's obligations under the Contract Documents. The bonds shall remain in effect for the duration of the Warranty Period (as specified in the Special Conditions). Contractor shall also furnish other bonds as required by the Special Conditions. All bonds shall be in the forms prescribed by the Contract Documents and be executed by such sureties as (1) are licensed to conduct business in the State of Colorado and (2) are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff, Bureau of Accounts, U.S. Treasury Department. All bonds signed by an agent must be accompanied by a certified copy of the Authority Act. If the surety on any bond furnished by the Contractor is declared bankrupt, or becomes insolvent, or its rights to do business in Colorado are terminated, or it ceases to meet the requirements of clauses (1) and (2) of this section, Contractor shall within five (5) days thereafter substitute another bond and surety, both of which shall be acceptable to the City.

2.25. Retention: The Owner will deduct money from the partial payments in amounts considered necessary to protect the interest of the Owner and will retain this money until after completion of the entire Contract. The amount to be retained from partial payments will be five (5) percent of the value of the completed Work, and not greater than five (5) percent of the amount of the Contract. When the retainage has reached five (5) percent of the amount of the Contract no further retainage will be made and this amount will be retained until such time as final payment is made.

2.26. Liquidated Damages for Failure to Enter Into Contract: Should the Successful Offeror fail or refuse to enter into the Contract within ten Calendar Days from the issuance of the Notice of Award, the City shall be entitled to collect the amount of such Offeror's Bid Guaranty as Liquidated Damages, not as a penalty but in consideration of the mutual release by the City and the Successful Offeror of all claims arising from the City's issuance of the Notice of Award and the Successful Offeror's failure to enter into the Contract and the costs to award the Contract to any other Offeror, to readvertise, or otherwise dispose of the Work as the City may determine best serves its interest.

2.27. Liquidated Damages for Failure to Meet Project Completion Schedule: If the Contractor does not achieve Final Completion by the required date, whether by neglect,

refusal or any other reason, the parties agree and stipulate that the Contractor shall pay liquidated damages to the City for each such day that final completion is late. As provided elsewhere, this provision does not apply for delays caused by the City. The date for Final Completion may be extended in writing by the Owner.

The Contractor agrees that as a part of the consideration for the City's awarding of this Contract liquidated damages in the daily amount of **\$1,000.00** is reasonable and necessary to pay for the actual damages resulting from such delay. The parties agree that the real costs and injury to the City for such delay include hard to quantify items such as: additional engineering, inspection and oversight by the City and its agents; additional Contract administration; inability to apply the efforts of those employees to the other Work of the City; perceived inefficiency of the City; citizens having to deal with the construction and the Work, rather than having the benefit of a completed Work, on time; inconvenience to the public; loss of reputation and community standing for the City during times when such things are very important and very difficult to maintain.

The Contractor must complete the Work and achieve final completion included under the Bid Schedule in the number of consecutive calendar days after the City gives is written Notice to Proceed. When the Contractor considers the entire Work ready for its intended use, Contractor shall certify in writing that the Work is fully complete. Final Completion date is the date by which the Contractor shall have fully completed all clean-up, and all items that were identified by the City in the inspection for final completion. Unless otherwise stated in the Special Conditions, for purposes of this liquidated damages clause, the Work shall not be finished, and the Contract time shall continue to accrue until the City gives its written Final Acceptance.

If the Contractor shall fail to pay said liquidated damages promptly upon demand thereof after having failed to achieve Final Completion on time, the City shall first look to any retainage or other funds from which to pay said liquidated damages; if retainage or other liquid funds are not available to pay said liquidated damages amounts, the Surety on the Contractor's Performance Bond and Payment Bond shall pay such liquidated damages. In addition, the City may withhold all, or any part of, such liquidated damages from any payment otherwise due the Contractor.

Liquidated damages as provided do not include any sums to reimburse the City for extra costs which the City may become obligated to pay on other Contracts which were delayed or extended because of the Contractor's failure to complete the Work within the Contract Time. Should the City incur additional costs because of delays or extensions to other Contracts resulting from the Contractor's failure of timely performance, the Contractor agrees to pay these costs that the City incurs because of the Contractor's delay, and these payments are separate from and in addition to any liquidated damages.

The Contractor agrees that the City may use its own forces or hire other parties to obtain Final Completion of the Work if the time of completion has elapsed and the Contractor is not diligently pursuing completion. In addition to the Liquidated Damages provided for, the Contractor agrees to reimburse the City for all expenses thus incurred.

2.28. Contingency/Force Account/Minor Contract Revisions: Contingency/Force Account/Minor Contract Revisions Work will be authorized by the Owner's Project

Manager and is defined as minor expenses to cover miscellaneous or unforeseen expenses related to the project. The expenses are not included in the Drawings, Specifications, or Scope of Work and are necessary to accomplish the scope of this Contract. Contingency/Force Account/Minor Contract Revisions Authorization will be directed by the Owner through an approved form. Contingency/Force Account/Minor Contract Revisions funds are the property of the Owner and any Contingency/Force Account/Minor Contract Revisions funds, not required for project completion, shall remain the property of the Owner. Contractor is not entitled to any Contingency/Force Account/Minor Contract Revisions funds, that are not authorized by Owner or Owner's Project Manager.

- 2.29. Protection of Persons & Property:** The Contractor 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 it from damage, injury, or loss. Contractor 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 Contractor in the execution of the Work, or in consequence of the non-execution thereof by the Contractor, it shall restore, at its 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.
- 2.30. Changes in the Work:** The Owner, without invalidating the Contract, may order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract sum and the Contract time being adjusted accordingly. All such changes in the Work shall be authorized by Change Order and shall be executed under the applicable conditions of the contract documents. A Change Order is a written order to the Contractor signed by the Owner issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the contract sum or the Contract time. The Contract sum and the Contract time may be changed only by Change Order.
- 2.31. Claims for Additional Cost or Time:** If the Contractor wishes to make a claim for an increase in the Contract sum or an extension in the Contract time, it shall give the Owner written notice thereof within a reasonable time after the occurrence of the event giving rise to such claim. This notice shall be given by the Contractor before proceeding to execute the Work, except in an emergency endangering life or property in which case the Contractor shall precede in accordance with the regulations on safety. No such claim shall be valid unless so made. Any change in the Contract sum or Contract time resulting from such claim shall be authorized by Change Order.
- 2.32. Minor Changes in the Work:** The Owner shall have authority to order minor changes in the Work 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.
- 2.33. Field Orders:** The Owner may issue written Field Orders which interpret the Contract Documents in accordance with the specifications, or which order minor changes in the

Work in accordance with the agreement, without change in the Contract sum or time. The Contractor shall carry out such Field Orders promptly.

- 2.34. Uncovering & Correction of Work:** The Contractor shall promptly correct all Work rejected by the Owner as defective or as failing to conform to the Contract Documents whether observed before or after substantial completion and whether or not fabricated installed or competed. The Contractor shall bear all costs of correcting such rejected Work, including the cost of the Owner's additional services thereby made necessary. If within one (1) year after the date of completion or within such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any of the Work found to be defective or not in accordance with the Contract documents, the Contractor shall correct it promptly after receipt of a written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of condition. All such defective or non-conforming Work under the above paragraphs shall be removed from the site where necessary and the Work shall be corrected to comply with the Contract Documents without cost to the Owner. The Contractor shall bear the cost of making good all Work of separate Contractors destroyed or damaged by such removal or correction. If the Owner prefers to accept defective or non-conforming Work, it may do so instead of requiring its removal and correction, in which case a Change Order will be issued to reflect an appropriate reduction in the payment or Contract sum, or, if the amount is determined after final payment, it shall be paid by the Contractor.
- 2.35 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.
- 2.36 Assignment:** The Contractor shall not sell, assign, transfer or convey any Contract resulting from this IFB, in whole or in part, without the prior written approval from the Owner.
- 2.37 Compliance with Laws:** Offers must comply with all Federal, State, County, and local laws governing the Work and the fulfillment of the Work for and on behalf of the public. Contractor hereby warrants that it is qualified to assume the responsibilities and render the Work described herein and has all requisite corporate authority and professional licenses in good standing required by law.
- 2.38 Confidentiality:** All information disclosed by the Owner to the Contractor for the purpose of the Work to be done or information that comes to the attention of the Contractor during the course of performing such Work is to be kept strictly confidential.
- 2.39 Conflict of Interest:** No public official and/or City/County employee shall have interest in any Contract resulting from this Invitation for Bid.
- 2.40 Contract Termination:** This Contract shall remain in effect until any of the following occurs: (1) Contract expires; (2) completion of Work; (3) final acceptance of Work 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 (30) days past notification.

- 2.41 Employment Discrimination:** During the performance of any services per agreement with the Owner, the Contractor, by submitting a Bid, agrees to the following conditions:
- 2.41.1** The Contractor shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, handicap, or national origin except when such condition is a legitimate occupational qualification reasonably necessary for the normal operations of the Contractor. The Contractor agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
 - 2.41.2** The Contractor, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, shall state that such Contractor is an Equal Opportunity Employer.
 - 2.41.3** 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.
- 2.42 Affirmative Action:** In executing a Contract with the City, the Contractor agrees to comply with Affirmative Action and Equal Employment Opportunity regulations presented in the General Contract Conditions Section 9 "Affirmative Action/EEO.
- 2.43. Immigration Reform and Control Act of 1986 and Immigration Compliance:** The Contractor certifies that it does not and will not during the performance of the Contract employ workers without authorization or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or laws regulating immigration compliance.
- 2.44. Ethics:** The Contractor 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.
- 2.45. Failure to Deliver:** In the event of failure of the Contractor to perform in accordance with the Contract Documents, the Owner, after due oral or written notice, may procure the Work from other sources and hold the Contractor responsible for any costs resulting in additional Work, materials and/or administration services necessary to perform the Work. This remedy shall be in addition to any other remedies that the Owner may have.
- 2.46. 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.
- 2.47. Force Majeure:** The Contractor 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 Contractor, unless otherwise specified in the Contract.

2.48. Independent Contractor: The Contractor shall be legally considered an Independent Contractor and neither the Contractor 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 Contractor, its servants, or agents. The Owner shall not withhold from the Contract payments to the Contractor any federal or state unemployment taxes, federal or state income taxes, Social Security, or any other amounts for benefits to the Contractor. Further, the Owner shall not provide to the Contractor any insurance coverage or other benefits, including Workers' Compensation, normally provided by the Owner for its employees.

2.49. Nonconforming Terms and Conditions: A bid that includes terms and conditions that do not conform to the terms and conditions of this Invitation for Bid is subject to rejection as non-responsive. The Owner reserves the right to permit the Contractor to withdraw nonconforming terms and conditions from its bid prior to a determination by the Owner of non-responsiveness based on the submission of nonconforming terms and conditions.

Items for non-responsiveness may include, but not be limited to:

- a. Submission of the Bid on forms other than those supplied by the City;
- b. Alteration, interlineation, erasure, or partial detachment of any part of the forms which are supplied herein;
- c. Inclusion of unauthorized additions conditional or alternate Bids or irregularities of any kind which may tend to make the Bid incomplete, indefinite, or ambiguous as to its meaning;
- d. Failure to acknowledge receipt of any or all issued Addenda;
- e. Failure to provide a unit price or a lump sum price, as appropriate, for each pay item listed except in the case of authorized alternative pay items;
- f. Failure to list the names of Subcontractors used in the Bid preparation as may be required in the Solicitation Documents;
- g. Submission of a Bid that, in the opinion of the Owner, is unbalanced so that each item does not reasonably carry its own proportion of cost or which contains inadequate or unreasonable prices for any item;
- h. Tying of the Bid with any other bid or Contract; and
- i. Failure to calculate Bid prices as described herein.

2.50. Evaluation of Bids and Offerors: The Owner reserves the right to:

- reject any and all Bids,
- waive any and all informalities,
- take into account any prompt payment discounts offered by Offeror,
- negotiate final terms with the Successful Offeror,
- take into consideration past performance of previous awards/Contracts with the Owner of any Contractor, Vendor, Contractor, Supplier, or Service Provider in determining final award. and
- disregard any and all nonconforming, nonresponsive, or conditional Bids.

Discrepancies between words and figures will be resolved in favor of words. Discrepancies between Unit Prices and Extended Prices will be resolved in favor of the Unit Prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. The corrected extensions and totals will be shown in the tabulation of Bids.

The Owner may consider the qualifications and experience of Subcontractors and other persons and organizations (including those who are to furnish the principal items of material or equipment) proposed for those portions of the Work as to which the identity of Subcontractors and other persons and organizations must be submitted. Operating costs, maintenance considerations performance data, and guarantees of materials and equipment may also be considered by the Owner.

The Owner will conduct such investigations as deemed necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications, and financial ability of the Offeror, proposed Subcontractors and other persons and organizations to do the Work in accordance with the *Contract Documents* to the City's satisfaction within the Contract Time.

The Offeror shall furnish the Owner all information and data requested by the Owner to determine the ability of the Offeror to perform the Work. The Owner reserves the right to reject the Bid if the evidence submitted by, or investigation of such Offeror fails to satisfy the Owner that such Offeror is properly qualified to carry out the obligations of the Contract and to complete the Work contemplated therein.

By submitting a Bid, each Offeror authorizes the Owner to perform such investigation of the Offeror as the Owner deems necessary to establish the responsibility, qualifications, and financial ability of the Offeror and, by its signature thereon, authorizes the Owner to obtain reference information concerning the Offeror and releases the party providing such information and the Owner from any and all liability to the Offeror as a result of such reference information so provided.

The Owner reserves the right to reject the Bid of any Offeror who does not pass any evaluation to the Owner's satisfaction.

If the Contract is to be awarded, it will be awarded to the Offeror who, by evaluation, the Owner determines will best meet the Owner's interests.

The Owner reserves the right to accept or reject the Work contained in any of the Price Bid Schedules or alternates, either in whole or in part.

2.51. Award of Contract: Unless otherwise indicated, a single award will be made for all the bid items in an individual bid schedule. In the event that the Work is contained in more than one Bid Schedule, the City may award Schedules individually or in combination. In the case of two Bid Schedules which are alternative to each other, only one of such alternative Schedules will be awarded. Within forty-five (45) Calendar Days of Bid Opening, the City will issue a Notice of Award to the Successful Offeror which will be accompanied by a Contract electronically submitted via DocuSign for digital signature. Within ten (10) Calendar Days thereafter, the Successful Offeror shall sign and deliver the digitally executed Contract via DocuSign. Performance Bond, Payment Bond, and Certificate of Insurance shall be submitted to the City within ten (10) days of Contract execution. No Contract shall exist between the Successful Offeror and the City and the Successful Offeror shall have no rights at law or in equity until the Contract has been duly executed by the City.

The Successful Offeror's failure to sign and submit a Contract and other documents set forth in this Paragraph within the prescribed time shall be just cause of annulment of the award, and forfeiture of the Bid Guaranty. The award of Contract may then be made to the next qualified Offeror in the same manner as previously prescribed.

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

2.53. 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.

2.54. Patents/Copyrights: The Contractor 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 Contractor for any claims, damages, awards and/or costs of defense arising on the grounds of patent(s)/copyright(s) infringement. Patent/copyright infringement shall null and void any agreement resulting from response to this Invitation For Bid.

2.55. Remedies: The Contractor and Owner agree that both parties have all rights, duties, and remedies available as stated in the Uniform Commercial Code.

2.56. Governing Law: Any agreement as a result of responding to this Invitation For Bid 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.

2.57. Expenses: Expenses incurred in preparation, submission, and presentation of a response to this Invitation For Bid are the responsibility of the Offeror and cannot be charged to the Owner.

2.58. Sovereign Immunity: The Owner specifically reserves its right to sovereign immunity pursuant to Colorado law as a defense to any action arising out of this Contract.

2.59. 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 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, if any, will be subject to and must contain a non-appropriation of funds clause/limitation on multi-year fiscal obligations as required by Art X, Section 20 of the Colorado Constitution, and other applicable law(s).

2.60. Cooperative Purchasing: Purchases as a result of this solicitation are primarily for the City/County. 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 Bid. The quantities furnished in this bid document are for only the City/County. It does not include quantities for any other jurisdiction. The City or County 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 Owner's solicitation. Orders placed by participating jurisdictions under the terms of this solicitation will indicate its specific delivery and invoicing instructions.

2.61. Keep Jobs in Colorado Act: Contractor shall be responsible for ensuring compliance with Article 17 of Title 8, Colorado Revised Statutes (C.R.S.) requiring 80% Colorado labor to be employed on public works. Contractor shall, upon reasonable notice provided by the Owner, permit the Owner to inspect documentation of identification and residency required by C.R.S. §8-17-101(2)(a). If Contractor claims it is entitled to a waiver pursuant to C.R.S. §8-17-101(1), Contractor shall state that there is insufficient Colorado labor to perform the Work such that compliance with Article 17 would create an undue burden that would substantially prevent a project from proceeding to completion and shall include evidence demonstrating the insufficiency and undue burden in its response.

Unless expressly granted a waiver by the Owner pursuant to C.R.S. §8-17-101(1), Contractor shall be responsible for ensuring compliance with Article 17 of Title 8, C.R.S. requiring 80% Colorado labor to be employed on public works. Contractor shall, upon reasonable notice provided by the Owner, permit the Owner to inspect documentation of identification and residency required by C.R.S. §8-17-101(2)(a).

2.61.1. "Public project" is defined as:

- (a) any construction, alteration, repair, demolition, or improvement of any land, building, structure, facility, road, highway, bridge, or other public improvement suitable for and intended for use in the promotion of the public health, welfare, or safety and any maintenance programs for the upkeep of such projects.
- (b) for which appropriate or expenditure of moneys may be reasonably expected to be \$500,000.00 or more in the aggregate for any fiscal year
- (c) except any project that receives federal moneys.

3. Statement of Work

3.1 GENERAL: The City of Grand Junction is soliciting competitive bids from qualified and interested companies for all labor, equipment, and materials associated with the construction of the proposed parking lot which include, but may not be limited to curb, gutter, and sidewalk; concrete and asphalt pavement; sight lighting and landscape and any other appurtenances necessary for the completion of work. All dimensions and scope of Work shall be verified by Contractors prior to submission of bids.

NOTE: The descriptions of the pay items listed in the Price Bid Schedule for this Project may not agree with those listed in the Standard Specifications. Payment for all Work performed, as required in the Contract Documents will be in accordance with the items and units listed in the Price bid Schedule.

The performance of the Work for this Project shall conform to the General Contract Conditions presented in the City of Grand Junction's Standard Contract Documents for Capital Improvements Construction, revised July 2010, except as specifically modified or supplemented herein or on the Construction Drawings.

3.2. PROJECT DESCRIPTION: The Project generally consists of 80 linear feet of curb, 300 linear feet of curb and gutter, 560 linear feet of spill curb and gutter, 165 linear feet of drive over curb and gutter, 150 square yards (6" thick) of concrete sidewalk, 70 square yards of concrete drainage pan, 15 square yards of concrete curb ramp, 35 square yards of concrete pavement section (8" thick), 25 square yards of concrete median cover (6" thick), 315 ton of hot mix asphalt pavement, 275 face square feet of precast block retaining wall, site lighting and electrical, and landscaping. All dimensions and Scope of Work shall be verified by Contractors prior to submission of bids.

3.3. SPECIAL CONDITIONS & PROVISIONS:

3.3.1 Grants: A portion of this project will be funded with a grant. The City has applied for the Emerging and Expanding Child Care Grant through the Colorado Department of Early Childhood. Bids must be submitted and accepted by the State before the project can move forward. Financial reporting and assistance in providing supporting documentation may be necessary. **The project is contingent on receiving this grant.**

3.3.2 Optional Pre-Bid Meeting: **Prospective bidders are recommended to attend a non-mandatory pre-bid meeting on May 4th at 9:00 AM.** Meeting location shall be the Learning Center, located at 545 25 ½ Road, Grand Junction, CO 81505. The purpose of this meeting will be to discuss and clarify the contents of this Invitation for Bids (IFB).

3.3.3 QUESTIONS REGARDING SOLICIATION PROCESS/SCOPE OF WORK:

Kassy Hackett, Buyer
City of Grand Junction
kassyh@gjcity.org

3.3.4 Project Manager: The Project Manager for the Project is Jerod Timothy, Deputy General Services Director, who can be reached at (970) 244-1565. During Construction, all notices, letters, submittals, and other communications directed to the City shall be addressed and mailed or delivered to:

City of Grand Junction
Department of General Service
Attn: Jerod Timothy, Deputy General Services Director
333 West Avenue, Building C
Grand Junction, CO 81501

3.3.5 Contract Administrator: The Contract Administrator for the Project is Duane Hoff Jr., Contract Administrator, who can be reached at (970)244-1545. During Construction, Contract related inquiries, issues, and other communications shall be directed to:

Duane Hoff Jr., Contract Administrator
duaneh@gjcity.org

3.3.6 Affirmative Action: The Contractor is not required to submit a written Affirmative Action Program for the Project.

3.3.7 Pricing: Pricing shall be all inclusive to include but not be limited to: all labor, equipment, supplies, materials, freight (F.O.B. Destination – Freight Pre-paid and Allowed to each site), travel, mobilization costs, fuel, set-up and take down costs, and full-time inspection costs, and all other costs related to the successful completion of the project.

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.

3.3.8 Freight/Shipping: All freight/shipping shall be F.O.B. Destination – Freight Pre-Paid and Allowed to the project site(s), Grand Junction, CO.

Contractor must meet all federal, state, and local rules, regulations, and requirements for providing such services.

3.3.9 Contract: A binding Contract shall consist of: (1) the IFB and any amendments thereto, (2) Additional Documents as stated in Section 1.10, (3) the Offeror's response (bid) to the IFB, (4) clarification of the bid, if any, and (5) the City's Purchasing Department's acceptance of the bid by "Notice of Award" or by "Purchase Order". All Exhibits and Attachments included In the IFB shall be incorporated into the Contract by reference.

A. The Contract expresses the complete agreement of the parties and, performance shall be governed solely by the specifications and requirements contained therein.

B. Any change to the Contract, whether by modification and/or supplementation, must be accomplished by a formal Contract amendment signed and approved by and between the duly authorized representative of the Offeror and the City Purchasing Division or by a modified Purchase Order prior to the effective date of such modification. The Offeror expressly and explicitly understands and agrees that no other method and/or no other document, including acts and oral communications by or from any person, shall be used or construed as an

amendment or modification to the Contract.

3.3.10 Time of Completion: The scheduled time of Completion for the Project is **54 Calendar Days** from the starting date specified in the Notice to Proceed.

Completion is achieved when site cleanup and all punch list items (resulting from the final inspection) have been completed. Completion shall have the meaning set forth in Article I, Section 3 (Definitions and Terms) of the General Contract Conditions.

3.3.11 Working Days and Hours: The working days and hours shall be as stated in the General Contract Conditions or as mutually agreed upon in the preconstruction meeting with the following exception:

All Work shall be performed between the hours of 7:00 AM to 5:00 PM, Monday through Friday unless otherwise approved by City representative.

3.3.12 Licenses and Permits: Contractor is responsible for obtaining all necessary licenses and permits required for Construction, at Contractors expense. See Section 2.12. Contractor shall supply to Owner all copies of finalized permits.

3.3.13 Permits: The following permits are required for the Project and will be obtained by the City at no cost to the Contractor:

NONE

The following permits are required for the Project and shall be obtained and paid for by the Contractor with the costs included in the total bid price for the Project:

NONE

3.3.14 City Furnished Materials: The City will furnish the following materials for the Project:

NA

3.3.15 Project Sign: Project Signs, if any, will be furnished and installed by the City.

3.3.16 Authorized Representatives of the City: Those authorized to represent the City shall include Purchasing Agent, Engineers, and Inspectors employed by the City, only.

3.3.17 Stockpiling Materials and Equipment: All stockpiling/storage shall be in accordance with General Contract Condition Section 51.

3.3.18 Traffic Control: The Contractor shall provide and maintain traffic control in accordance with the approved Traffic Control Plan and the Manual on Uniform Traffic Control Devices. A Traffic Control Plan shall be prepared by the Contractor and reviewed by the City two days prior to the pre-construction meeting.

Access to the learning center shall remain open at all times. This may require flagging during specific operations and/or night/weekend paving operations. The contractor shall provide a detailed schedule of proposed operations.

The Learning Center is open from 6:30 a.m. to 6:30 p.m. Monday through Friday. Heavy traffic hours are typically 7:00 a.m. to 9:30 a.m., 12:00 p.m. to 2:00 p.m., and 3:30 p.m. to 5:30 p.m.

