



Purchasing Division

ADDENDUM NO. 1

DATE: May 18, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Architectural/Engineering (A/E) Services for Community Recreation Center
RFP-5241-23-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. Will geotechnical report also contain geothermal report?
 - A. The City will work with the City's contracted geotech firm Rocksol and add this to their scope. Given the tight timeline on the DOLA grant being due August 1, we'll need to work with the selected AE team to expeditiously map out a plan for energy efficiencies and the incorporation of renewable energy into the design. As was stated in the RFP, geothermal is being strongly considered and the geothermal information provided by Rocksol will be important in this assessment. As soon as this report is ready, it will be shared with the selected AE team. If it is ready prior to the selection process being complete, it will be included as an addendum.
2. Q. Is there any incentive to improving upon the project schedule?
 - A. The planning for this project has been rooted in the theme of under-promising so we're in the position to over-deliver. This goes for the financing of the facility including the debt service required, the operating subsidy required as well as the schedule. We have stated to the Community the CRC will be open by the end of 2025. If we are able to finish a month or two earlier, it would strengthen confidence in the City's ability to deliver. Additionally, an opening coinciding with New Year's resolutions is beneficial for membership sales. There is also benefit to reducing costs with the continued increase in construction costs that is being experienced, which creates another consideration related to schedule.
3. Q. What are the LEED certified expectations for this project?
 - A. LEED certification is not being contemplated as our community has not expressed this as a need. With that said, there is tremendous interest in reducing operating costs tied to

utilities as much as possible, for gas, electricity, water, etc. So, we expect the AE team to incorporate as many elements that may fall under the umbrella of LEED as are practical and cost-effective (both in terms of up-front capital costs and ongoing operational costs). There is also increasing interest and support for reducing emission of greenhouse gases and reducing the carbon footprint of the CRC. There was a lot of discussion in the design process of the need to reduce energy costs, which was in part triggered by, for example, all the glass shown in the renderings of the concept design. Progression of the design needs to be done in a way that balances aesthetics and functionality with energy requirements.

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

All other conditions of subject remain the same.

Respectfully,

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

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