



Purchasing Division

## **ADDENDUM NO. 3**

**DATE: May 23, 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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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:

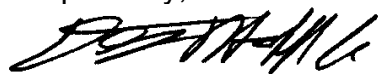
1. Q. In order to do survey on the site, we will need title work. Will the City provide this or does the project need to obtain it?
  - A. The City does not perform title work. The title work is not expected to be needed. If needed, the City will hire a title company to perform this. The City can perform a search on easements on the property, which is less formal than title work.
2. Q. Will a full survey be required for the entire property or just the Red outlined area in the 2022 CRC concept plan?
  - A. A full survey of Matchett Park is not required. After the CRC is open, it is expected the City will need to revisit and update the 2014 Matchett Park Master Plan
3. Q. Will a traffic study be required?
  - A. No, a traffic impact study (TIS) will not be required as part of this scope.
4. Q. If a traffic signal is warranted at the Patterson Road intersection, who's responsible for this design?
  - A. The City will perform a separate TIS for this project as there are several variables at this time including adjacent development and modifications to the Transportation Engineering Design Standards (TEDS) currently in process. The proposer is directed to view the City of Grand Junction Pedestrian Bicycle Plan and the Patterson Road Access Management Plan for information on design requirements of the sidewalks, bike lanes and roads accessing the new CRC.  
<https://www.gjcity.org/1233/Pedestrian-Bicycle-Plan>  
<https://www.gjcity.org/1086/Patterson-Road-Access-Management-Plan>
5. Q. It appears based on a quick look at existing as-built sewer line information on the City GIS that sanitary sewer mains are shallow in this area. Has the City looked see if gravity sanitary sewer service is available to reach this site?

- A. All utilities required for the CRC building and civil infrastructure shall be designed by the selected A/E Design Team. In the 2022 CRC Plan, this level of detail was not considered. The current budget includes all utilities and infrastructure necessary on site but connections were not evaluated in the concept design phase. Only a landscape architect was on the team with the lead architect.
6. Q. Thank you for addressing the need for a geothermal report with the geotechnical report in Addendum 1. After discussing with our engineer, we have a follow up question about this scope. When designing a geothermal system a thermal conductivity test is needed to be completed by a geotechnical engineer at the direction of the geothermal engineer's design. This typically happens in Design Development and costs \$20-\$30k. Can we assume that the City will cover the cost of this scope with their contract with Rocksol?
- A. Like the geotech, the City will contract directly for the thermal conductivity test, anticipated to be in June or July. This information will then be provided to the selected AE team to continue evaluating for this possibility.
7. Q. Would the City like our fee to include design for furniture, low voltage, av design, and signage?
- A. Yes, the A/E Team shall include Furniture design, Low Voltage design, A/V design and interior/exterior signage for the building, and signage/stripping design for the streets/parking lot. This work will still need to be completed in close consultation with the city to ensure all procurements fit owner need and preferences.
8. Q. Please clarify that references are needed for both Key Personnel resumes in addition to the 5 required references for the firm as a whole.
- A. Firm references are required. Project experience of key personnel on resumes is also required. Direct references for key personnel is optional.
9. Q. Please clarify Section B. c. "discuss projects with change order values over 5% of the original project cost (not including change orders)" and that you do want us to include change orders, despite the "not including change orders" statement?
- A. The 5% amount is for the original project budget. This should not include change orders. For example, the budget for this project is \$70,000,000. If there is a change order that adds \$5,000,000 to the budget, this would be 7.2% of the project budget (\$5,000,000 divided by \$70,000,000), and not 6.6%

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

All other conditions of subject remain the same.

Respectfully,



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