- 3.3.19 Clean-Up:** The Contractor is responsible for cleaning up all loose materials that have been deposited or swept into gutters, and onto sidewalks and driveways as a result of sidewalk operations. The costs for all clean-up work shall be considered incidental and will not be paid for separately.
- 3.3.20 Quality Control Testing:** Supplier shall perform quality control testing on concrete. The City will perform all other necessary QA/QC.
- 3.3.21 Schedule of Submittals:** Contractor shall deliver these submittals at least two days prior to the pre-construction meeting:
- Traffic Control Plans
 - Project Schedule
 - Concrete Mix Design
 - Asphalt Mix Design
 - Class 6 Aggregate Base
 - Truncated Domes
 - Inlet Protection
 - Concrete Washout
 - Stabilized Construction Entrance
 - Precast Block
 - Plant Schedule (If modified)
 - Irrigation Appurtenances
 - Sight Lighting and Electrical Components
- 3.3.22 Uranium Mill Tailings:** It is anticipated that radioactive mill tailings will not be encountered on this Project.
- 3.3.23 Fugitive Petroleum or Other Contamination:** It is anticipated that soil contamination from fugitive petroleum or other contaminants will not be encountered with this Project.
- 3.3.24 Excess Material:** All excess materials shall be disposed in accordance with General Contract Condition Section 50.
- 3.3.25 Existing Utilities and Structures:** Utilities were **not** potholed during design of this Project. The location of existing utilities and structures shown on the Plans is approximate with the information gathered during design. It is the responsibility of the Contractor to pothole/locate and protect all structures and utilities in accordance with General Contract Conditions Section 37.
- 3.3.26 Incidental Items:** Any item of Work not specifically identified or paid for directly, but which is necessary for the satisfactory completion of any paid items of Work, will be considered as incidental to those items, and will be included in the cost of those items.

3.3.27 Survey: The Contractor shall give the City survey crew a minimum of 72 hours' notice for all requested survey.

3.3.28 Work to be Performed by the City (Prior to Construction):

- N/A

3.3.29 Existing Concrete Sidewalks, Pans, Fillets, Curbs, and Gutters: The existing sidewalks, pans, fillets, curbs, and gutters are in good serviceable condition. In most instances, the installation of new sidewalk and pavement will be adjacent to existing concrete. The Contractor will need to protect all concrete adjacent to construction. If the concrete is damaged during construction, the Contractor will be responsible for its replacement at no cost to the City. The Contractor, the City Project Inspector, and/or the City Project Manager will walk and record any concrete that is deemed to be damaged before construction has started.

3.4. SCOPE OF WORK:

STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION:

The *City of Grand Junction Standard Specifications for Road and Bridge Construction* are hereby modified or supplemented for this Project by the following modifications to *The Standard Specifications for Road and Bridge Construction*, State Department of Highways, Division of Highways, State of Colorado:

SP-1 SECTION 202 – REMOVAL OF STRUCTURES AND OBSTRUCTIONS

Section 202 of the Standard Specifications is hereby revised for this project as follows:

Subsection 202.07, add the following:

All concrete and asphalt removal required for installation of new will be considered incidental and will not be measured or paid for separately.

SP-2 SECTION 207 – TREE/SHRUB WELLS AMENDMENT

Areas identified for tree and shrub plantings shall receive clean import material that meets specifications listed on plan set or is to be amended on site to meet specifications listed below.

Soil Amendment
Materials

50% Ground well-aged cow, chicken, sheep or horse manure, 50% finely ground and aged wood chip, with a proven analysis to verify organic content, PH, electro-conductivity, nitrogen, potassium, and phosphorus content. A sample of the material will be supplied to the Landscape Architect with an analysis. Material to be composted a minimum of 3 months.

Execution

Soil Amendment is to be incorporated with fertilizer by tilling at the rate of 6 cu. yds per 1000 square feet. over all planted areas., discing or rototilling, the soil to a depth of 6". After this has been done, all rocks bigger than 1" shall be picked up and removed from the site. Soil amendment is to be used in planting procedures as detailed.

Pay Item

This item will not be measured or paid separately and shall be included in the line item cost per tree or shrub.

SP-3 SECTION 601 – STRUCTURAL CONCRETE

Section 601 of the Standard Specifications is hereby revised for this project as follows:

Subsection 601.02, Classification:

CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

- 4,500 PSI Compressive at 28 Days
- 6% air \pm 1.5%
- Slump 4", Loads exceeding 4 ½" shall be rejected
- Maximum Water Cement Ratio no greater than 0.45.

Subsection 601.06, Batching:

This CDOT Specification has been added to this Project:

The Contractor shall furnish a batch ticket (delivery ticket) with each load for all concrete. Concrete delivered without a batch ticket containing complete information as specified shall be rejected. The Contractor shall collect and complete the batch ticket at the placement site and deliver all batch tickets to the Engineer or its representative at the end of each day. The Engineer or its representative shall have access to the batch tickets at any time during the placement. The following information shall be provided on each ticket:

1. Suppliers name and date
2. Truck number
3. Project name and location
4. Concrete class and designation number
5. Cubic yards batched
6. Type, brand, and amount of each admixture
7. Type, brand, and amount of cement and fly ash
8. Weights of fine and course aggregates
9. Moisture of fine and course aggregates
10. Gallons of batch water

The Contractor shall add the following information to the batch ticket at time of placement:

1. Gallons of water added by the truck operator
2. Number of revolutions of the drum for mixing
3. Discharge time

SP-4 SECTION 608 – CURBS, GUTTERS, SIDEWALKS, AND TRAILS

Section 608 of the Standard Specifications is hereby revised for this project as follows:

Subsections 608.06, Basis of Payment shall include the following:

The Contract Unit Price for the various concrete items shall be full compensation for all equipment, labor, materials, and incidentals required for the complete installation. Incidental items include subgrade compaction, cutting and removal of asphalt in areas where concrete will be installed; removal of existing concrete, removal of existing base course, disposal of excavated and removed materials; furnishing, placement and compaction of Aggregate Base Course; forming, furnishing and placement, finishing, curing and protection of the concrete; reinforcing steel and joint filler.

SP-5 SECTION 630 - CONSTRUCTION ZONE TRAFFIC CONTROL

Subsection 630.09, Traffic Control Plan, shall include the following:

The following guidelines and limitations shall apply to the traffic control:

1. Two-way traffic shall be maintained on all streets (unless otherwise approved).
2. Concrete activities shall be coordinated so that concrete trucks and other vehicles do not block the traffic lanes.
3. All incidental costs shall be included in the original Contract price for the Project. Flagging shall be considered incidental and included in Traffic Control (Complete in Place).
4. Sidewalks that are obstructed or under construction shall be barricaded, as required for pedestrian safety.

3.5 Attachments:

Appendix A: Plan Set

3.6 Contractor Bid Documents: For Contractor's convenience, the following is a list of forms/items to be submitted with the Contractor's bid response. However, should a form/item not be listed in this section, but required in the solicitation documents, it is the Contractor's responsibility to ensure all forms/items are submitted.

- **Contractor's Bid Form**
- **Price Bid Schedule**

3.7 IFB TENTATIVE TIME SCHEDULE:

Invitation For Bids available on	April 20, 2023
Non-Mandatory Pre-Bid Meeting	May 4, 2023
Inquiry deadline, no questions after this date	May 9, 2023
Addendum Posted	May 11, 2023
Submittal deadline for proposals	May 18, 2023
City Council Approval	June 7, 2023
Notice of Award & Contract execution	June 8, 2023

Bonding & Insurance Cert due
Preconstruction meeting
Work begins no later than

June 22, 2023
June 26, 2023
Upon Receipt of
Notice to Proceed
54 Calendar Days from Notice
to Proceed

Final Completion

Holidays:

Juneteenth
Independence Day

June 19, 2023
July 4, 2023

4. Contractor's Bid Form

Bid Date: _____

Project: IFB-5243-23-KH "Grand Junction Learning Center Parking Lot

Bidding Company: _____

Name of Authorized Agent: _____

Email _____

Telephone _____ **Address** _____

City _____ **State** _____ **Zip** _____

The undersigned Offeror, in compliance with the Invitation for Bids, having examined the Instruction to Offerors, General Contract Conditions, Statement of Work, Specifications, and any and all Addenda thereto, having investigated the location of, and conditions affecting the proposed Work, hereby proposes to furnish all labor, materials and supplies, and to perform all Work for the Project in accordance with Contract Documents, within the time set forth and at the prices stated below. These prices are to cover all expenses incurred in performing the Work required under the Contract Documents, of which this Contractor's Bid Form is a part.

The undersigned Contractor does hereby declare and stipulate that this offer is made in good faith without collusion or connection to any person(s) providing an offer for the same Work, and that it is made in pursuance of, and subject to, all terms and conditions of the Instructions to Offerors, the Specifications, and all other Solicitation Documents, all of which have been examined by the undersigned.

The Contractor also agrees that if awarded the Contract, to provide insurance certificates within ten (10) working days of the date of Notification of Award. Submittal of this offer will be taken by the Owner as a binding covenant that the Contractor will be prepared to complete the project in its entirety.

The Owner reserves the right to make the award on the basis of the offer deemed most favorable, to waive any formalities or technicalities and to reject any or all offers. It is further agreed that this offer may not be withdrawn for a period of sixty (60) calendar days after closing time. Submission of clarifications and revised offers automatically establish a new thirty day (30) period.

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

- Prices in this bid 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 Contractor to submit a bid proposal for the purpose of restricting competition.
- The individual signing this bid 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. 98-03544. 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 take into account any such discounts when determining the bid award that are no less than Net 10 days.

RECEIPT OF ADDENDA: the undersigned Contractor acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents.

State number of Addenda received: _____.

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

By signing below, the Undersigned agree to comply with all terms and conditions contained herein.

Company: _____

Authorized Signature: _____

Title: _____

The undersigned Offeror proposes to subcontract the following portion of Work:

<u>Name & address of Sub-Contractor</u>	<u>Description of Work to be performed</u>	<u>% of Contract</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Offeror acknowledges the right of the City to reject any and all Bids submitted and to waive informalities and irregularities therein in the City's sole discretion.

By submission of the Bid, each Offeror certifies, and in the case of a joint Bid each party thereto certifies as to its own organization, that this Bid has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to this Bid with any other Offeror or with any competitor.

Bid Schedule: GJ Learning Center Parking Lot

Vendor: _____

Item No.	CDOT, City Ref.	Description	Quantity	Units	Unit Price	Total Price
1	208	Storm Drain Inlet Protection (Type II)	1.	EA	\$ _____	\$ _____
2	208	Erosion Log	300.	LF	\$ _____	\$ _____
3	208	Prefabricated Vehicle Tracking Pad	1.	EA	\$ _____	\$ _____
4	208	Prefabricated Concrete Washout Structure	1.	EA	\$ _____	\$ _____
5	209	Dust Abatement	60.	DAYS	\$ _____	\$ _____
6	212	Seeding - Native Seed Mix	0.5	ACRE	\$ _____	\$ _____
7	304	Aggregate Base Course (Class 6) (8" Thick) beneath HMA	1,434.	SY	\$ _____	\$ _____
8	304	Aggregate Base Course (Class 6) (4" Thick) shouldering	40.	SY	\$ _____	\$ _____
9	401	Hot Mix Asphalt (4" thick) (Grading SX 75, Binder Grade 64-22)	315.	TON	\$ _____	\$ _____
10	608	Concrete Pavement (Roundabout) (8" Thick) (CL P) dumpster, fillets, etc...	35.	SY	\$ _____	\$ _____
11	608	Concrete Curb and Spill Gutter (1.5' Wide) to include 6" of Class 6 Aggregate Base Course.	560.	LF	\$ _____	\$ _____
12	608	Concrete Curb (6" Wide) (6" High) to include 6" of Class 6 Aggregate Base	30.	LF	\$ _____	\$ _____
13	608	Concrete Curb (12" Wide) (6" High) (at dumpster)	50.	LF	\$ _____	\$ _____
14	608	Concrete Curb and Gutter (2' Wide) (collector gutter) to include 6" of Class 6 Aggregate Base Course.	300.	LF	\$ _____	\$ _____
15	608	Concrete Drive Over Curb and Gutter to include 6" of Class 6 Aggregate Base Course.	165.	LF	\$ _____	\$ _____
16	608	Concrete Sidewalk (6" Thick) to include 4" of Class 6 Aggregate Base Course.	150.	SY	\$ _____	\$ _____
17	608	Concrete Drainage Pan (6' Wide) to include 6" of Class 6 Aggregate Base Course.	105.	LF	\$ _____	\$ _____
18	608	Concrete Curb Ramp to include 6" of Class 6 Aggregate Base Course.	15.	SY	\$ _____	\$ _____
19	608	Precast Concrete Block Retaining Wall (complete in place) to include leveling pad, drain, backfill, etc..	275.	FSF	\$ _____	\$ _____
20	608	Concrete Median Cover Material (6" Patterned Concrete) to include 6" of Class 6 Aggregate Base Course.	25.	SY	\$ _____	\$ _____
21	608	Detectable Warning (Cast Iron, Wet Set) (2'x2)	3.	EA	\$ _____	\$ _____
22	620	Sanitary Facility	1.	EA	\$ _____	\$ _____
23	625	Construction Surveying	Lump	SUM	---	\$ _____
24	627	Preformed Thermoplastic Pavement Marking (parking striping, arows, HC symbols)	460.	SF	\$ _____	\$ _____
25	630	Construction Traffic Control (Complete in Place)	1.	LS	\$ _____	\$ _____
26	ELECTRICAL					
27		1 Inch Electrical PVC Schedule 80 Conduit (Plastic)	320.	LF	\$ _____	\$ _____
28		Type One Pull Box	5.	EA	\$ _____	\$ _____
29		Wiring	Lump	SUM	---	\$ _____

Bid Schedule: GJ Learning Center Parking Lot

Vendor: _____

Item No.	CDOT, City Ref.	Description	Quantity	Units	Unit Price	Total Price
30		Light Standard and Luminaire (Area Type "SA") to Include Base per Plan	4.	EA	\$ _____	\$ _____
31		LANDSCAPING - See Plan Sheet L1				
32		40'+ Deciduous Trees:				
33	AA	Trident Maple	2.	EA	\$ _____	\$ _____
34	BB	Common Hackberry	2.	EA	\$ _____	\$ _____
35	CC	Shademaster Thornless Honeylocust	2.	EA	\$ _____	\$ _____
36	DD	Texas Red Oak	2.	EA	\$ _____	\$ _____
37		10'-20'+ Deciduous Trees:				
38	EE	Winter King Hawthorn	1.	EA	\$ _____	\$ _____
39	FF	Austrian Pine	1.	EA	\$ _____	\$ _____
40	GG	Autumn Blaze Pear	1.	EA	\$ _____	\$ _____
41		Evergreen Shrubs - Large (8+):				
42	A	Spartan Juniper	4.	EA	\$ _____	\$ _____
43	B	Moonglow Juniper	2.	EA	\$ _____	\$ _____
44	C	Idyllwild Juniper	3.	EA	\$ _____	\$ _____
45		Deciduous Shrubs - Medium (4'-8'):				
46	D	Leadplant	9.	EA	\$ _____	\$ _____
47	E	Dark Knight Blue Mist Spirea	8.	EA	\$ _____	\$ _____
48	F	Fernbush	6.	EA	\$ _____	\$ _____
49	G	Apache Plume	8.	EA	\$ _____	\$ _____
50	H	Golden Currant	11.	EA	\$ _____	\$ _____
51	I	Purple Leaf Sand Cherry	6.	EA	\$ _____	\$ _____
52	J	Common Lilac	7.	EA	\$ _____	\$ _____
53		Ornamental Grasses - Small (2'-3'):				
54	K	Blue Grama Grass	8.	EA	\$ _____	\$ _____
55	L	Big Bluestem	5.	EA	\$ _____	\$ _____
56	M	Pennesetum alopecuroides	11.	EA	\$ _____	\$ _____
57	N	Heavy Metal Switch Grass	5.	EA	\$ _____	\$ _____
58	O	Regal Mist Pink Muhly	6.	EA	\$ _____	\$ _____
59		Evergreen Shrubs - Small (2'):				
60	P	Panchito Manzanita	3.	EA	\$ _____	\$ _____
61	Q	Wilton Carpet Juniper	5.	EA	\$ _____	\$ _____
62	R	Broadmoor Juniper	5.	EA	\$ _____	\$ _____
63	S	Slowmound Mugo Pine	2.	EA	\$ _____	\$ _____
64		Yucca & Agave - Small (2'):				
65	T	Perry's Agave	5.	EA	\$ _____	\$ _____
66	U	Red Yucca	8.	EA	\$ _____	\$ _____
67	V	Narrow Yucca	2.	EA	\$ _____	\$ _____
68	W	Banana Yucca	5.	EA	\$ _____	\$ _____
69		Blue/Purple Perennials:				
70	B1	May Night Salvia	8.	EA	\$ _____	\$ _____
71		Irrigation Per Plan - to Include All Appurtenances	1.	LS	\$ _____	\$ _____
MCR		Minor Contract Revisions	---	---	---	\$ 15,000.00

Bid Amount: \$ _____

Bid Schedule: GJ Learning Center Parking Lot

Vendor: _____

Item No.	CDOT, City Ref.	Description	Quantity	Units	Unit Price	Total Price
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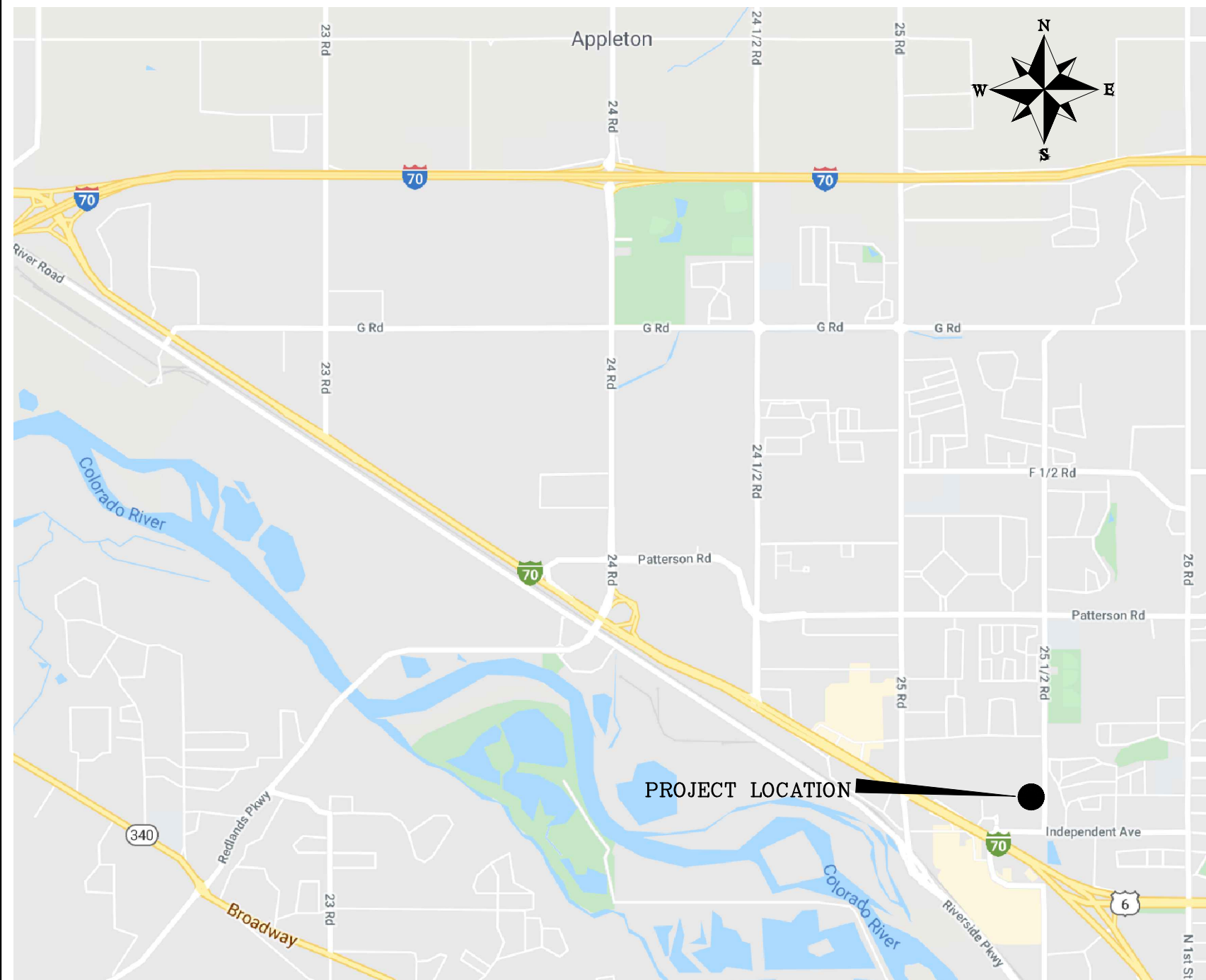
Bid Amount:

_____ dollars

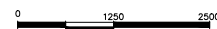
Appendix A: Plan Set

CITY OF GRAND JUNCTION CITY CHILD CARE CENTER

April 12, 2023



VICINITY MAP



*Public Works
Engineering Division*

Sheet Index

- 1 Cover Sheet
- 2 Standard Abbreviations, Legend, & Symbols
- 3 Summary of Earthwork Quantities
- 4 Summary of Approximate Quantities
- 5 Storm Drain Plan and Profiles NOT IN CONTRACT (by others)
- 6 Improvement Plan
- 7-9 Road Cross Sections
- 10 Staking Plan
- 11 Striping Plan
- 12 Fire Truck Turn Analysis
- 13 Wall Plan and Profile

- E1-E7 Electrical Plan
- L1 Landscape Plan
- IR1-IR3 Irrigation Plan

NOTE: NOTIFY AFFECTED UTILITY VENDOR 48 HOURS PRIOR TO EXCAVATIONS THAT WILL EXPOSE UTILITY LINES. THE COVER SHEET WILL HAVE A LISTING OF UTILITY VENDORS AND TELEPHONE NUMBERS.

REVISION	DESCRIPTION	DATE
REVISION Δ REV 1		DATE
REVISION Δ REV 2		DATE
REVISION Δ REV 3		DATE
REVISION Δ REV 4		DATE



Know what's below.
Call before you dig.

