



Purchasing Division

ADDENDUM NO. 3

DATE: August 21, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Construction Manager/General Contractor (CM/GC) Services for New Community Recreation Center RFP-5283-23-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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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 there be a traffic signal at the new north-south access road at Patterson Road as part of this project?

A. No, this intersection will be a three-quarter turn movement, with a left-turn from eastbound Patterson Rd, right-turn from westbound Patterson Rd and right-turn only from the access road onto Patterson westbound. Anyone needing access to eastbound Patterson from the new CRC will be able to access 28 ¼ Road to the east at Hawthorn Rd and the signalized intersection at Patterson Rd.
2. Q. Can you better define what you're looking for in the requested "cost opinion" from the contractor, and why?

A. At the conceptual stage of this project, the level of detail available is limited. The design and scope are not fully defined, making creating a detailed cost estimate impractical. Instead, this request asks the proposer to demonstrate their understanding of the project's goals, parameters, primary design intent, approximate quantities, and essential project elements. Opinions on potential cost ranges, potential cost drivers, and project risks based on the conceptual plan help the selection committee better understand each applicant's depth of expertise with this building type.
3. Q. Would it be possible to get the Architect's sketch model?

A. The sketch model is not available. The Architect's sketch model is designed to a conceptual level and provides minimal information beyond the scaled two-dimensional drawings included in the RFP.
4. Q. In addendum #1, 3.1.e – Builders risk insurance for 5% of the final established GMP. Builders risk typically covers the total of direct construction costs. Please clarify this requirement.

A. Upon further review of the Builder's Risk insurance requirements, the minimums shall be set at \$54,600,000 until the final GMP is established, at which time the Builder's Risk insurance requirements will be aligned with the final GMP.

5. Q. RFP section 4.4, item s.2) (on page 32) discusses construction change order mark-up for additive and deductive change orders. This section goes on to note that "This will only be required at the time of providing fee.". Proposed fee will be provided on the section 7.0 Solicitation Response Form, but there does not appear to be a place to denote proposed change order mark-up on this form. Please clarify.

A. Section 4.4, Construction Services Fee, S. Warranty, Item 2. Construction Change Order Mark-Up is hereby removed from this solicitation. Change order mark-up shall be at the same percentage as that established upon contract execution.

6. Q. Please confirm the required limits and coverage for Commercial General Liability may be achieved through a combination of primary and excess or umbrella liability insurance.

A. The General Liability insurance requirements shall be provided by primary only.

7. As a reminder, per the solicitation documents:

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.

This includes communication with the City's selected Architect/Engineering firm.

8. Q. We are wanting to bid this project, do you have a GC in mind or a sign in sheet that I can reference.

A. The Site Visit Sign-In Sheet can be found on our City Purchasing page at <https://co-grandjunction.civicplus.com/501/Purchasing-Bids>

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