ABBREVIATIONS

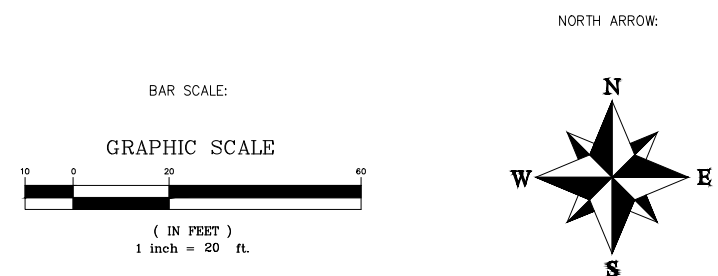
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
AC	ASBESTOS CEMENT
AP	ANGLE POINT
ASB	ANCHORED STRAW BALES
ASP	ALUMINIZED STEEL PIPE
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BACK OF CURB
BF	BUTTERFLY VALVE
BOW	BACK OF WALK
BCR	BEGIN CURB RETURN
BOT	BOTTOM
BSWMP	BETTER STORM WATER MANAGEMENT PRACTICES
CH	CHORD
CAP	CORRUGATED ALUMINUM PIPE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CI	CAST IRON
C, G, & SW	CURB, GUTTER & SIDEWALK
C	CENTER LINE
CL	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMB	COMBINATION (AS IN STORM SEWER AND SANITARY SEWER)
CONC	CONCRETE
CSM	CITY SURVEY MONUMENT
CSP	CORRUGATED STEEL PIPE
CU	COPPER
DI	DUCTILE IRON
DWY	DRIVEWAY
E	ELECTRIC
ECR	END CURB RETURN
EG	EDGE OF GUTTER
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FB	FULL BODY
FC	FACE OF CURB
FG	FINISHED GRADE
F	FLOW LINE
FL	FLANGE
FM	FORCE MAIN
FO	FIBER OPTICS
FS	FAR SIDE
FTG	FOOTING
G	GAS
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HBP	HOT BITUMINOUS PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
IRR	IRRIGATION
L	LENGTH OF ARC
LC	LONG CHORD
LF	LINEAR FEET
LL	LONG ARC
LS	SHORT ARC
LT	LEFT
MB	MAILBOX
MCSM	MESA COUNTY SURVEY MONUMENT
MH	MANHOLE
MJ	MECHANICAL JOINT
MW	MILL WRAP
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOP	NO ONE PERSON
NRCP	NON-REINFORCED CONCRETE PIPE
NS	NEAR SIDE
NTS	NOT TO SCALE
OHP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PE	POLYETHYLENE
PERF	PERFORATED
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
POC	POINT ON CURVE
POT	POINT ON TANGENT
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RG	RESTRAINED GLANDS
RL	LONG RADIUS
ROW	RIGHT OF WAY
RP	RADIUS POINT
RR	RAIL ROAD
RS	SHORT RADIUS
RT	RIGHT
S	SLOPE
SAN	SANITARY
SC	SHORT CHORD
SCD	STANDARD CONTRACT DOCUMENTS
SCH	SCHEDULE
SF	SILT FENCE
SL	SECTION LINE
SSRB	STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
SSUU	STANDARD SPECIFICATIONS FOR CONSTRUCTION OF UNDERGROUND UTILITIES
STA	STATION
STL	STEEL
STM	STORM
T	TELEPHONE
TAN	LENGTH OF TANGENT
TC	TOP OF CURB
TH	TEST HOLE
TV	TELEVISION
(TYP)	TYPICAL
UU	UNDERGROUND UTILITIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VPC	VERTICAL POINT OF CURVATURE
VPCC	VERTICAL POINT OF COMPOUND CURVATURE
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WATER
Δ	DELTA ANGLE

LEGEND

BSWMP DRAINAGE BASIN BOUNDARY		PROPOSED CONCRETE CURB AND GUTTER	
BSWMP ANCHORED STRAW BALES		PROPOSED CONCRETE CURB, GUTTER, & SIDEWALK	
BSWMP SILT FENCE		PROPOSED CONCRETE SIDEWALK	
BUILDING		PROPOSED "WET" UTILITIES (CONSTRUCTION NOTE WILL INDICATE TYPE, SIZE, AND MATERIAL OF NEW MAIN)	
CONCRETE CURB AND GUTTER		ALL PROPOSED FEATURES NOT SHOWN IN LEGEND WILL BE SHOWN THE SAME AS THEIR EXISTING COUNTERPART, BUT INDICATED BY BOLDER LINETYPE	
CONCRETE CURB, GUTTER, & SIDEWALK		RAIL ROAD	
CONCRETE DITCH		RETAINING WALL	
CONCRETE SIDEWALK		STRIPING (CONTINUOUS WHITE)	
CULVERT		STRIPING (DASHED WHITE)	
EARTH DITCH		STRIPING (CONTINUOUS YELLOW)	
EDGE OF GRAVEL		STRIPING (DASHED YELLOW)	
EDGE OF PAVEMENT		TOP OF SLOPE	
FENCE (HT & MATL NOTED)		CONTOUR LINES (SHOWN BETWEEN TOP & TOE)	
GUARD RAIL		TOE OF SLOPE	
HATCHING: INDICATES ASPHALT REMOVAL		TRAFFIC DETECTOR LOOP	
HATCHING: INDICATES CONCRETE REMOVAL		UTILITY LINE (ABANDON) (THIS CASE A WATER LINE)	
HATCHING: INDICATES STAGING AREA		UTILITY LINE (CABLE TV)	
LINE (CENTER OF IMPROVEMENTS)		UTILITY LINE (ELECTRIC)	
LINE (CITY LIMITS)		UTILITY LINE (FIBER OPTIC)	
LINE (CONTROL)		UTILITY LINE (GAS)	
LINE (EASEMENT)		UTILITY LINE (HIGH VOLTAGE OVERHEAD POWER)	
LINE (MONUMENT/SECTION)		UTILITY LINE (OVERHEAD POWER)	
LINE (PROPERTY)		UTILITY LINE (OVERHEAD TELEPHONE)	
LINE (RIGHT OF WAY)		UTILITY LINE (SANITARY SEWER)	
MATCH LINE		UTILITY LINE (SANITARY SEWER FORCE MAIN)	
PIPE (IRRIGATION)		UTILITY LINE (SANITARY SEWER SERVICE)	
PIPE (SIPHON)		UTILITY LINE (STORM SEWER)	
		UTILITY LINE (STORM SEWER, PERFORATED)	
		UTILITY LINE (STORM/SANITARY SEWER SEWER COMBINATION)	
		UTILITY LINE (TELEPHONE)	
		UTILITY LINE (WATER)	

SYMBOLS

BENCH MARK	
CATCH BASIN	
CLEAN OUT	
CURB STOP	
FIRE HYDRANT	
GUY WIRE ANCHOR	
HEADGATE	
IRRIGATION PUMP	
MAILBOX	
MANHOLE (ELECTRIC)	
MANHOLE (GAS)	
MANHOLE (SANITARY/STORM)	
MANHOLE (TELEPHONE)	
MANHOLE (WATER)	
METER (GAS)	
METER (WATER)	
PEDESTAL (TELEPHONE)	
PEDESTAL (TV)	
PROPERTY PIN	
PULL BOX	
REDUCER FITTING	
SIGN OR POST (SIGN TYPE NOTED)	
SPRINKLER HEAD	
STREET LIGHT	
SURVEY MONUMENT (CITY)	
SURVEY MONUMENT (TYPE NOTED)	
TEST HOLE	
TRAFFIC PAINT MARKING	
TRAFFIC SIGNAL POLE AND MAST ARM	
UTILITY POLE	
VALVE (GAS)	
VALVE (IRRIGATION)	
VALVE (WATER)	
VEGETATION (HEDGE OR BUSH)	
VEGETATION (TREE STUMP)	
VEGETATION (TREE) (CALIPER SIZE NOTED)	
WATER HYDRANT	
WEIR	
YARD LIGHT	



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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV 1			JCS	2022
REVISION Δ REV 2			JCS	2022
REVISION Δ REV 3			JCS	2022
REVISION Δ REV 4			KH	2022

SEE PLAN FOR SCALE INFO



PUBLIC WORKS ENGINEERING DIVISION
PROJECT NO. A2202

CITY CHILD CARE CENTER
STANDARD ABBREVIATIONS LEGENDS AND SYMBOLS
November 4, 2022

SUMMARY OF EARTHWORK QUANTITIES

INDEX				PROJECT TOTAL	
Book	Page	Sheet		CU. YD.	As Const.
			203-00010 UNCLASSIFIED EXCAVATION (CIP)		
			PARKING (QUANTITY CALCULATED FROM CIVIL3D) (TIN SUBTRACTION)		
			Childcare Parking Lot	311	
			ADD prism/space ocupied by paving, wall, etc..	708	
			SUBTOTAL:	1019	
			TOTAL FOR PAY QUANTITIES	1019	
			EMBANKMENT MATERIAL (CIP) (FOR INFORMATION ONLY)		
			QUANTITY CALCULATED FROM CIVIL3D		
			Childcare Parking Lot	670	
			TOTAL	670	

INDEX			ROADWAY QUANTITIES BALANCE (FOR INFORMATION ONLY)	PROJECT TOTAL	
Book	Page	Sheet		CU. YD.	As Const.
			Total Unclassified Excavation	1019	
			Total Embankment (net)	670	
			EMBANKMENT TIMES FACTOR 1.2	804	
			Haul Material	215	

REVISION Δ REV 1	DESCRIPTION	DATE	DRAWN BY	JCS	DATE	2022
REVISION Δ REV 2			DESIGNED BY	JCS	DATE	2022
REVISION Δ REV 3			CHECKED BY	JT	DATE	2022
REVISION Δ REV 4			APPROVED BY	KH	DATE	2022

NO SCALE



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. A2202

CITY CHILD CARE CENTER
SUMMARY OF EARTHWORK QUANTITIES - 1
April 12, 2023

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Item No.	CDOT, City Ref.	Description	Quantity	Units
1	208	Storm Drain Inlet Protection (Type II)	1.	EA
2	208	Erosion Log	300.	LF
3	208	Prefabricated Vehicle Tracking Pad	1.	EA
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11	608	Concrete Curb and Spill Gutter (1.5' Wide) to include 6" of Class 6 Aggregate Base Course.	560.	LF
12	608	Concrete Curb (6" Wide) (6" High) to include 6" of Class 6 Aggregate Base Course.	30.	LF
13	608	Concrete Curb (12" Wide) (6" High) (at dumpster)	50.	LF
14	608	Concrete Curb and Gutter (2' Wide) (collector gutter) to include 6" of Class 6 Aggregate Base Course.	300.	LF
15	608	Concrete Drive Over Curb and Gutter to include 6" of Class 6 Aggregate Base Course.	165.	LF
16	608	Concrete Sidewalk (6" Thick) to include 4" of Class 6 Aggregate Base Course.	150.	SY
17	608	Concrete Drainage Pan (6' Wide) to include 6" of Class 6 Aggregate Base Course.	105.	LF
18	608	Concrete Curb Ramp to include 6" of Class 6 Aggregate Base Course.	15.	SY
19	608	Precast Concrete Block Retaining Wall (complete in place) to include leveling pad, drain, backfill, etc..	275.	FSF
20	608	Concrete Median Cover Material (6" Patterned Concrete) to include 6" of Class 6 Aggregate Base Course.	25.	SY
21	608	Detectable Warning (Cast Iron, Wet Set) (2'x2)	3.	EA
22	620	Sanitary Facility	1.	EA
23	625	Construction Surveying	Lump	SUM
24	627	Preformed Thermoplastic Pavement Marking (parking striping, arows, HC symbols)	460.	SF
25		ELECTRICAL		
26		1 Inch Electrical PVC Schedule 80 Conduit (Plastic)	320.	LF
27		Type One Pull Box	5.	EA
28		Wiring	Lump	SUM
29		Light Standard and Luminaire (Area Type "SA") to Include Base per Plan	4.	EA
30		LANDSCAPING - See Plan Sheet L1		
31		40'+ Deciduous Trees:		
32	AA	Trident Maple	2.	EA
33	BB	Common Hackberry	2.	EA
34	CC	Shademaster Thornless Honeylocust	2.	EA
35	DD	Texas Red Oak	2.	EA
36		10'-20'+ Deciduous Trees:		
37	EE	Winter King Hawthorn	1.	EA
38	FF	Austrian Pine	1.	EA
39	GG	Autumn Blaze Pear	1.	EA
40		Evergreen Shrubs - Large (8+):		
41	A	Spartan Juniper	4.	EA
42	B	Moonglow Juniper	2.	EA
43	C	Idyllwild Juniper	3.	EA
44		Deciduous Shrubs - Medium (4'-8'):		

Item No.	CDOT, City Ref.	Description	Quantity	Units
45	D	Leadplant	9.	EA
46	E	Dark Knight Blue Mist Spirea	8.	EA
47	F	Fernbush	6.	EA
48	G	Apache Plume	8.	EA
49	H	Golden Currant	11.	EA
50	I	Purple Leaf Sand Cherry	6.	EA
51	J	Common Lilac	7.	EA
52		Ornamental Grasses - Small (2'-3'):		
53	K	Blue Grama Grass	8.	EA
54	L	Big Bluestem	5.	EA
55	M	Pennesetum alopecuroides	11.	EA
56	N	Heavy Metal Switch Grass	5.	EA
57	O	Regal Mist Pink Muhly	6.	EA
58		Evergreen Shrubs - Small (2'):		
59	P	Panchito Manzanita	3.	EA
60	Q	Wilton Carpet Juniper	5.	EA
61	R	Broadmoor Juniper	5.	EA
62	S	Slowmound Mugo Pine	2.	EA
63		Yucca & Agave - Small (2'):		
64	T	Perry's Agave	5.	EA
65	U	Red Yucca	8.	EA
66	V	Narrow Yucca	2.	EA
67	W	Banana Yucca	5.	EA
68		Blue/Purple Perennials:		
69	B1	May Night Salvia	8.	EA
70		Irrigation Per Plan - to Include All Appurtenances	1.	LS
MCR		Minor Contract Revisions	---	---

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV 1			JCS	2022
REVISION Δ REV 2			JCS	2022
REVISION Δ REV 3			JCS	2022
REVISION Δ REV 4			KH	2022

NO SCALE

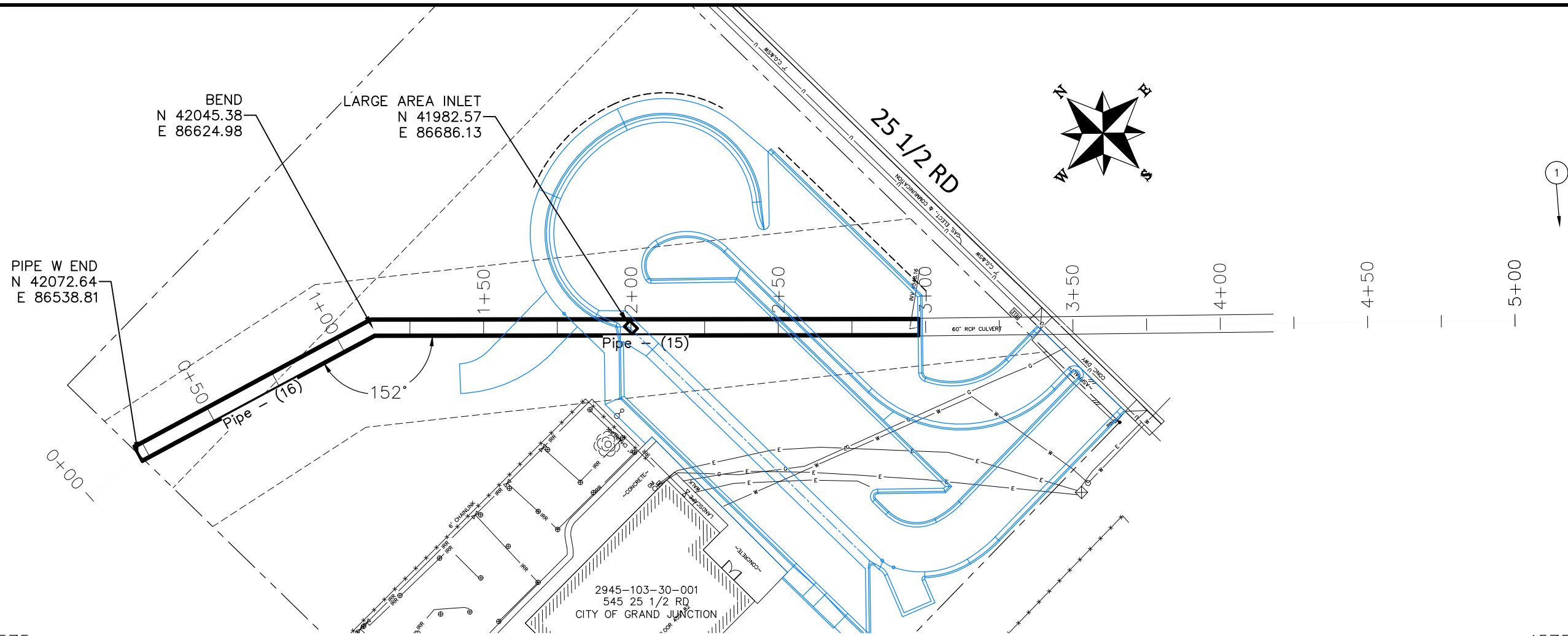


PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. A2202

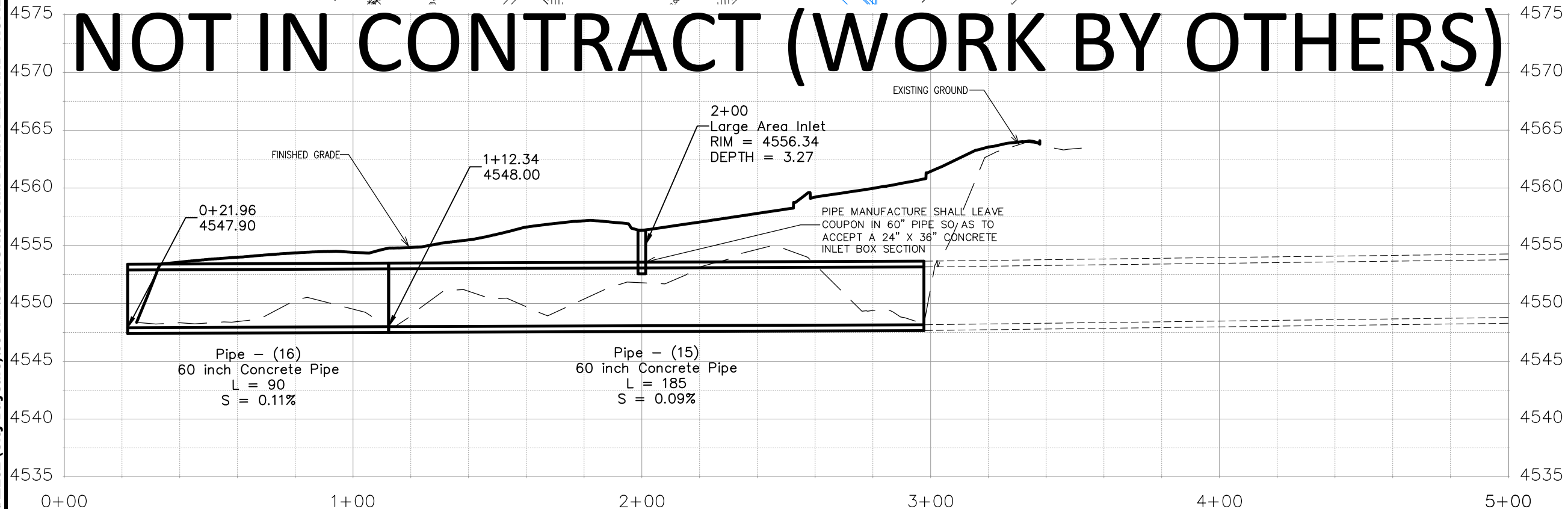
CITY CHILD CARE CENTER
SUMMARY OF APPROXIMATE QUANTITIES - 1
April 12, 2023

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NOT IN CONTRACT (WORK BY OTHERS)



REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV 1			JCS	2022
REVISION Δ REV 2			JCS	2022
REVISION Δ REV 3			JCS	2022
REVISION Δ REV 4			JCS	2022

DESIGNED BY	JCS	DATE	2022
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APPROVED BY	KH	DATE	2022

SCALES:	
HORIZONTAL	1" = 40'
VERTICAL	1" = 10'

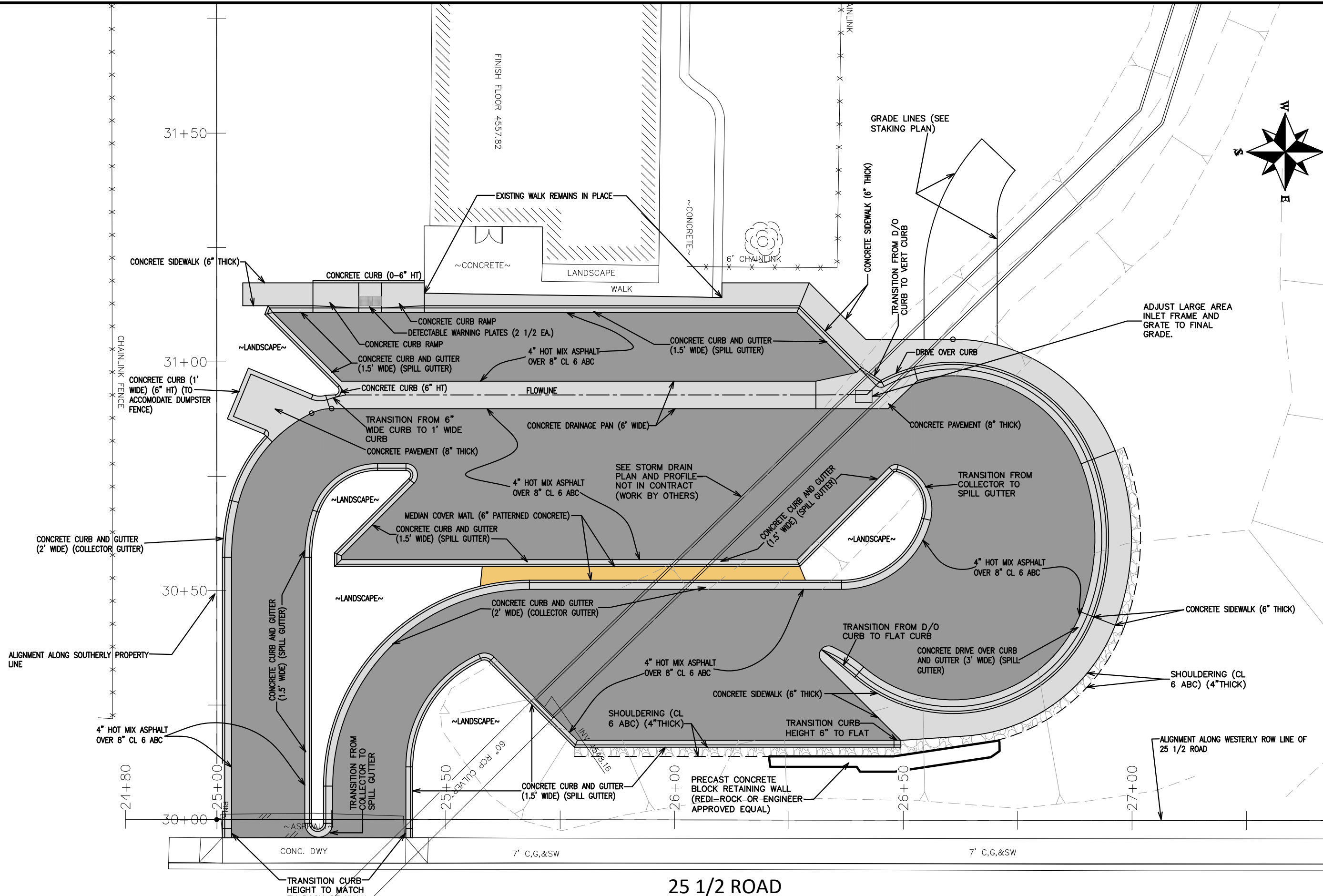


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ENGINEERING DIVISION**
PROJECT NO. A2202

CITY CHILD CARE CENTER
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April 12, 2023

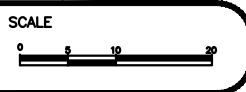
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REV 2		
REV 3		
REV 4		

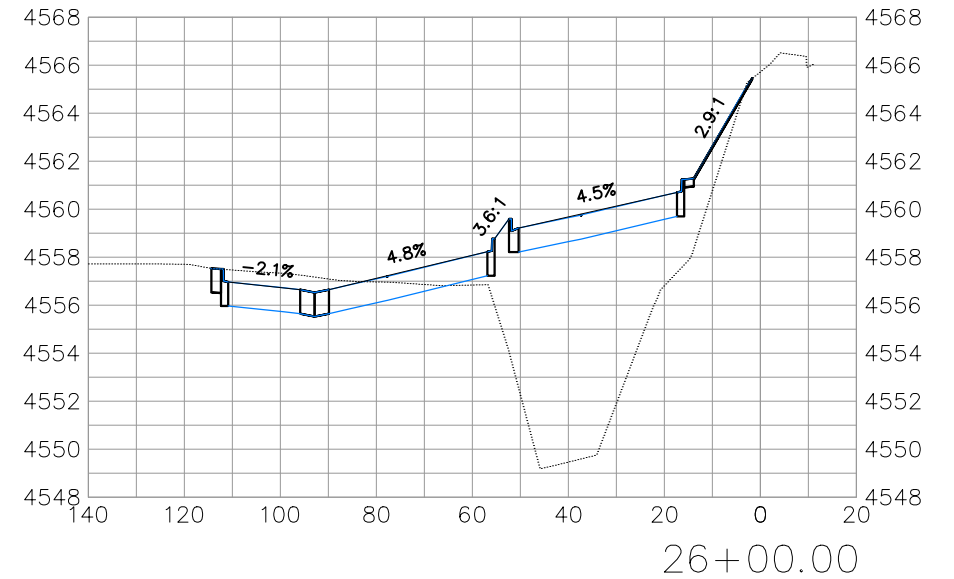
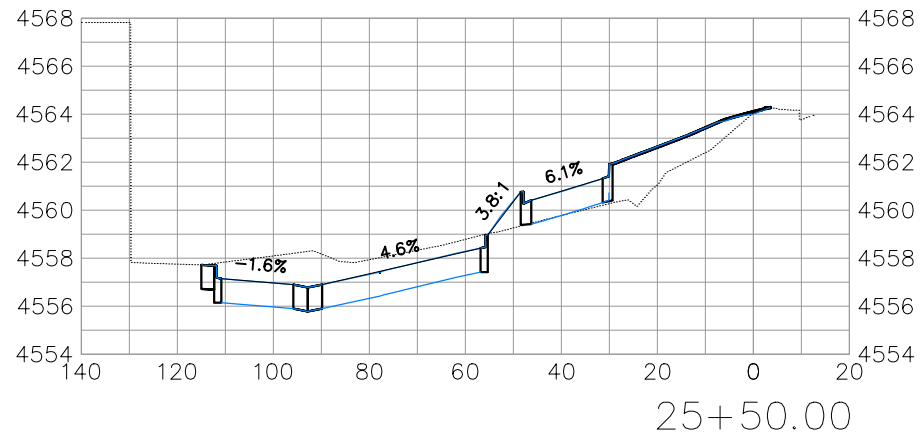
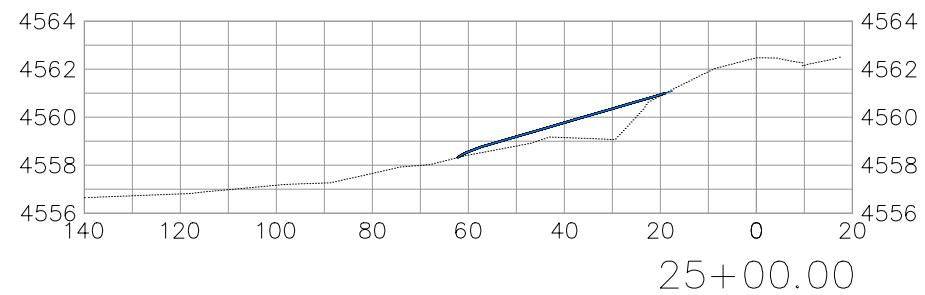
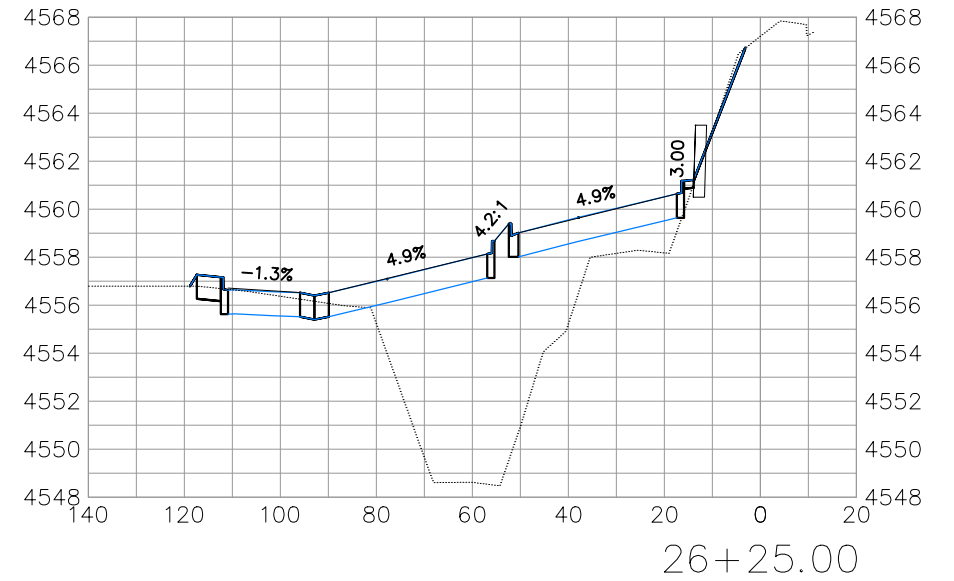
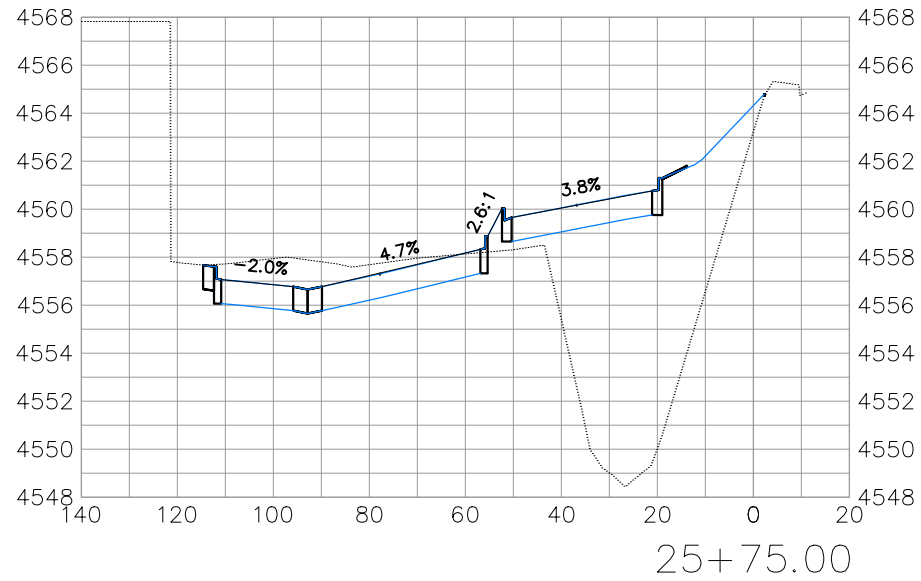
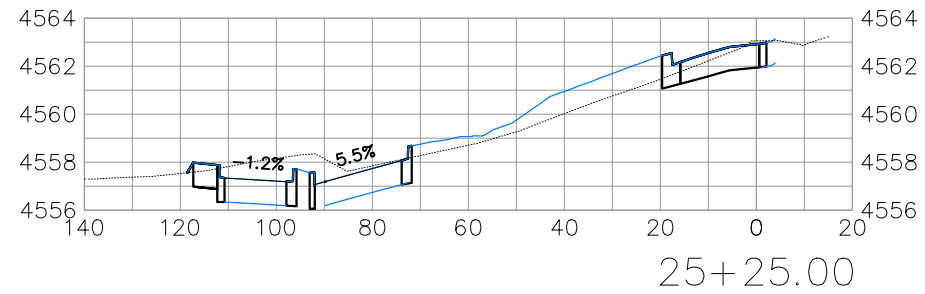
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APPROVED BY	JH	DATE	2022



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PROJECT NO. A2202

CITY CHILD CARE CENTER IMPROVEMENT PLAN
April 12, 2023

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WESTERLY ROW LINE OF 25 1/2 ROAD

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△			JCS	2022
△			JCS	2022
△			KH	2022

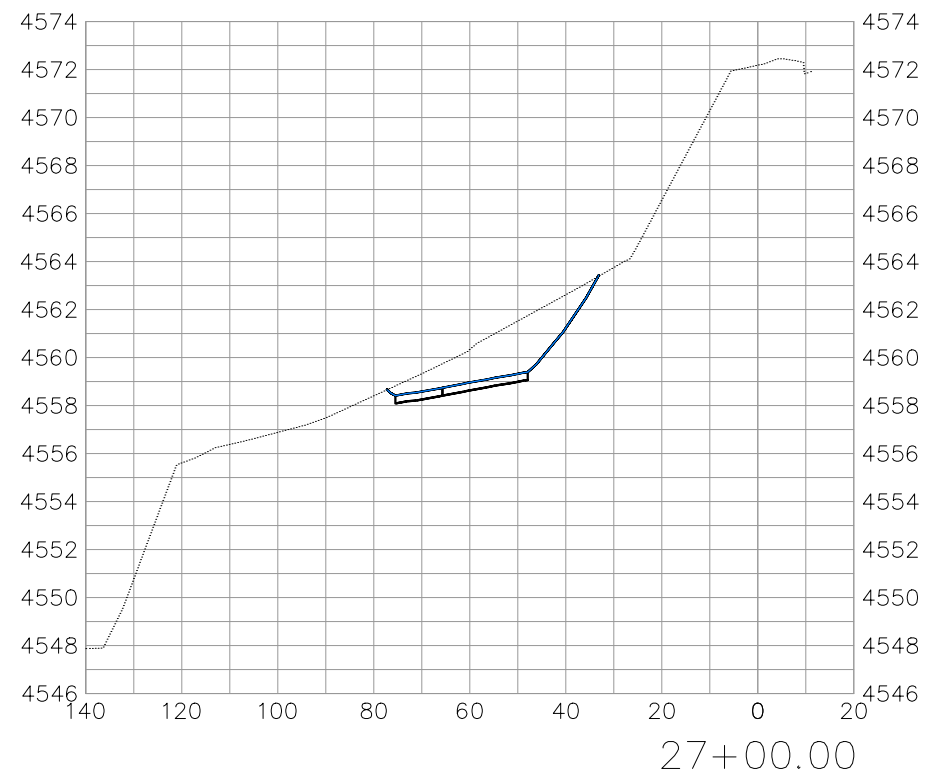
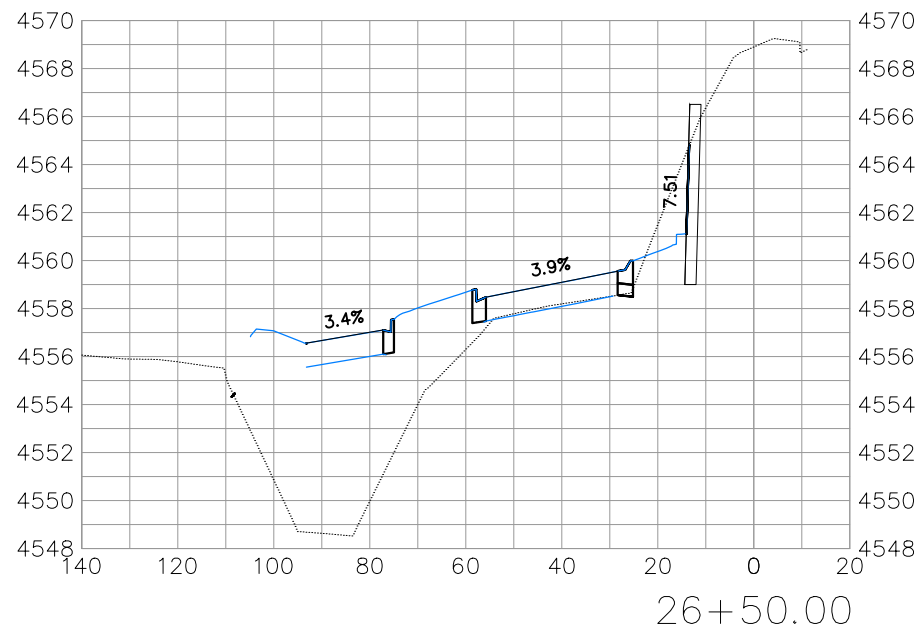
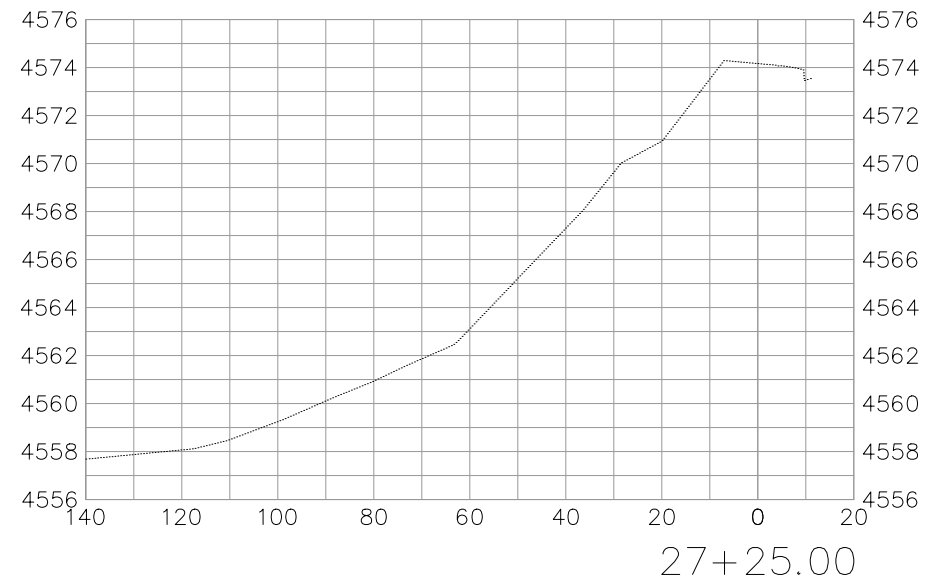
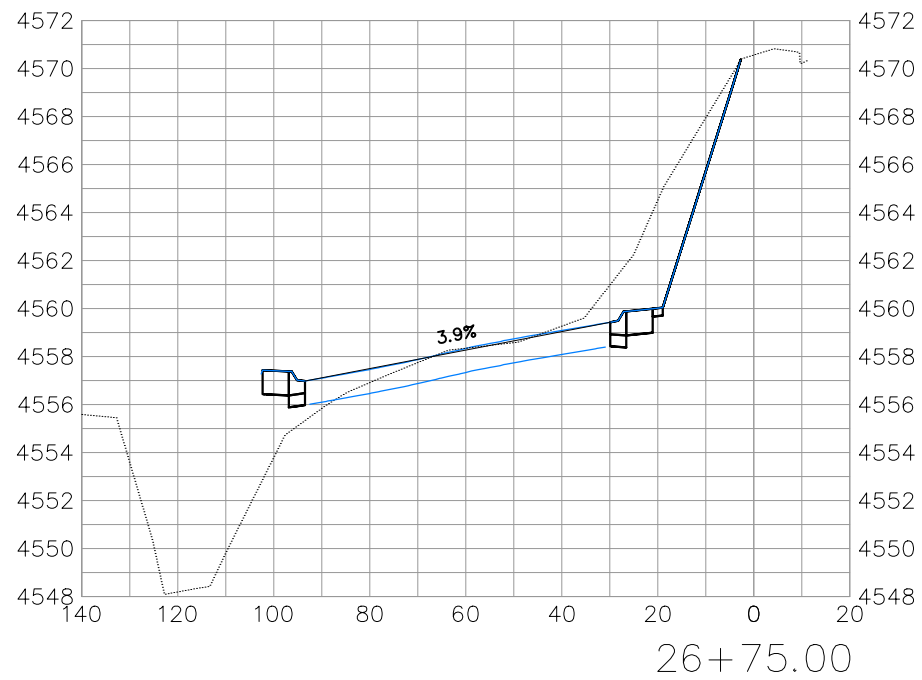
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 8'



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. A2202

**CITY CHILD CARE CENTER
ROAD CROSS SECTION - 1**
November 4, 2022

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WESTERLY ROW LINE OF 25 1/2 ROAD

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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△			JCS	2022
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HORIZONTAL	1" = 40'
VERTICAL	1" = 4'

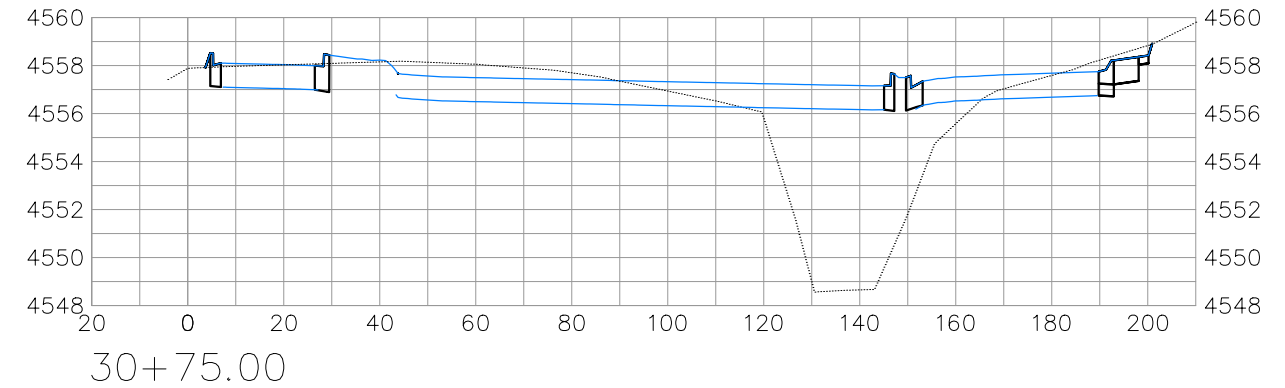
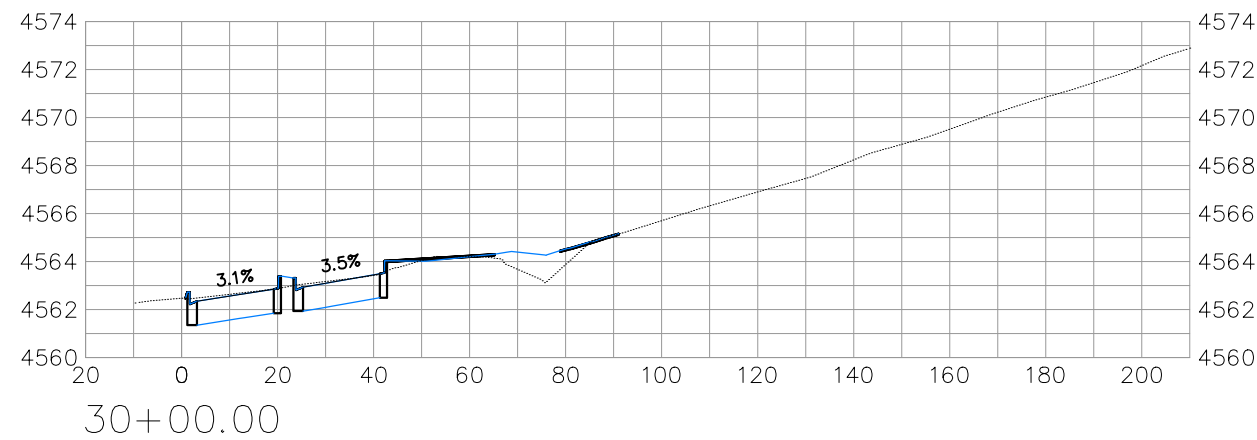
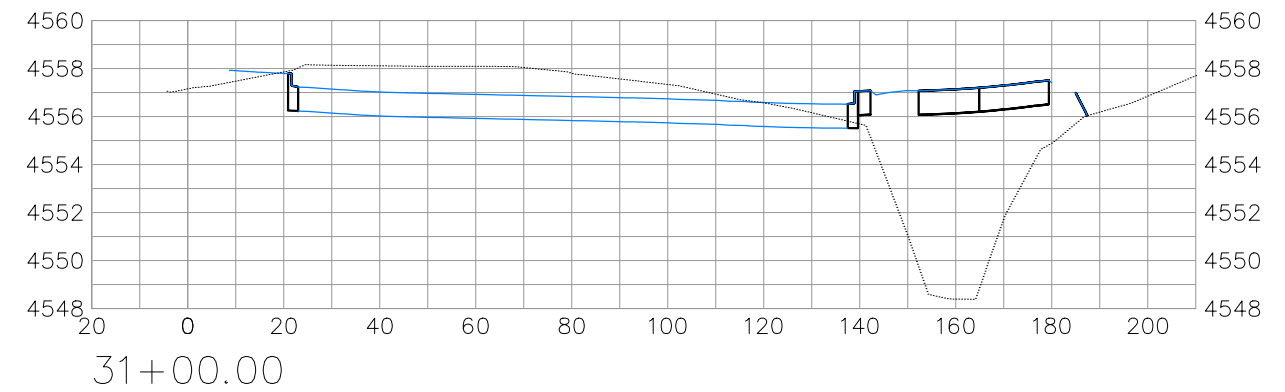
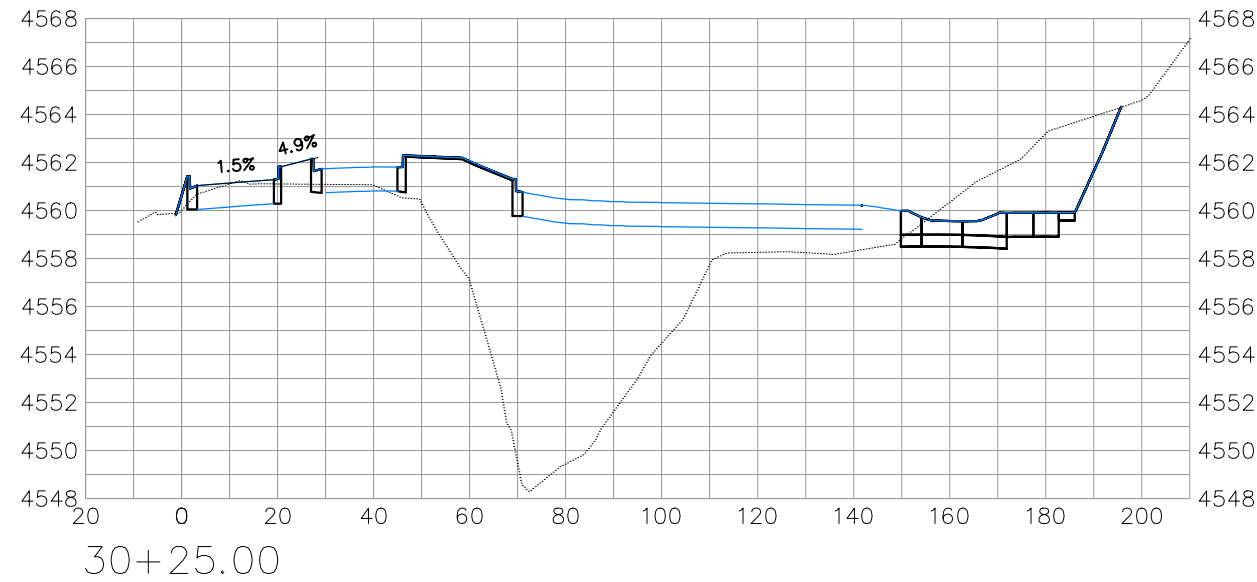
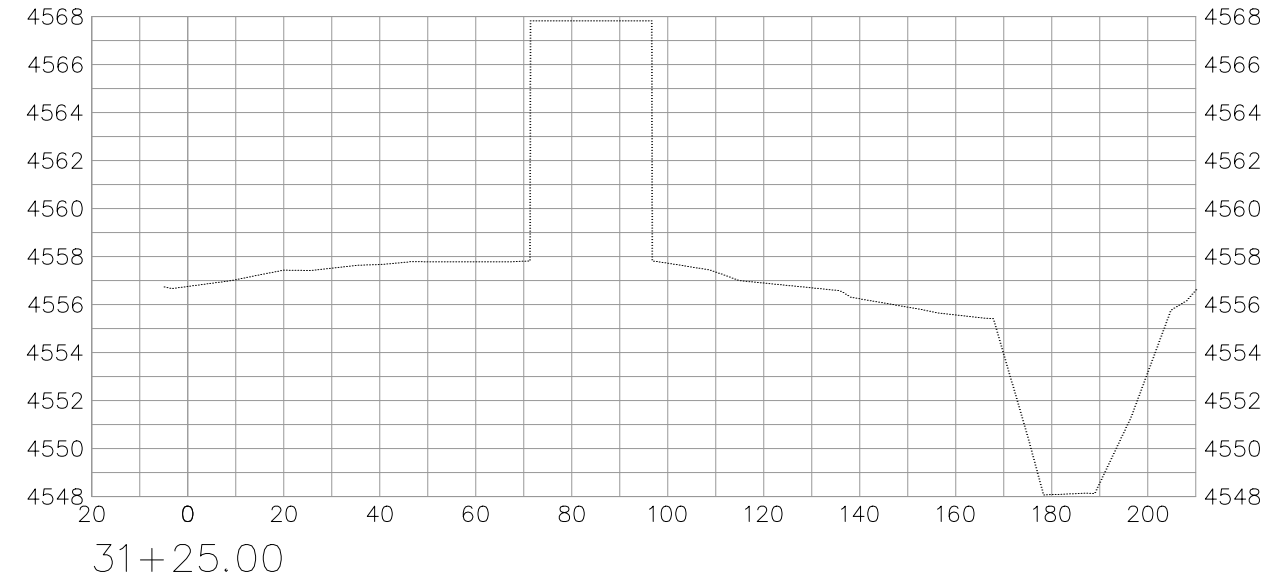
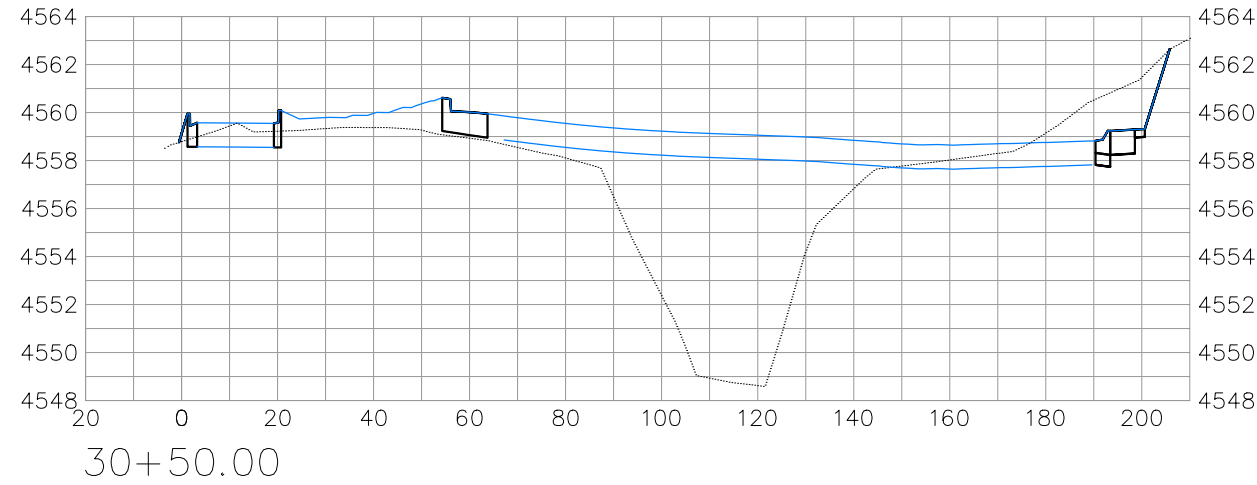


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ENGINEERING DIVISION
PROJECT NO. A2202

CITY CHILD CARE CENTER
ROAD CROSS SECTION - 2
November 4, 2022

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SOUTHERLY PROPERTY LINE

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
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REVISION			JCS	2022
REVISION			JTS	2022
REVISION			KH	2022

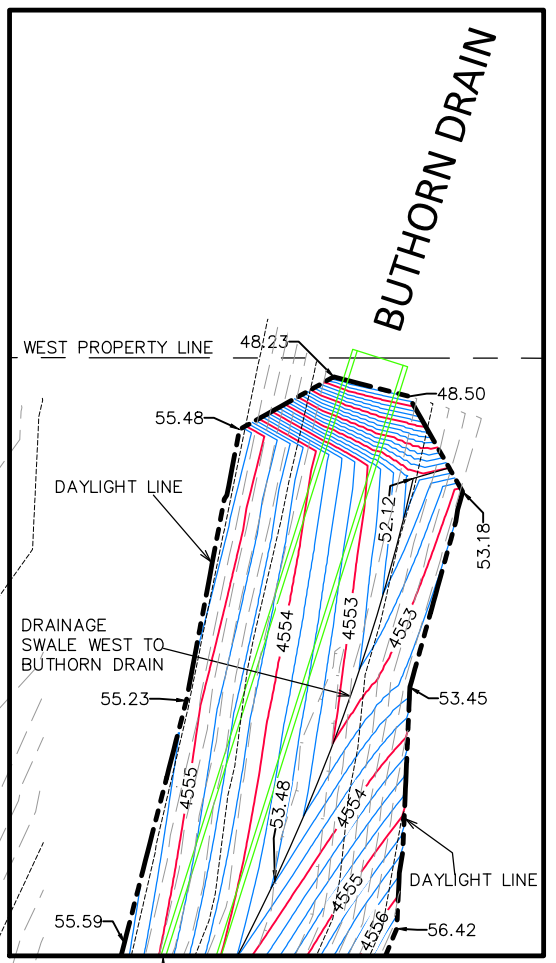
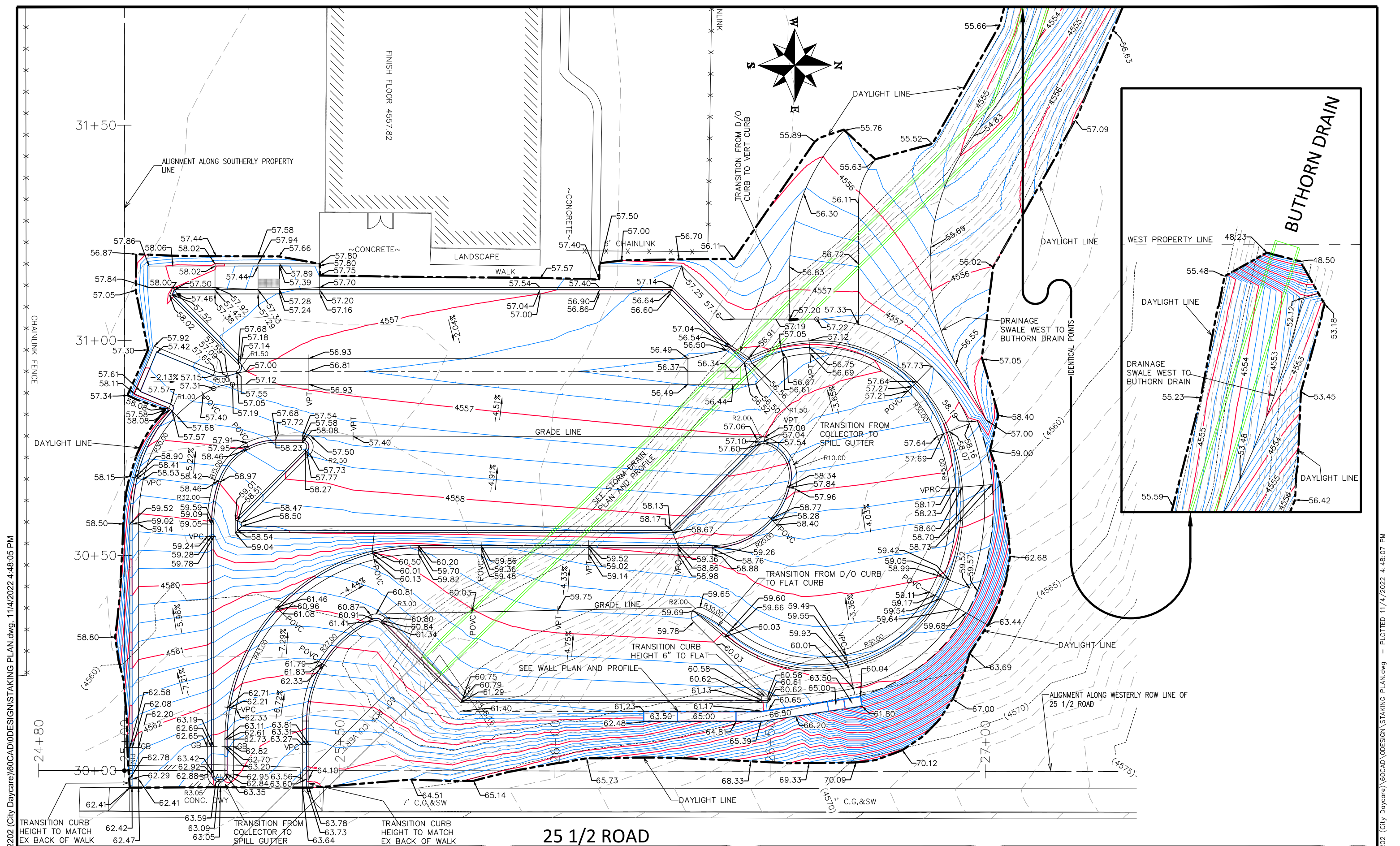
SCALES:	
PLAN & PROFILE	
HORIZONTAL	1" = 40'
VERTICAL	1" = 8'



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. A2202

**CITY CHILD CARE CENTER
ROAD CROSS SECTION - 3**
November 4, 2022

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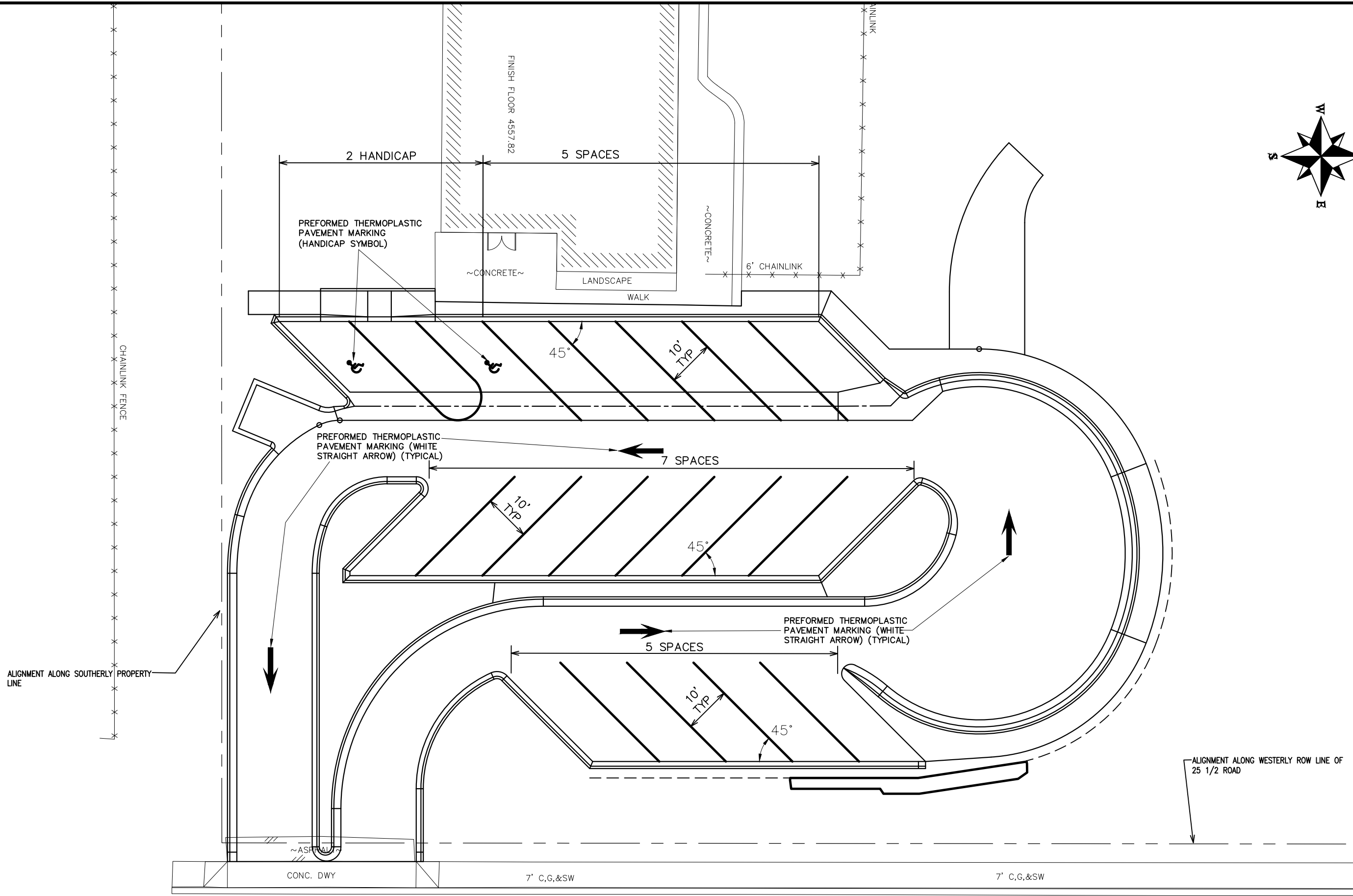
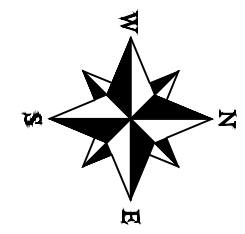
25 1/2 ROAD

CITY OF Grand Junction
COLORADO

**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. A2202

**CITY CHILD CARE CENTER
STAKING PLAN
November 4, 2022**

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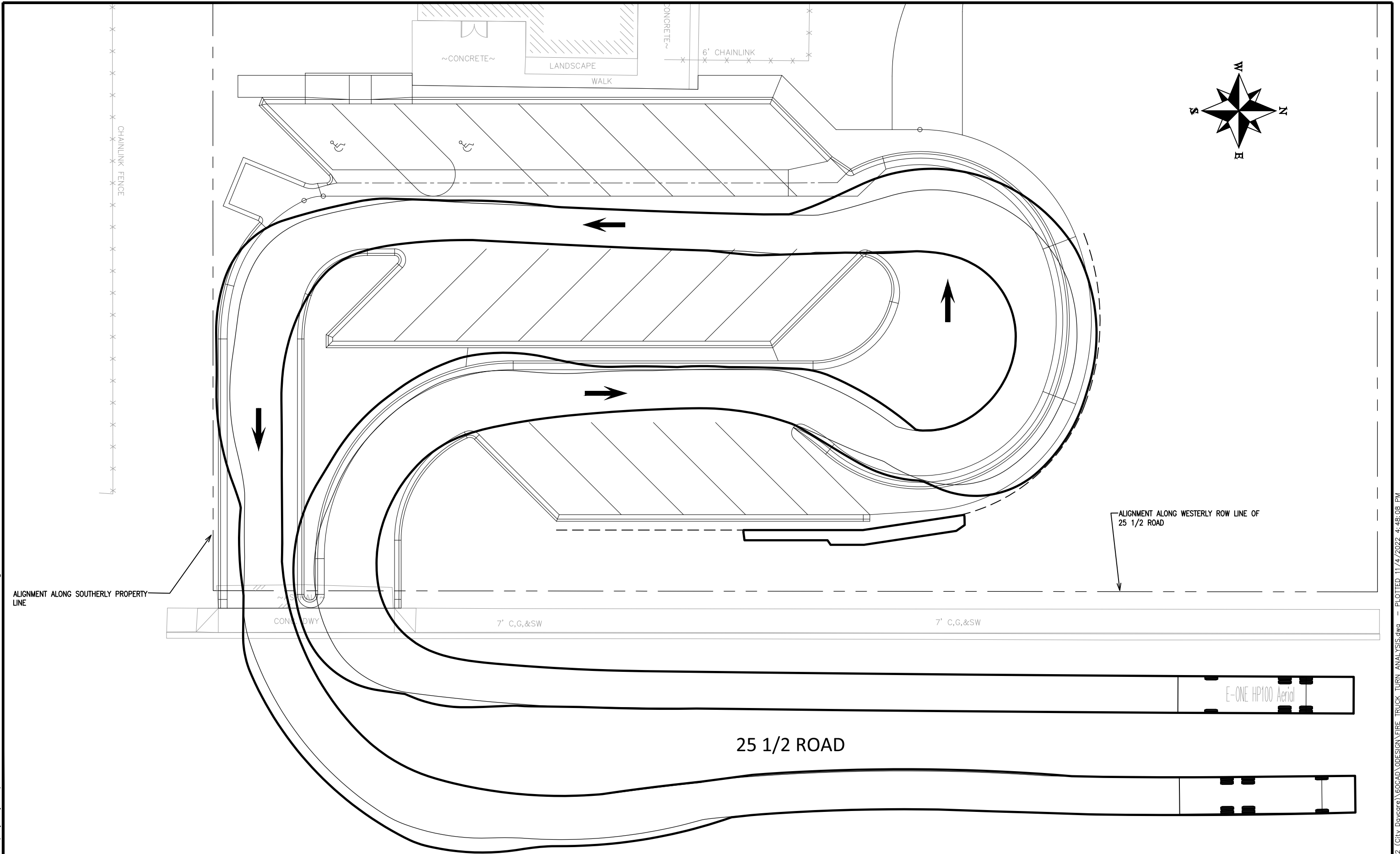


**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. A2202

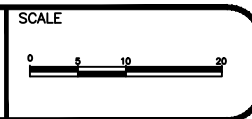
**CITY CHILD CARE CENTER
STRIPING PLAN**
November 4, 2022

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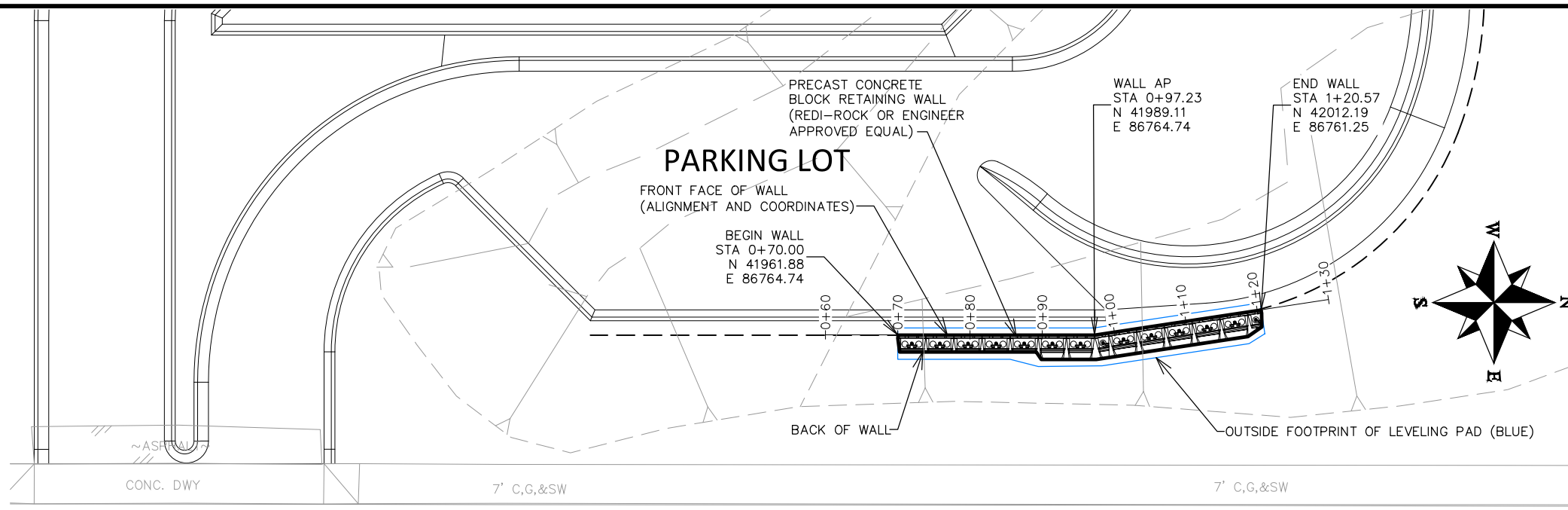
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PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. A2202

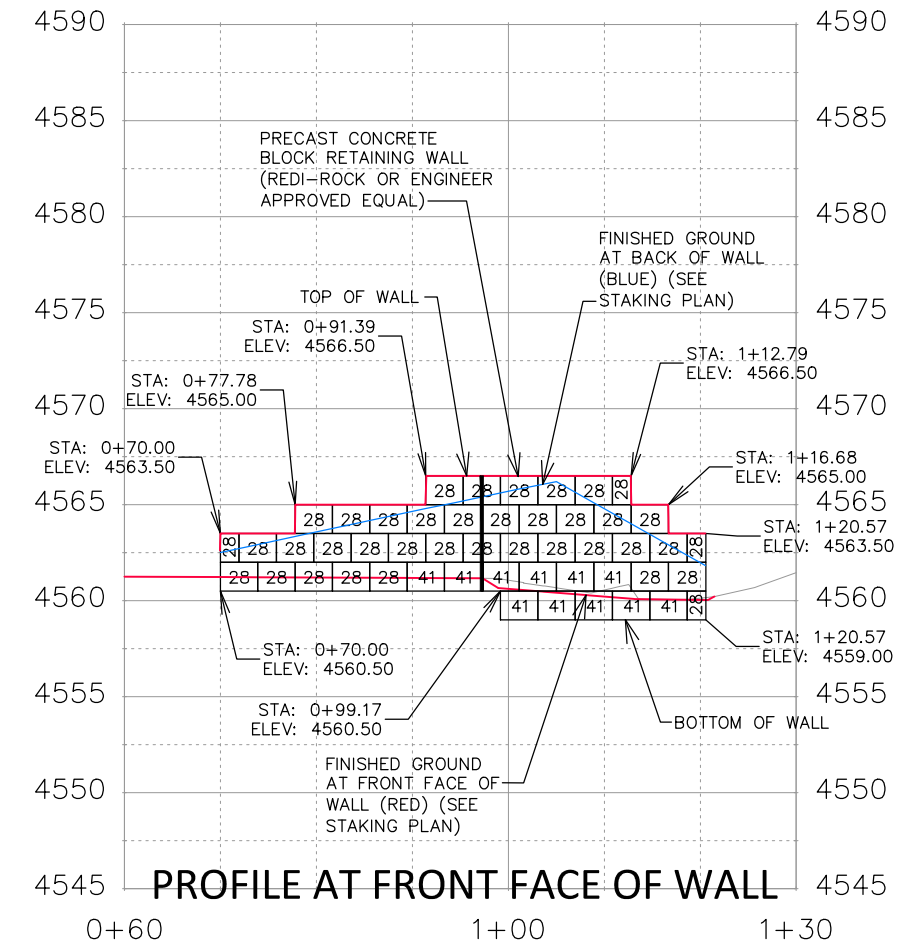
CITY CHILD CARE CENTER
FIRE TRUCK TURN ANALYSIS - 1
November 4, 2022

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25 1/2 ROAD

PLAN VIEW



275 FACE SQUARE FEET WALL REQUIRED

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REVISION	DESCRIPTION	DATE	DRAWN BY	DATE
REVISION Δ REV 1			JCS	2022
REVISION Δ REV 2			JCS	2022
REVISION Δ REV 3			JCS	2022
REVISION Δ REV 4			KH	2022

SCALES:
PLAN & PROFILE
HORIZONTAL 1" = 20'
VERTICAL 1" = 10'



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ENGINEERING DIVISION
PROJECT NO. A2202

CITY CHILD CARE CENTER
WALL PLAN AND PROFILE A2202 - 1
November 4, 2022

GENERAL NOTES:

1. THIS PROJECT CONSISTS OF WORK TO INSTALL ALL WIRING, CONDUIT, UTILITY BOXES, POLES, PEDESTALS, LUMINARIES FROM EXISTING ELECTRICAL POWER PANEL TO THE NEW POLE MOUNTED LIGHTS AS SHOWN IN DRAWINGS.
4. TYPE "SA" TO BE ORDERED FROM M&H LIGHTING LOCATED AT 1044 SPEER BLVD, DENVER COLORADO, 303-573-0222. THE ITEMS NUMBERS ARE AS FOLLOWS.
5. TYPE "SA" CURRENT LIGHTING ASL1-160L-100-4K7-3-UNV-ASQU-BC-BLT, PROVIDE COLLISION BREAK AWAY CONNECTORS. FIXTURE TO BE 20' ABOVE FINISHED GRADE TO BOTTOM OF LIGHT. POLE #PS5-5S20-188-20'-BLT
5. TYPE SA - GL13-1-2-70LA-6345-NW-UNV-BLP-LF, PROVIDE COLLISION BREAK AWAY CONNECTORS. FIXTURE TO BE 15' ABOVE FINISHED GRADE TO BOTTOM OF LIGHT.
4. PROVIDE 1-2" PVC SCHEDULE 80 FROM EXISTING POWER PANEL TO NEW LIGHT LOCATIONS. INSTALL (2- #10 AWG THWN CU+#6 GND) IN CONDUIT.
5. PROVIDE 1-2-1/2" CONDUIT FROM MDP TO PULL BOX AT PANEL "D" WITH PULL STRING FOR FUTURE .
6. UTILITY BOXES FOR PEDESTALS WILL BE TYPE 1 CDOT UTILITY BOXES 11"X18"X12".
7. UTILITY BOXES WILL BE INSTALLED IN GRADES WITHOUT CONCRETE WHERE POSSIBLE.
8. ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 80 PVC UNLESS NOTED OTHERWISE, TYPICAL.
9. UNLESS OTHERWISE NOTED, THE WORK DESCRIBED ON THE PLANS SHALL INCLUDE PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. FURNISH ALL REQUIRED ITEMS WHETHER SUCH ARE SPECIFICALLY SHOWN OR NOT.
10. INFORMATION SHOWN ON DRAWINGS IS DIAGRAMMATIC ONLY AND SHALL NOT BE SCALED. OBTAIN VERIFY EXACT LOCATIONS, MEASUREMENTS, LEVELS, SPACE REQUIREMENTS, POTENTIAL CONFLICTS AMONG TRADES AND FOR ADJUSTING THE WORK REQUIRED BY THE ACTUAL CONDITIONS OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDER GROUND OBSTRUCTIONS AND MAKING ALLOWANCES FOR FIELD ADJUSTMENT OF LOCATION OF LUMINARIES TO AVOID SHUT DOWN OF ANY SERVICES OR SYSTEMS THAT ARE TO REMAIN.
11. BEFORE SUBMITTING THE BID ELECTRICAL CONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES AND/OR JOB SITE SO AS TO ASCERTAIN THE EXISTING CONDITIONS IN WHICH THE CONTRACTOR WILL BE OBLIGED TO OPERATE IN PERFORMING HIS PART OF THE CONTRACT TO ANTICIPATE ANY POSSIBLE SPACE RESTRICTIONS OR CONSTRAINTS THAT COULD AFFECT THE TIMELY COMPLETION OF THE ELECTRICAL WORK IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS. THE ELECTRICAL CONTRACTOR SHALL REPORT TO THE THE PROJECT ENGINEER OR GENERAL CONTRACTOR ANY CONDITIONS THAT MIGHT PREVENT THE SPECIFIED ELECTRICAL WORK FROM BEING PERFORMED IN THE MANNER INTENDED. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED TO THE ELECTRICAL CONTRACTOR FOR FAILURE TO VISIT THE PROJECT SITE, OR FOR ANY ALLEGED MISUNDERSTANDING OF THE MATERIALS TO BE FURNISHED OR WORK TO BE DONE..
12. THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE DRAWINGS OF ALL TRADES WHOSE WORK RELATES TO OR IS DEPENDENT ON ELECTRICAL WORK TO BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF THEIR SPECIFIED WORK AND BE ABLE TO COORDINATE WITH OTHER TRADES WHILE AVOIDING POSSIBLE INTERFERENCE WITH THE ELECTRICAL WORK.

- PPI-X ELECTRICAL CIRCUIT NUMBER (REFER TO PANEL SCHEDULES)
- UB HEAVY DUTY, TRAFFIC RATED, FLUSH-TO-GRADE POLYMER CONCRETE SPLICE BOX WITH HEAVY DUTY, TRAFFIC RATED, BOLTED COVER. 11"X18"X12" TYPE 1.

Tabulation of Approximate Quantities					
Item No.	Ref. No.	Construction Note Description	Quantity	Unit	NOTES
1		1 Inch Electrical PVC schedule 80 Conduit (Plastic)	320	LF	
2		Type One Pull Box	5	EA	
3		Wiring	1	LS	
4		Light Standard and Luminaire (AREA TYPE "SA")	4	EA	1
SUMMARY NOTES:					
1. PROVIDE CONCRETE BASE FOR EACH					

REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE	SCALES:
REVISION Δ			AJM	10-20-22	AJM	10-20-22	AJM	10-20-22	JT	10-20-22	PLAN & PROFILE
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REVISION Δ											0 NA VERTICAL NA



PUBLIC WORKS
ENGINEERING DIVISION

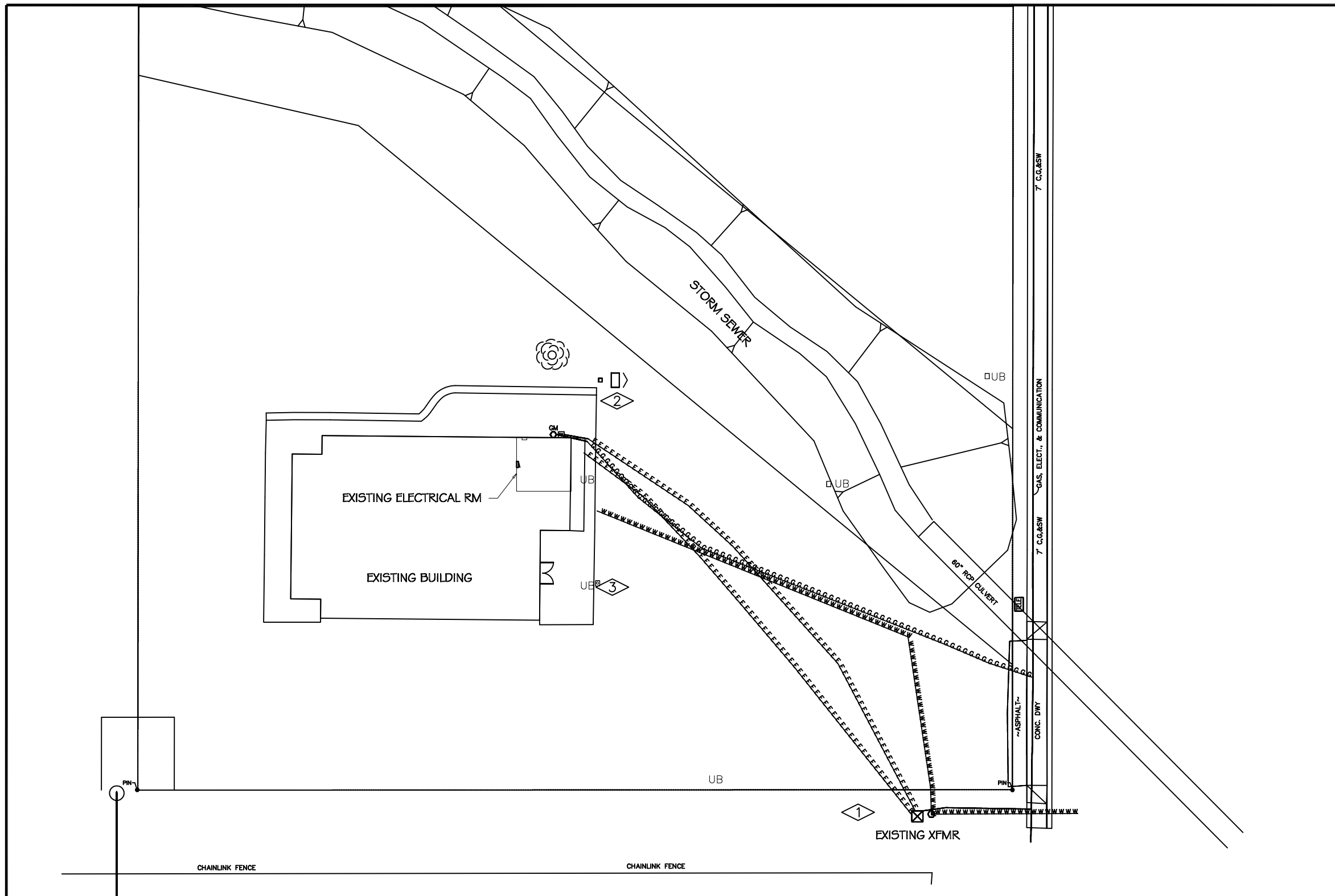
GRAND JUNCTION LEARNING CENTER
ELECTRICAL PLAN




Know what's below.
Call before you dig.

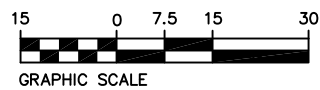


ACM CONSULTING
ELECTRICAL DESIGN, CONSULTING
ENGINEERS; PH: 970-245-7292
PO 3211 GRAND JCT., CO 81502
EMAIL: joelm@ACMengrs.com



FLAG NOTES:

- ① GENERAL ROUTING OF CONDUIT SHOWN, FIELD VERIFY EXACT ROUTING WITH OWNER PRIOR TO ROUGH-IN OR TRENCHING, TYPICAL.
- ② EXISTING POLE LIGHT AND FOUNDATION TO BE REMOVED AND RETURNED TO OWNER, TYPICAL.
- ③ INTERCEPT 1" EXISTING 1" PVC CONDUIT AND EXTEND TO NEW POLE LIGHTS. PROVIDE J-BOX.



EXISTING SITE LIGHTING PLAN

SCALE: 1"=30'



Know what's below.
Call before you dig.



ACM CONSULTING
ELECTRICAL DESIGN, CONSULTING
ENGINEERS; PH: 970-245-7292
PO 3211 GRAND JCT., CO 81502
EMAIL: joelm@ACMengrs.com

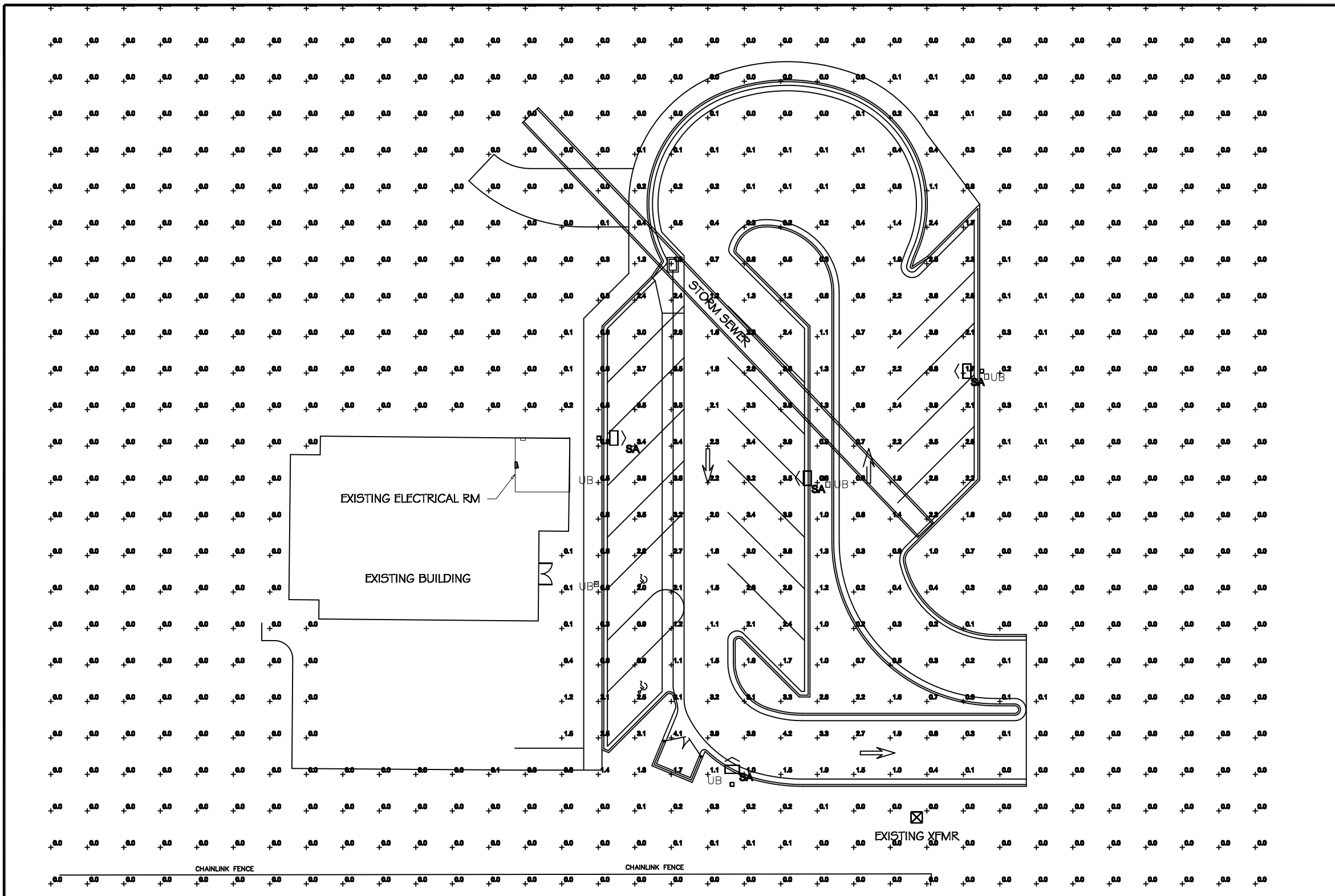
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REVISION	△									
REVISION	△									
REVISION	△									

SCALES:	
PLAN & PROFILE	0 7.5 15 30
HORIZONTAL	
VERTICAL	0 NA NA



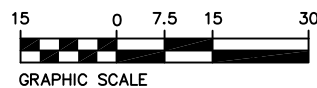
PUBLIC WORKS
ENGINEERING DIVISION

GRAND JUNCTION LEARNING CENTER
ELECTRICAL PLAN



GENERAL NOTES:

1. GENERAL ROUTING OF CONDUIT SHOWN, FIELD VERIFY EXACT ROUTING WITH OWNER PRIOR TO ROUGH-IN OR TRENCHING, TYPICAL.
2. FIELD VERIFY EXACT ROUTE WITH OWNER PRIOR TO START OF HORIZONTAL BORING.
3. PROVIDE UTILITY BOX FOR EACH NEW LIGHT, TYPICAL.



NEW SITE LIGHTING FOOT-CANDLE CALCULATION PLAN

SCALE: 1"=30'



Know what's below.
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EMAIL: joelm@ACMengrs.com

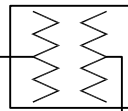
REVISION	DESCRIPTION	DATE	DRAWN BY	DATE	SCALES:
REVISION			AJM	10-20-22	PLAN & PROFILE
REVISION			AJM	10-20-22	0 7.5 HORIZONTAL 15 30
REVISION			AJM	10-20-22	0 NA VERTICAL NA
REVISION			JT	10-20-22	



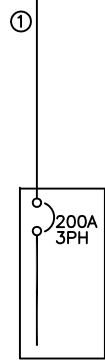
PUBLIC WORKS
ENGINEERING DIVISION

GRAND JUNCTION LEARNING CENTER
FOOT-CANDLE CALCULATION PLAN

EXISTING PAD MOUNTED
TRANSFORMER 75KVA
208/120 VOLT, 3PH
BY XCEL



EXISTING
CTS/METER



EXISTING
"PP1"
200A
208/120V,
3PH, 4W

① 1 SET(S)[(4-3/0(CU,THWN) + #6(CU)GND]
2" EMT

A
1 EXISTING ONE-LINE DIAGRAM
NOT TO SCALE

GENERAL NOTES:

1. IN AS MUCH AS DESIGN REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED. FIELD COORDINATION DURING CONSTRUCTION SERVICES IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
2. THE SERVING ELECTRICAL ASSOCIATION SHALL ADVISE THE OWNER/ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.
3. REFERENCE CIVIL, LANDSCAPE AND IRRIGATION DRAWING PLANS FOR COORDINATION AND LOCATION OF ALL UNDER GROUND SYSTEMS.
4. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES AS REQUIRED: REFERENCE CIVIL LANDSCAPE AND IRRIGATION DRAWINGS.
5. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWINGS, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
6. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.
7. ALL WIRE TO BE #12 UNLESS NOTED OTHERWISE.
8. CONDUCTOR COUNT IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL ENSURE THAT ANY AND ALL DEVICES AND EQUIPMENT ARE CIRCUITED PROPERLY. CONTRACTOR SHALL ENSURE THAT NO EQUIPMENT OR DEVICES ARE COMBINED OTHER THAN WHAT IS DEPICTED.
9. FIELD VERIFY ALL DIMENSIONS, DO NOT SCALE DRAWINGS.
10. WIRE TO LOADS FROM FROM EXISTING PANEL TO BE COPPER, TYPICAL.



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REVISION			JT	10-20-22	



PUBLIC WORKS
ENGINEERING DIVISION

GRAND JUNCTION LEARNING CENTER
ONE-LINE DIAGRAM

E5
of 7

PANEL: SCH-PP1<EXISTING> DC DEVICE TYPE: Breaker ENCLOSURE: NEMA 1 MAINS(A): BKR CONTINUOUS(A): 200
 LOCATION: ELECTRICAL RM DEVICE FAMILY: Bolt On MOUNTING: Surface WIRING: 3-Phase 4-Wire BUS SC RATING(A): 10000
 FED FROM: BUS-0001 VOLTAGE: 208/120 FAULT CURRENT(A): 5129

DC AMPS P	NOTES	DESCRIPTION	DEMAND CODE	VA	CKT	PHASE A	LOADS B	VA C	CKT	VA	DEMAND CODE	DESCRIPTION	NOTES	DC AMPS P
60 3		Condensing Unit-1	AC	-	0 1	0	0	0	2	0	AC	Condensing Unit-1		60 3
60 2		ERV-1	AC	-	0 7	0	0	0	8	0	LTS	POLE LIGHT 1		20 2
60 2		HP-UNIT	AC	-	0 11	0	0	0	12	0	GENERAL	RCP RR-EXT.		20 1
20 1		WASHING MACHINE	GENERAL	0	15	0	0	0	14	0	GENERAL	RCP PRE-SCHOOL-1		20 1
30 2		DRYER	AC	0	17	0	0	0	16	0	GENERAL	FREEZER		20 1
20 1		RCP TODDLER-1	RCPT	0	21	0	0	0	18	0	GENERAL	LTS OUTSIDE		20 1
20 1		RCP TODDLER-1	RCPT	0	23	0	0	0	20	0	GENERAL	RCP TODDLER-2		20 1
20 1		REFRIGERATOR	RCPT	0	25	0	0	0	22	0	GENERAL	RCP TODDLER-2		20 1
20 1		EXTERIOR LIGHTS	RCPT	0	27	0	0	0	24	0	GENERAL	MICROWAVE		20 1
20 1		WATER HEATER	RCPT	0	29	0	0	0	26	0	GENERAL	MICROWAVE		20 1
20 1		RCP TELE BOARD	RCPT	0	31	0	0	0	28	0	GENERAL	RCP KITCHEN		20 1
20 1		RCP RECEPTIONIST	RCPT	0	33	0	0	0	30	0	GENERAL	RCP KITCHEN		20 1
20 1		RCP RECEPTIONIST	RCPT	0	35	0	0	0	32	0	GENERAL	RCP KITCHEN		20 1
20 1		FACP	RCPT	0	37	0	0	0	34	0	GENERAL	DISHWASHER		20 1
20 1		SPARE	SPARE	0	39	0	0	0	36	0	GENERAL	REFRIGERATOR		20 1
20 1		LTS/EM LTS	LTS	0	41	0	0	0	38	0	GENERAL	IRR CONTROL		20 1
20 1		UNKNOWN	SPARE	0	43	0	0	0	40	0	RCPT	RCP OFFICE		20 1
20 1		UNKNOWN	SPARE	0	45	0	0	0	42	0	GENERAL	IT RACK		20 1
20 1		UNKNOWN	SPARE	0	47	0	0	0	44	0	GENERAL	UNKNOWN 2		20 1
20 1		UNKNOWN	SPARE	0	49	0	0	0	46	0	AC	UNKNOWN		50 2
20 1		UNKNOWN	SPARE	0	51	0	0	0	48	0	SPARE	UNKNOWN		0 1
20 1		UNKNOWN	SPARE	0	53	0	0	0	50	0	AC	UNKNOWN		40 2
60 3		UNKNOWN	AC	0	55	0	0	0	52	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	57	0	0	0	54	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	59	0	0	0	56	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	61	0	0	0	58	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	63	0	0	0	60	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	65	0	0	0	62	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	67	0	0	0	64	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	69	0	0	0	66	0	SPACE	SPACE		0 1
0 1		SPACE	SPACE	0	71	0	0	0	68	0	SPACE	SPACE		0 1

PANEL SCHEDULE

NOT TO SCALE

FLAG NOTES:

- 1 REUSE EXISTING BREAKER "PP1-8, 10" FOR POWER VIA EXISTING LIGHTING CONTROLLER RELAYS TO NEW POLE LIGHTING.
- 2 EC TO UPDATE PANEL SCHEDULE TO SHOW CURRENT CONNECTIONS TO EXISTING PANEL AS REQUIRED BY NEC.



Know what's below.
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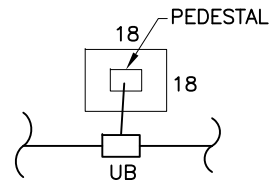
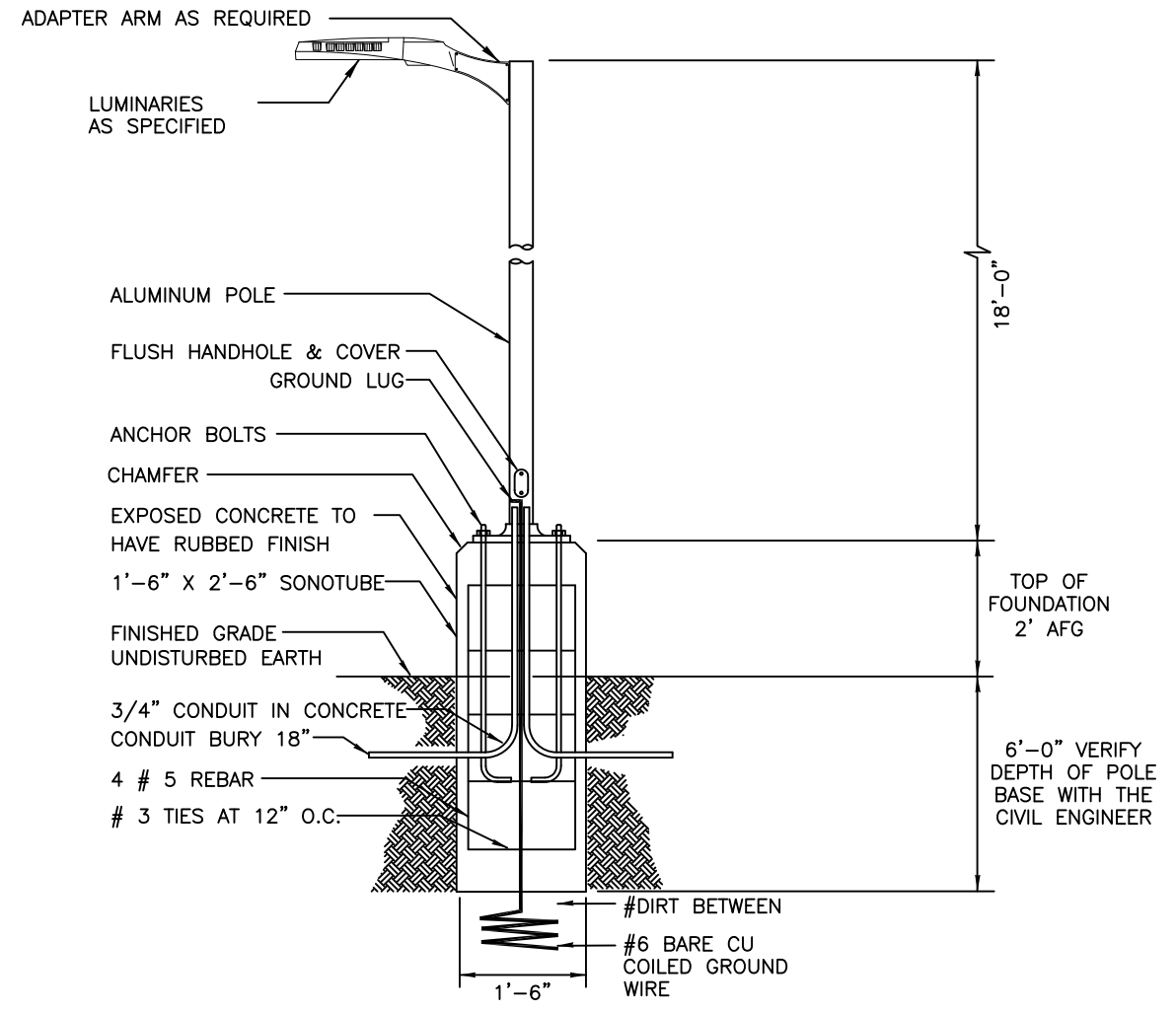
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REVISION Δ	DESCRIPTION	DATE	DRAWN BY	AJM	DATE	10-20-22	SCALES:
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REVISION Δ			CHECKED BY	AJM	DATE	10-20-22	0 NA HORIZONTAL NA
REVISION Δ			APPROVED BY	JT	DATE	10-20-22	0 NA VERTICAL NA



PUBLIC WORKS
ENGINEERING DIVISION

GRAND JUNCTION LEARNING CENTER
PANEL SCHEDULE



LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER MODEL NUMBER	APPROVAL	VOLTAGE MOUNTING # OF LAMPS	BALLAST LAMPE TYPE LAMP CAT. #	DESCRIPTION
SA	CURRENT LIGHTING ASL1-160L-100-4K7-3-UNV-ASQU- BC-BLT	OWNER REQUESTED	208 POLE 1	ELECTRONIC LED 88 W	AREA LUMINAIRE, ARM MOUNTED, LED, BACKLIGHT CONTROL, ORDER SQUARE ALUMINUM POLE SO THAT LAMP HEIGHT IS 20' AFG MEASURED AT BOTTOM OF LUMINAIRE, ORDER WITH BREAKAWAY COUPLINGS. COLOR OF POLE AND ARM TO MATCH, BOTH BLACK. POLE #PS5-5S20-188-20'-BLT



Know what's below.
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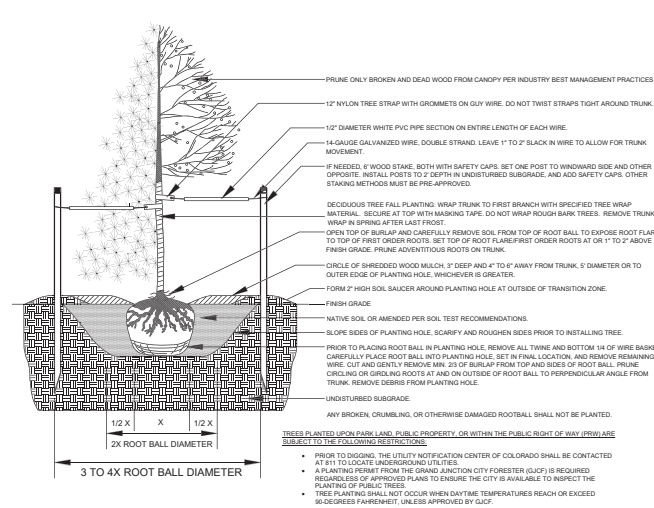
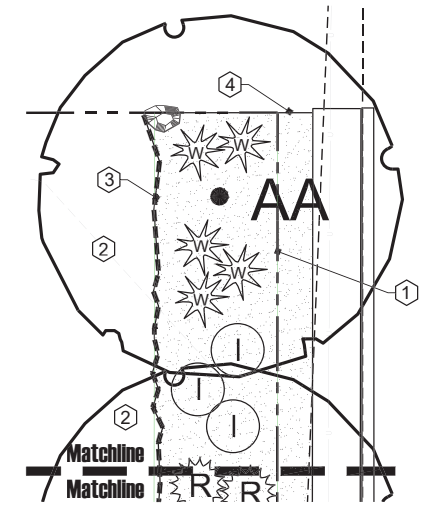
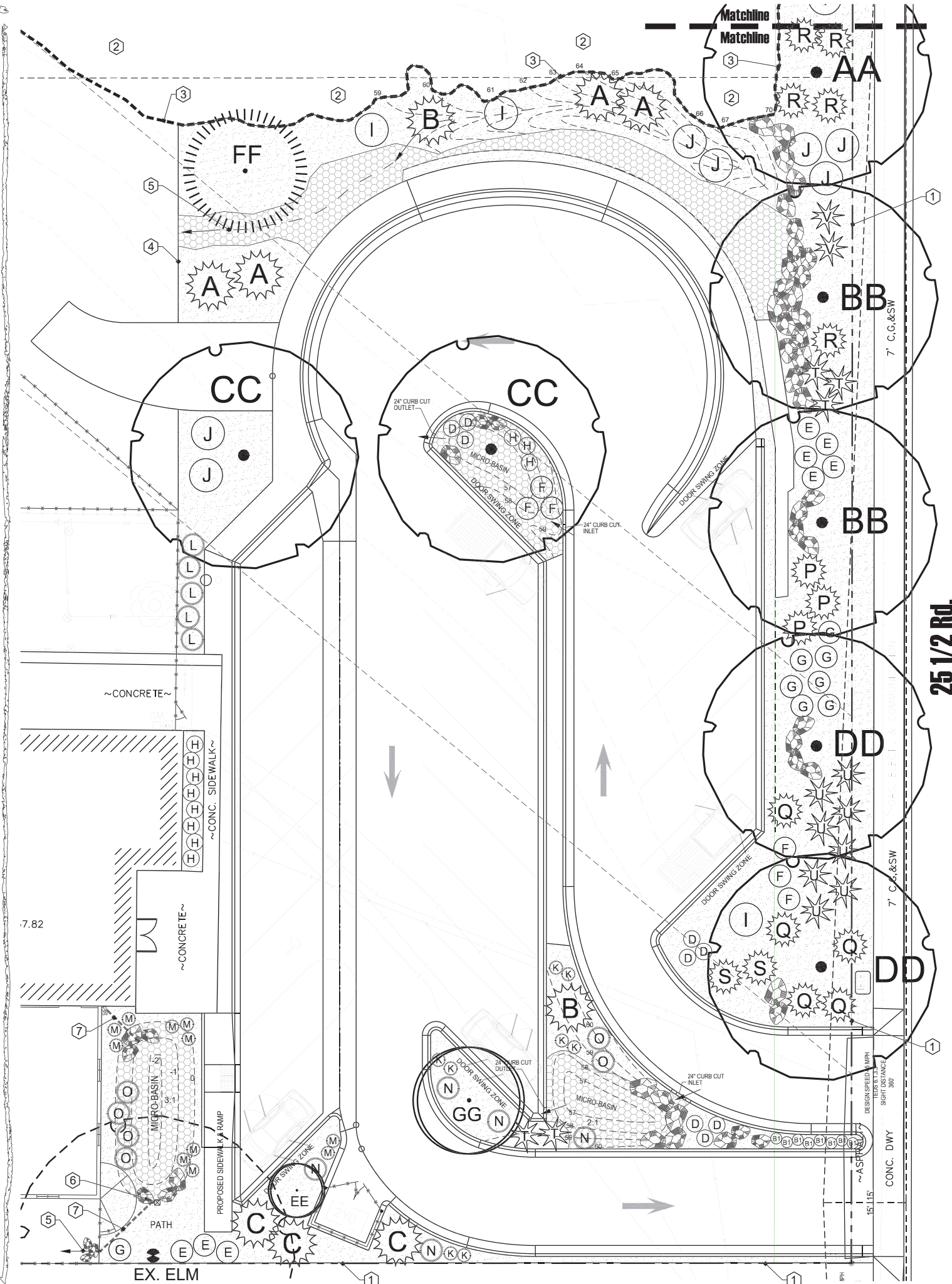
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REVISION										
REVISION										
REVISION										



PUBLIC WORKS
ENGINEERING DIVISION

GRAND JUNCTION LEARNING CENTER
ELECTRICAL PLAN



- 1 Shrub Planting (Typ.) NTS**
- SMALL SHRUBS MIN. 1 GAL. CONT.
 - LARGE SHRUBS MIN. 5 GAL. CONT.
 - FORM SAUCER WITH 4" CONTINUOUS RIM
 - GEOTEXTILE FABRIC WEED BARRIER
 - PLANTING MIX: 2/3 SUNSHINE PEAT MOSS, 2/3 GARDEN SOIL, WATER & TAMP TO REMOVE AIR POCKETS
 - REMOVE ALL BURLAP AND/OR COMBIBARRIER (IF APPLICABLE)
 - 2" MIN. MULCH TO EDGE OF ROOT BALL, DO NOT COVER TOP OF ROOT BALL
- 2 Tree Planting (Typ.) NTS**
- ONLY TREE SPECIES APPROVED BY THE CITY SHALL BE PLANTED.
 - TREES SHALL NOT BE PLANTED IN TREE LINES LESS THAN 80 FEET WIDE UNLESS AUTHORIZED BY THE CITY.
 - TREES SHALL BE CENTERED IN TREE LINES AND/OR PLANTING AREAS WHERE SIDEWALKS ARE NOT PROVIDED. TREES SHALL BE LOCATED AS DEBARRED BY THE CITY.
 - UNLESS AUTHORIZED BY THE CITY, TREES SHALL BE LOCATED OUTSIDE STREET INTERSECTION RIGHT-OF-WAY DISTANCE MEASURED IN THIRTY FEET ALONG THE PRIOR IN EACH DIRECTION FROM THE CURB LINE.
 - MIN. 10 FEET FROM ALLEYS AND DRIVEWAYS
 - MIN. 25 FEET FROM POWER LINES AND SIGN BOARDS
 - MIN. 25 FEET FROM STREET LIGHTS
 - MIN. 15 FEET FROM ELECTRIC TRANSFORMERS, WATER METERS/VALVES, AND FIRE HYDRANTS
 - MIN. 15 FEET FROM SMALL CELL TOWERS
 - TREE SPACING SHALL BE BASED ON PROJECTED MATURE CANOPY SIZE AND AVOID RESTRICTIONS OR AS APPROVED BY THE CITY.
 - ALL ELECTRIC UTILITIES AND UTILITIES INCLUDING BUT NOT LIMITED TO UTILITIES AND UTILITIES SHALL BE LOCATED AT OUTSIDE PERIMETER OF TREE PLANTING AREAS WITHIN HARDSCAPE OR TREE LANE LINES. UTILITIES SHALL BE PLACED MINIMUM 3 FEET FROM BASE OF TRUNK.
 - IF PLANTING IS COMPLETED, CONTACT 303.428.2222 FOR FINAL INSPECTION.

Landscape Notes

- INSTALL ROCK MULCH IN ALL SHRUB BEDS. PRIOR TO INSTALLATION OF ROCK MULCH APPLY PRE-EMERGENT HERBICIDE AS DIRECTED BY THE CITY OF GRAND JUNCTION AND TOPDRESS WITH MULCH MATERIAL TO MIN. 3 INCH DEPTH.
- PREP ALL PLANTING AREAS WITH MIN. 4 CU. YDS. PER 1,000 SF. WITH GOOD QUALITY COMPOSTED ORGANIC MATTER. (MESA MAGIC OR EQUAL.) FIRST, DECOMPACT ALL PLANTING AREA SOILS TO A MIN. DEPTH OF 6 INCHES PRIOR TO TILLING. THEN TILL AND INCORPORATED AMENDMENT TO A MIN. DEPTH OF 6 INCHES. ADD SLOW RELEASE FERTILIZER PELLETS TO AMENDMENT PRIOR TO PLANTING - OSMOCOTE PLUS 15-9-12 OR EQUAL.
- LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY.
- INSTALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL, OR PAVING.
- FORM 30 INCH WATERING BASIN AROUND ALL TREES. FILL BASIN WITH 1-1/2 INCH LAYER OF WOOD CHIPS OR MESA MAGIC COMPOST.
- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR KEY AND CLASSIFICATION.
- ALL PLANT MATERIAL OUTSIDE OF THE LIMIT OF CONSTRUCTION LINE MUST REMAIN UNDISTURBED.
- ALL MATERIALS NOT TO BE REMOVED WILL BE MARKED CLEARLY WITH FLAGGING TAPE, PROTECTIVE FENCING, OR OTHER APPROVED BARRIER.
- CHANGES OR MODIFICATIONS TO THIS PLAN UNDERTAKEN BY THE CLIENT OR ANYONE CONTRACTED, HIRED, OR VOLUNTEERED BY THE CLIENT WITHOUT THE REVIEW AND WRITTEN AUTHORIZATION OF NVISION DESIGN STUDIO, INC. SHALL NULLIFY AND RELEASE NVISION DESIGN STUDIO, INC. OF ALL CRIMINAL, SAFETY, AND FINANCIAL LIABILITY ASSOCIATED WITH THE THE PROJECT, THE CLIENT, OR ANY PERSON OR PROPERTY RELATED TO THE PROJECT.

Irrigation System Notes

- THE IRRIGATION SYSTEM SHALL CONSIST OF AN UNDERGROUND PRESSURIZED SYSTEM THAT WILL PRIMARILY CONSIST OF DRIP IRRIGATION TO THE TREES AND SHRUBS. THE ENTIRE SYSTEM WILL BE CONTROLLED BY AN ELECTRONIC CONTROLLER WITH SMART SENSE TECHNOLOGY.

Plant Schedule

KEY COMMON NAME	BOTANICAL NAME	H	W	SIZE	TYPE	QTY	STREET FRONTAGE	ON-SITE BEHIND STREET FRONTAGE
40'+ Deciduous Trees:								
AA Trident Maple	Acer boergerianum	30	30	25' Cal.	B&B	0	2	2
BB Common Hackberry	Celtis occidentalis	50	50	25' Cal.	B&B	0	2	2
CC Shademaster Thornless	Gleditsia triac. inermis 'Shademaster'	50	40	25' Cal.	B&B	2	0	2
DD Texas Red Oak	Quercus buckleyi	40	40	25' Cal.	B&B	0	2	2
10'-20'+ Deciduous Trees:								
EE Winter King Hawthorn	Crataegus viridis 'Winter King'	20	20	15' Cal.	B&B	1	0	0
FF Austrian Pine	Pinus nigra	40	25	6'H	B&B	1	0	0
GG Autumn Blaze Pear	Pyrus catoriana 'Autumn Blaze'	25	20	15' Cal.	B&B	1	0	0
Total: 3 0 0								
Total Proposed Trees: 5 6								
Evergreen Shrubs - Large (8'+):								
A Spartan Juniper	Juniperus chinensis 'Spartan'	20	10	5 Gal.	Cont.	4	0	0
B Moonlight Juniper	Juniperus scopulorum 'Moonlight'	20	6	5 Gal.	Cont.	2	0	0
C Lilywild Juniper	Juniperus virginiana 'lilywild'	15	6	5 Gal.	Cont.	3	0	0
Deciduous Shrubs - Medium (4'-6'):								
D Leadplant	Ancropha canescens	3	3	5 gal.	Cont.	9	0	0
E Dark Knight Blue Mist Spirea	Caryopteris x cland. 'Dark Knight'	4	4	5 Gal.	Cont.	3	5	3
F Fernbush	Chamaebatia millifolium	4	4	5 gal.	Cont.	3	3	3
G Apache Plume	Fallugia paradoxa	4	4	5 gal.	Cont.	1	7	8
H Golden Currant	Ribes aureum	4	4	5 gal.	Cont.	11	0	0
I Purple Leaf Sand Cherry	Prunus x cistena	8	8	5 Gal.	Cont.	3	3	15
J Common Lilac	Syringa reticulata	8	8	5 Gal.	Cont.	4	3	15
Ornamental Grasses - Small (2'-3'):								
K Blue Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2	2	5 Gal.	Cont.	8	0	0
L Blue Bluestem	Andropogon gerardii	3	4	5 Gal.	Cont.	5	0	0
M Penstemon alpeocoides	Dwarf Fountain Grass	2	2	5 gal.	Cont.	11	0	0
N Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	4	3	5 gal.	Cont.	5	0	0
O Regal Mist Pink Muhly	Muhlenbergia capillaris	4	3	5 gal.	Cont.	6	0	0
Evergreen Shrubs - Small (2'):								
P Panchito Manzanita	Arctostaphylos x coloradoensis	0.5	5	5 gal.	Cont.	0	3	59
Q Wilton Carpet Juniper	Juniperus horizontalis 'Wilton'	0.5	7	5 gal.	Cont.	0	5	192
R Broadmoor Juniper	Juniperus sabina 'Broadmoor'	3	5	5 gal.	Cont.	0	5	98
S Slowmound Mugo Pine	Pinus mugo 'Slowmound'	3	3	5 gal.	Cont.	2	0	0
Yucca & Agave - Small (2'):								
T Perry's Agave	Agave parryi	3	3	5 gal.	Cont.	2	3	21
U Red Yucca	Hesperaloe parviflora	3	3	1 Gal.	Cont.	0	8	57
V Narrow Yucca	Yucca angustissima	3	3	5 Gal.	Cont.	0	2	14
W Banana Yucca	Yucca Baccata	3	3	5 Gal.	Cont.	0	5	35
Sub-Total Proposed Shrubs: 82 52 966 SF								
Total Proposed Shrubs: 134								
Blue/Purple Perennials:								
B1 May Night Salvia	Salvia spp.	2	2	1 Gal.	Cont.	0	8	25
Total Street Frontage Coverage: 991 SF								

Landscape Calculations

LANDSCAPE CALCULATIONS	Req'd	Shown on Plan
21.06.040 Zoning District:	C-1	
Public Right of Way Coverage Requirement		
No Planting Area Available		
On-Site Coverage Requirement		
Street Frontage Area	221 LF	
25 1/2 Rd.	6 EA	6 EA
Trees Required (1/40 LF)		
Street Frontage Area (LF * 14')	3,094 SF	
75% Plant Coverage Required	2,321 SF	
Minus 50% Waterwise Reduction	1,160 SF	
(see plant schedule for plant area calcs)		991 SF
*Requesting reduction for steep slopes and boulders required to stabilize slope.		85%
On-Site Area		
Total Parcel Area:	63,598 SF	1.46 AC
Improved Area	28,028 SF	0.64 AC
Percent of Total Parcel Area	44%	
On-Site Trees Required (1/2500 SF)	11 EA	
Shade Trees (80%)	9 EA	9
Om./Ev. Trees (20% Max.)	2 EA	2
Total On-Site Trees To Be Planted:		11 EA
On-Site Shrubs Required		
1 Shrub per 300 sf	93 EA	
Total On-Site Shrubs To Be Planted:		93 EA

ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY PLANNER _____ DATE _____

SCALE: 1" = 10'

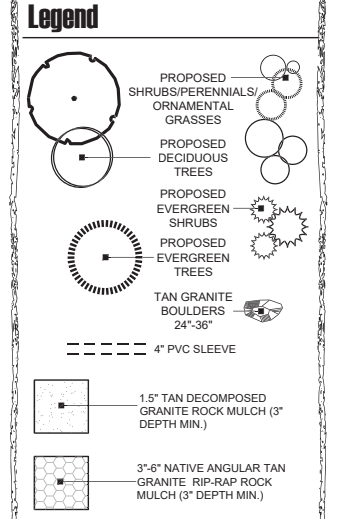
Preliminary
Not For Construction

Project Name:
GJ Learning Center
545 25 1/2 Road
Grand Junction, Colorado 81505

Client:
Jerod Timothy, Deputy Director
General Services
City of Grand Junction
P 970.244.1565 | C 970.216.7482
250 N. 5th St., Grand Junction, CO 81505

Landscape Architect:
NVISION DESIGN STUDIO, INC.
677 25 Road Grand Junction, CO 81505
Phone: 970.210.2155 Email: r@nvisio.biz
Web: www.nvisio.biz
Landscape Architecture | Visual Simulation | Graphic Design

Registration:
Robert A. Breen
LA 462
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO



- Key Notes**
- PROPERTY LINE
 - EX. NATIVE AREA
 - PRUNE BACK NATIVE SHRUBS TO LIMIT OF WORK LINE
 - STEEL EDGER
 - SWALE - PROVIDE POSITIVE FLOW 2% MINIMUM
 - 12X12 LANDSCAPE DRAIN - SEE DETAIL M/RS
 - 4" SOLID SDR-35 DRAIN PIPE

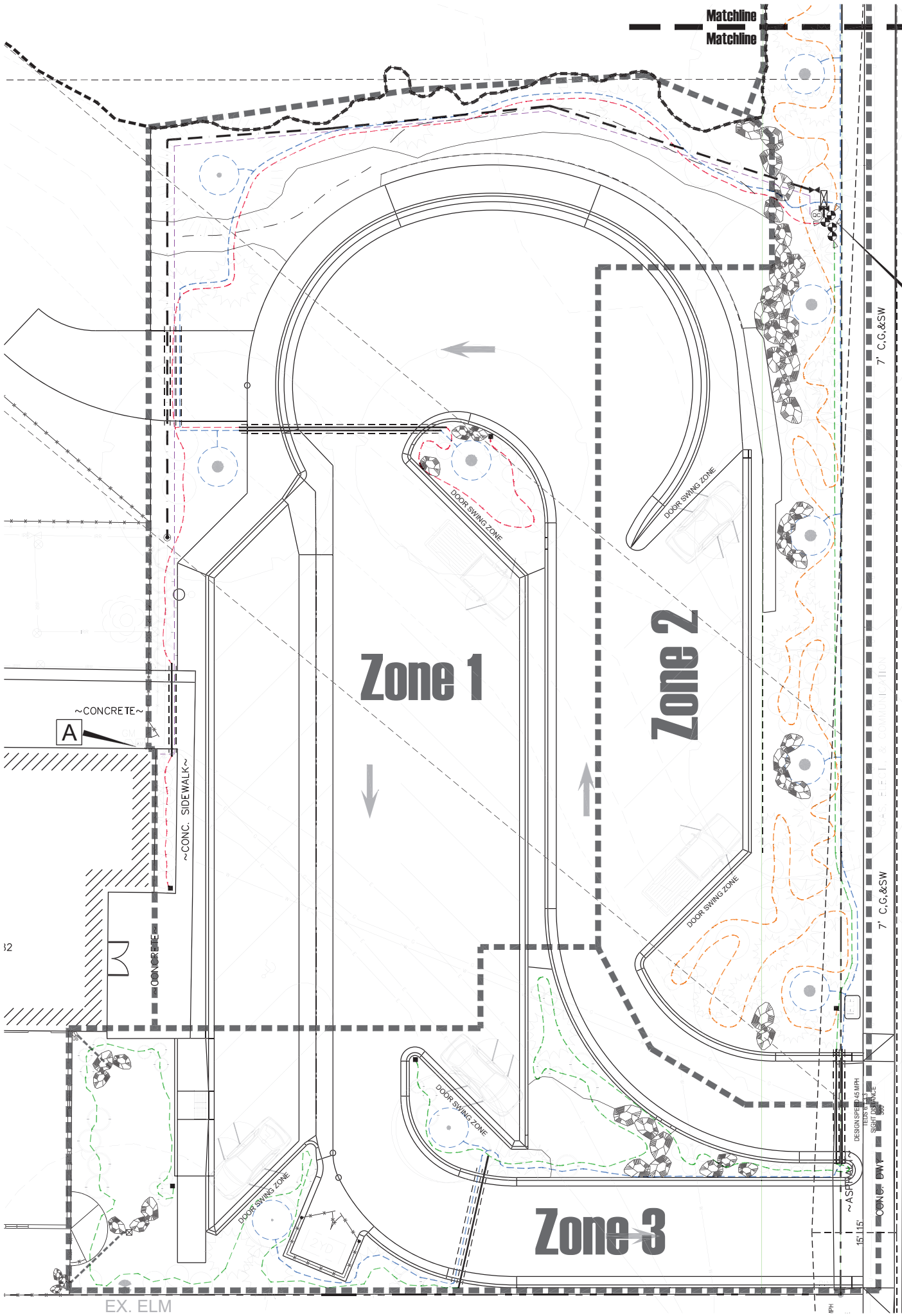
Sheet Title:
Landscape Plan

Project: GJLC
Date: November 22, 2022
Scale: 1" = 10'

Sheet:
1
11

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES LISTED ABOVE AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR SUBSTITUTIONS.

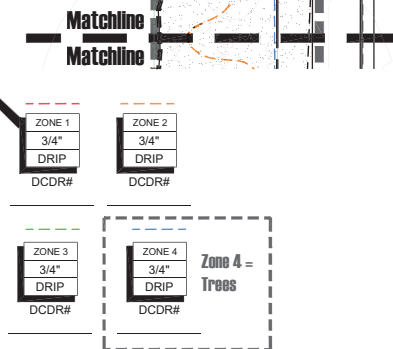
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25 1/2 Rd.

Irrigation Notes

1. VERIFY OPERATING PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY PLAN PREPARER IF MEASURED PRESSURE IS MORE THAN 110 P.S.I. OR LESS THAN 60 P.S.I. THE SYSTEM IS DESIGNED FOR AN OPERATING PRESSURE OF 110 P.S.I. AND A FLOW RATE AT INLET PIPE OF 120 GPM. VERIFY ALL FLOW RATES AND PRESSURES ON-SITE PRIOR TO INSTALLATION OF THE SYSTEM.
2. NOTIFY LANDSCAPE ARCHITECT SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS.
3. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLAN PREPARER.
4. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS AND INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. NOTIFY PLAN PREPARER, PRIOR TO INSTALLATION, OF ANY AREA OF GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
5. PRIOR TO CUTTING INTO SOIL, LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNER AND CONTRACTOR (IF APPLICABLE). CONNECT TO EXISTING 120 VOLT ELECTRICAL SUPPLIES. USE THIN WALL METAL CONDUIT ABOVE GRADE. INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE AND INSTALL RECHARGEABLE BATTERY BACK-UP FOR CONTROLLERS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS TO IRRIGATE SLOPES USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER.
7. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
8. INSTALL ALL ELECTRIC VALVES, PRESSURE REGULATORS, BALL OR GATE VALVES, PIPING, BACKFLOW PREVENTION DEVICES (IF APPLICABLE), CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
9. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF PLANT AND/OR WITHIN PLANT WELL.
10. POLYETHYLENE PIPE (IF APPLICABLE) INSTALLED SHALL BE PRODUCED FROM ALL VIRGIN UNION CARBIDE RESIN.
11. MAINTENANCE CONSIDERATIONS:
 - A. FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE AND CONTINUE AS NEEDED AFTER SIX (6) MONTHS.
 - B. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS.
 - C. WATER QUALITY SHOULD BE MEASURED ON A QUARTERLY BASIS AND AMENDMENTS ADDED AS NECESSARY TO ENSURE THE SURVIVAL RATE OF THE PLANT MATERIAL.
12. ALL WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT. ELECTRICAL CONDUIT SHALL EXTEND TWELVE INCHES (12") BEYOND EDGE OF PAVEMENT OR CURB. CONTRACTOR HAS THE OPTION TO INSTALL PVC SCHEDULE 40 SLEEVING FOR ALL PIPING UNDER ASPHALT AND CONCRETE PAVEMENTS AT HIS OWN EXPENSE. INSTALL SAND FOR BACKFILL IN ASPHALT PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
13. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM EACH CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
14. ALL PIPES SHALL BE TESTED AT 125% OF DESIGN PRESSURE FOR 1 HOUR. ADD WATER SLOWLY TO PIPES TO AVOID WATER HAMMER DAMAGE. BLEED SYSTEM TO INSURE ALL AIR IS OUT OF PIPES AND PRESSURIZE SYSTEM TO LEVELS STATED ABOVE. VISUALLY INSPECT FOR LEAKS WHILE SYSTEM IS HOLDING PRESSURE CONSTANT.
15. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
16. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR EACH CONTROLLER.
17. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.



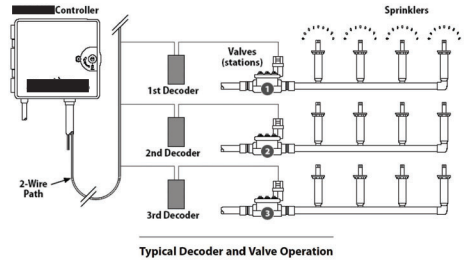
Two-Wire Decoder System Notes

1. THIS IRRIGATION SYSTEM IS DESIGNED WITH A TWO-WIRE DECODER SYSTEM.

DECODER OVERVIEW
A DECODER CONTROLLER CONTROLS LARGE IRRIGATION SYSTEMS COMPARABLE TO THE TRADITIONALLY WIRED IRRIGATION CONTROLLER. THE DIFFERENCE IS DECODERS DIRECTLY POWER THE SOLENOIDS THROUGH THE 2-WIRE PATH. A DECODER CONTROLLER IS PROGRAMMED SIMILAR TO A TRADITIONAL WIRED CONTROLLER.
THE DIFFERENCE IS DECODER ADDRESSES MUST BE PROGRAMMED INTO THE CONTROLLER. THE DECODER ADDRESS REPRESENTS A CONTROL VALVE FOR AN IRRIGATION ZONE. FLOW OR WEATHER SENSOR, MASTER VALVE OR PUMP START RELAY AS IRRIGATION PROGRAMS EXECUTE. COMMANDS ARE COMMUNICATED TO THE DECODERS IN THE FIELD. THIS COMMUNICATION IS CARRIED THROUGH A LOW-VOLTAGE TWO-WIRE COMMUNICATION PATH TO THE NUMEROUS DECODERS LOCATED THROUGHOUT THE SITE. THE DECODERS RESPOND TO A THREE, FOUR OR FIVE-DIGIT ADDRESS. THE DECODERS WILL DIRECTLY ACTIVATE THE SOLENOIDS ON THE VALVES.

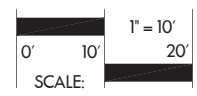
LAYOUT
THE DESIGN OF A DECODER CONTROLLER SYSTEM REQUIRES CAREFUL CONSIDERATION TO THE LAYOUT OF THE DECODERS ON THE 2-WIRE PATH. SINCE A DECODER SYSTEM POWERS THE ELECTRIC SOLENOIDS THROUGH THE 2-WIRE PATH, THE 2-WIRE PATH MUST BE ABLE TO PROVIDE ENOUGH VOLTAGE TO POWER THE SOLENOIDS. THERE ARE DESIGN SPECIFICATIONS LIMITING THE LENGTH OF THE TWO-WIRE CRITICAL PATH, THE NUMBER OF DECODER ADDRESSES ON A GIVEN TWO-WIRE PATH, AND THE NUMBER OF SIMULTANEOUS, WHICH MUST BE FOLLOWED CAREFULLY.

TWO-WIRE PATH LAYOUT
THERE ARE TWO TYPES OF CONFIGURATIONS THAT CAN BE USED FOR THE LAYOUT OF THE 2-WIRE PATHS. THE 2-WIRE PATH CAN BE INSTALLED AS A STAR CONFIGURATION, OR AS A LOOP CONFIGURATION. THE DECODER CONTROLLER WILL SUPPLY UP TO FOUR SEPARATE TWO-WIRE PATHS. OF THE STAR CONFIGURATION AND UP TO TWO SEPARATE 2-WIRE PATHS. OF THE LOOP CONFIGURATION FOR DECODERS. DEPENDING UPON THE DESIGN OF THE SITE, IT IS TYPICALLY PREFERABLE TO SEPARATE THE 2-WIRE PATHS INTO MULTIPLE WIRE RUNS RATHER THAN INSTALL A SINGLE TWO-WIRE PATH THROUGHOUT THE SITE. THESE WIRE PATHS CAN BE CONFIGURED IN EITHER THE STAR OR LOOP LAYOUTS OR A COMBINATION OF THE TWO TYPES. FOR EASE OF TROUBLESHOOTING, THE STAR CONFIGURATION IS THE RECOMMENDED LAYOUT FOR THE 2-WIRE PATH.



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LA 462
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

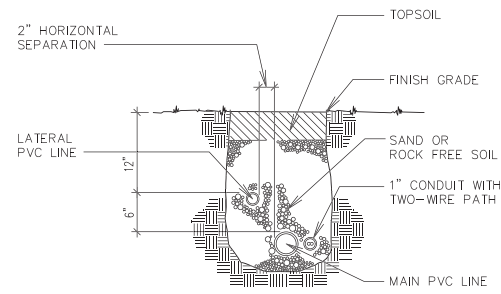
Legend

- Zone 1 - IRRIGATION ZONE BOUNDARY
- Zone 2 - IRRIGATION ZONE NUMBER
- A - RAINBIRD LX-IVM 2-WIRE CONTROLLER MOUNTED ON EXT. WALL IN WATER PROOF CABINET
- Zone 1 - VALVE STATION NUMBER
- 1" - VALVE SIZE
- SPRAY - TYPE OF IRRIGATION
- DCDR# - DECODER NUMBER (TO BE FILLED IN BY CONTRACTOR)
- - POINT OF CONNECTION
- ⊗ - 3/4" WATTS SERIES 719 DOUBLE CHECK VALVE ASSEMBLY
- ⊕ - ELECTRIC REMOTE CONTROL VALVE RAIN BIRD - PEB WITH FLOW CONTROL
- ⊖ - WYE STRAINER & PRESSURE REDUCER FOR DRIP ZONES
- ⊙ - CURB STOP AND WASTE VALVE
- ⊘ - PVC BALL VALVE
- ⊚ - QUICK COUPLING VALVE
- - TWO-WIRE PATH DOUBLE JACKETED AND INSULATED, SOLID COPPER CORE, PE COATED 12 GA WIRE - CONNECT WITH DBRY-6 CONNECTORS OR EQUIVALENT
- - PRESSURIZED MAINLINE PIPE & SIZE (PVC SCHEDULE 40 PIPE OR PE)
- - LATERAL PIPE SIZE (PVC SCHEDULE 40 PIPE)
- - 4" PVC SLEEVE
- ⊠ - EASY FIT FLUSH CAP IN 7" ROUND BOX
- - 1/2" RAINBIRD XE SERIES BLANK TUBING OR EQUAL
- - TREE BUBBLER RING - SEE DETAILS

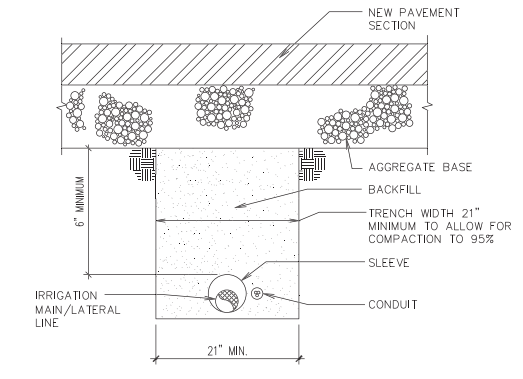
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Project: GJC
Date: November 22, 2022
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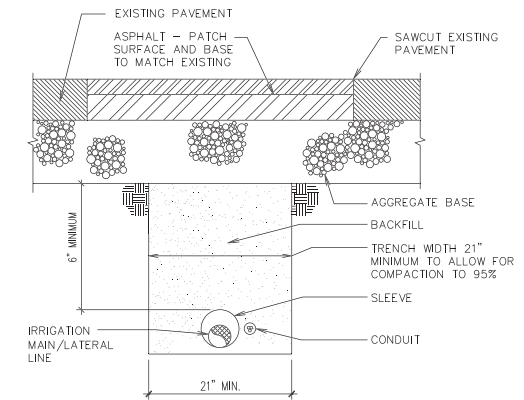
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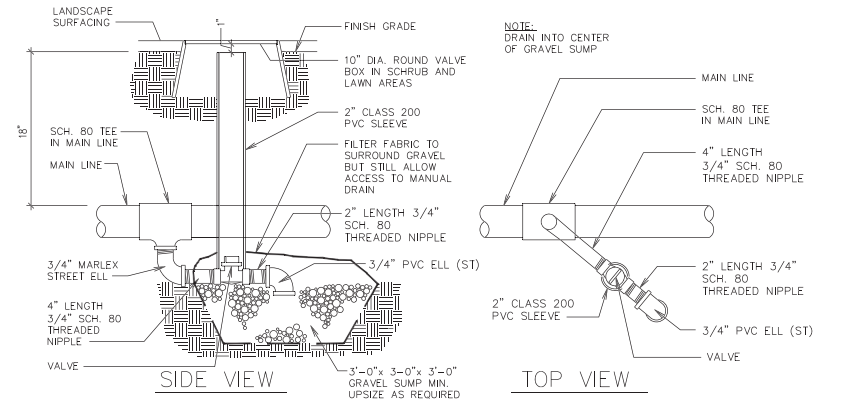
A Trench Section Two-Wire Section
NTS



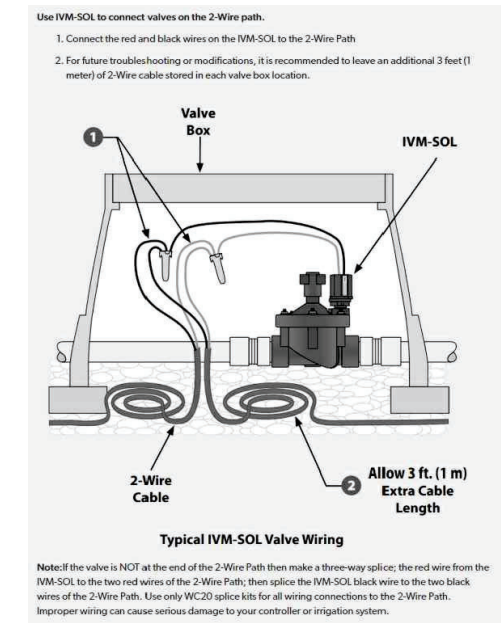
B Misc. Pipe Trench Detail New Pavement Areas
NTS



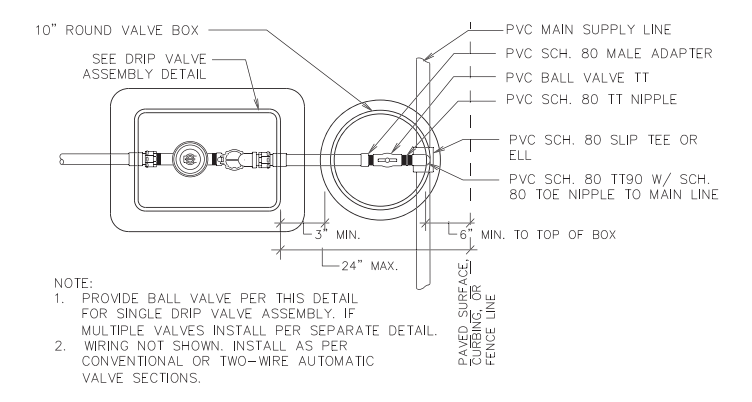
C Misc. Pipe Trench Detail Exist. Pavement Areas
NTS



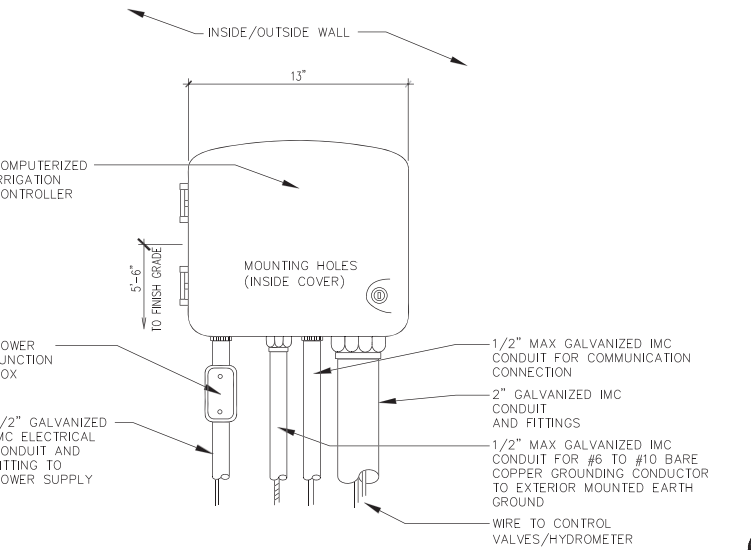
D Main Line Manual Drain Valve
NTS



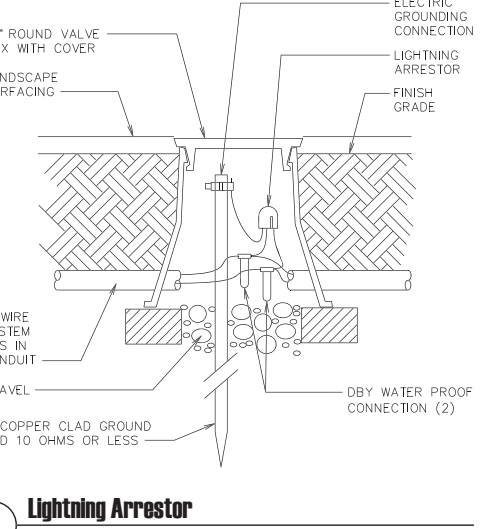
E Automatic Valve with Two-Wire System
NTS



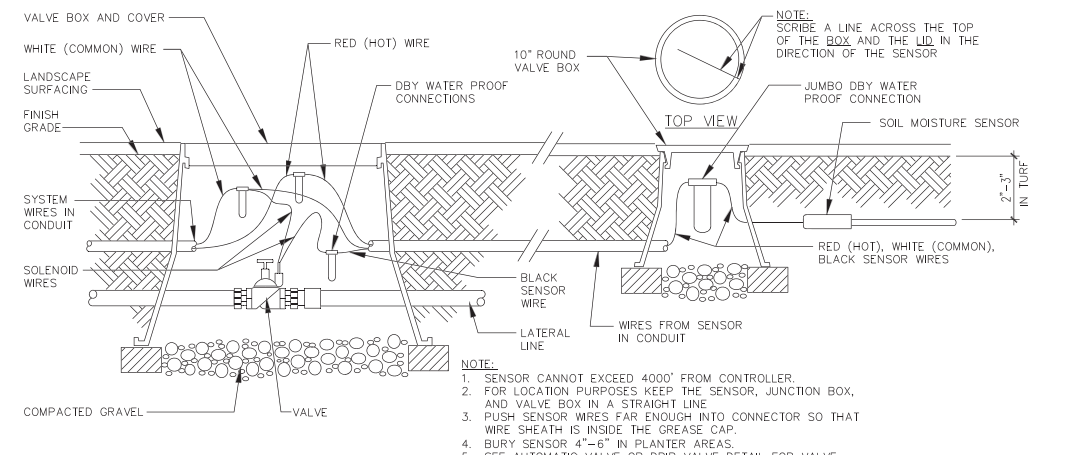
F Drip Valve Assembly
NTS



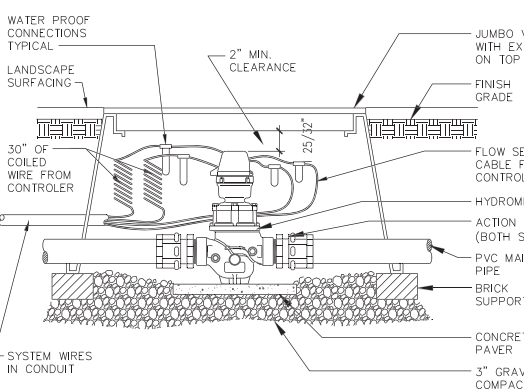
G Smart Controller
NTS



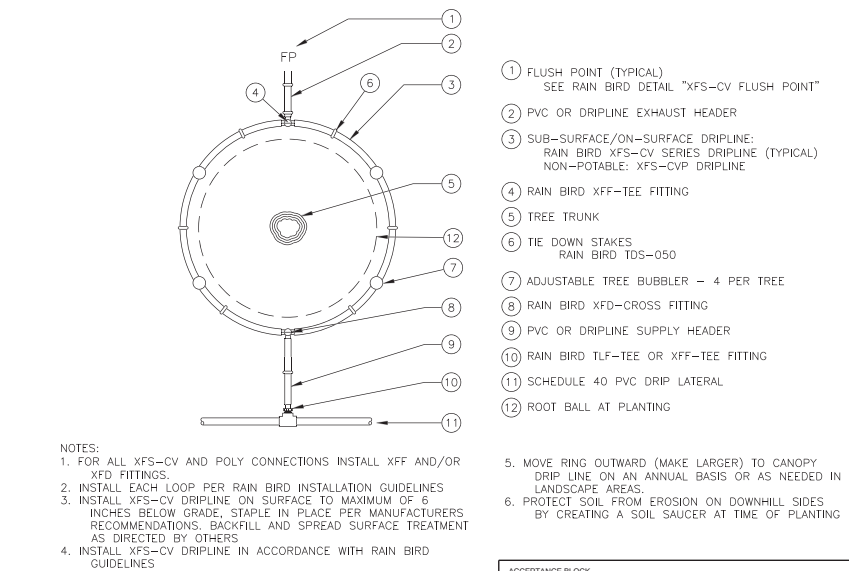
H Lightning Arrestor
NTS



I Soil Moisture Sensor
NTS



J Hydrometer
NTS



K Two Tree Ring Drip Layout
NTS

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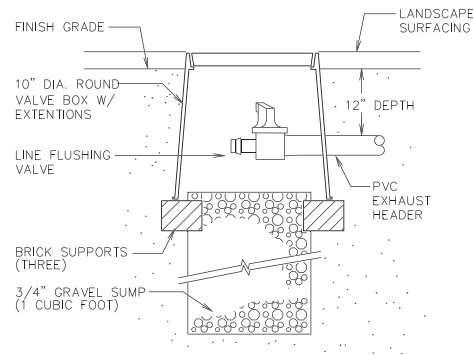
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Landscape Architecture | Visual Simulation | Graphic Design

Registration:
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LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

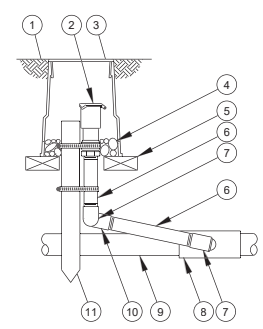
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Project: GJC
Date: November 22, 2022
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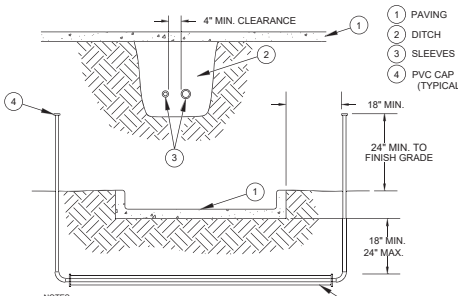
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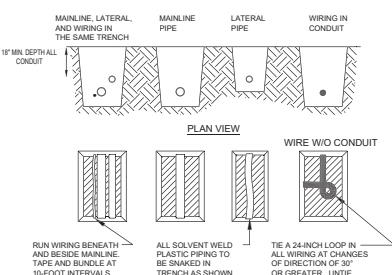
A **Inline Drip Flush Valve**
NTS



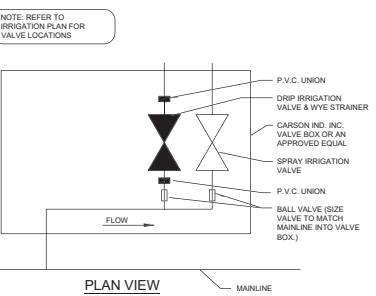
B **Quick Coupling Valve**
NTS



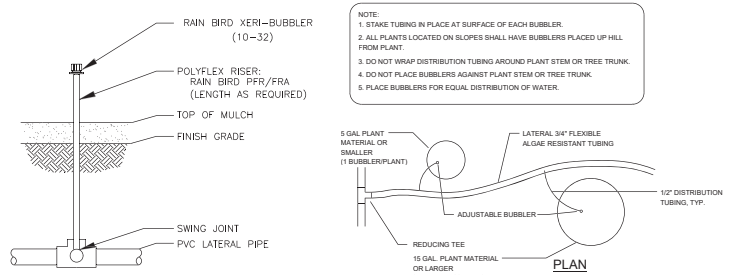
C **Sleeving**
NTS



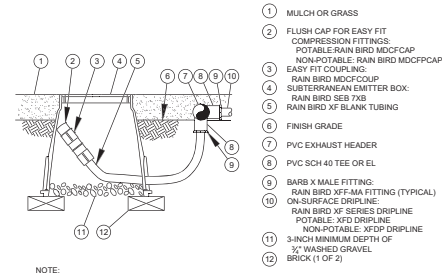
D **Trenching**
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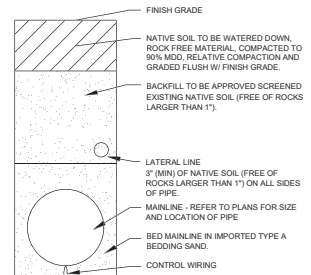
E **Manifold Detail**
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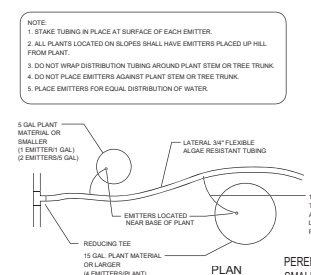
F **Bubbler on PVC Riser / Tree Layout**
NTS



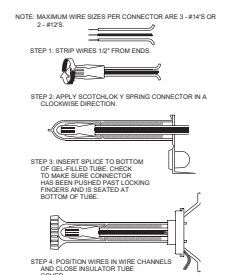
G **Drip Line Flush End Cap**
NTS



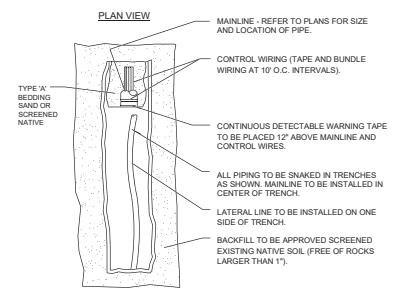
H **Trench Wall Section**
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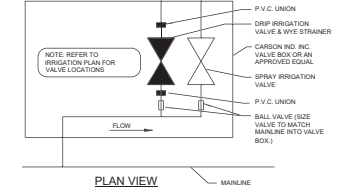
I **Shrub Emitter Layout**
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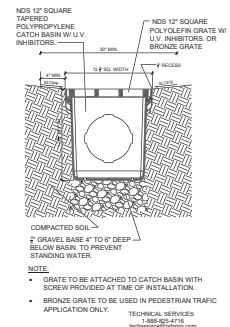
J **Wire Connection**
NTS



K **Trench Sect. (w/Wire)**
NTS



L **Manifold Detail**
NTS



M **NDS 12\"/>**

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