

ADDENDUM NO. 3

DATE: September 29, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Pool Naming Rights and Therapy Provider for the New Upcoming City of Grand Junction, CO Community Recreation Center (CRC), RFP-5293-23-KF

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responding to the above-referenced solicitation are hereby instructed requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. **Q:** What is the process for needing to comply with infection control requirements related to using the pool (aquatic therapy)? Would the City be able to quickly accommodate any concerns?

A: City aquatic staff adhere to infection control requirements per our pool certification with Ellis and Associates (the other main certifier of pools is the American Red Cross). Our staff consistently receive exceptional ratings when randomly audited by Ellis, for creating an exceptionally safe and clean environment for pool patrons. Also, the pools are being designed (5 currently: lap, leisure, wellness, hot tub, and zero depth entry) with their own filtration. This way, each can be closed individually should an infection incident/concern or cleanliness issue arise (such as a fecal incident). Finally, any specific concerns on the part of the therapy provider can be addressed in the design. In fact, this question and answer will be shared with the designer so that it can be addressed in design development.

2. **Q:** Does the space have to be 2,900 sq ft or is that flexible?

A: Yes, this is flexible. The costs listed on the response form and in the draft license agreement would fluctuate depending on the final agreed-upon square footage. With being in schematic design currently, this is time to make adjustments to the square footage of every space in the CRC, including hopefully therapy. The current design was presented to the community last week. A video presentation is available here: <https://engagegj.org/crc/widgets/70851/videos/4761>. The therapy space is discussed in the 6th minute.

3. **Q:** Is the entrance separate from the outside or are there limited hours that staff would be able to enter the building and then the clinic? There is mention of a separate entrance in the building, but we are unsure of the outside of the building.

A: The building is designed to have an ability for the therapy space to operate independently from the CRC. Please see the attached for the current schematic design, which again was presented to the community on Sept. 20 and 21, 2023.

4. **Q:** Do patients have specific therapy parking spaces, close to the main entrance and/or the therapy-specific entrance?

A: Yes, planning a specific number of dedicated parking spaces for the therapy provider. The specific number will be negotiated between the City and the therapy provider.

5. **Q:** Is the entire building wheelchair accessible?

A: Yes. The entire building will be wheelchair accessible. Significant effort is also being exerted to ensure adaptive design to ensure accessibility to the wide variety of amenities available in the CRC.

6. **Q:** Is there available space to conduct public education events (free of charge to use the space)?

A: As can be seen from the current design plans, there are spaces available for such events. This use will be subject to negotiation, but the initial position of the City is represented in the draft license agreement. It is anticipated that the available community space will be highly utilized. As represented in the draft license agreement, the scheduling of these facilities will be according to City policy.

7. **Q:** Is there an opportunity for expansion/collaboration with pulmonary and cardiac rehab?

A: The City is open to this, depending on the size of spaces that are needed and required.

8. **Q:** Language of the RFP refers to **physical** therapy space, can we provide occupational and speech therapy?

A: The City is open to this, depending on the size of spaces that are needed and required. The priority is physical therapy space given the natural synergy between the CRC and this function. With that said, the City is open to having these discussions and assessing the level of fit with the overarching goals of the CRC.

9. **Q:** Will the City provide onsite linen service, or will we have to use our own vendor?

A: The City will have a commercial washer and dryer available, mainly to clean lost and found items. Towels will not be provided in fitness or the pools, which will reduce the volume of laundry coming from CRC operations. As for the therapy provider, the City is open to understanding these needs and working with the provider to potentially provide this. Additional services like this may also affect the lease payment as initially described in the draft license agreement.

10. **Q:** What about environmental/cleaning services? Will we need to staff/pay for that?

A: As per the draft license agreement, the City's initial position is that basic, daily custodial services will be provided by the City. Any deep cleaning that is needed will be the responsibility of the therapy provider such as carpet cleaning, cleaning and maintenance of equipment, and other needs beyond the daily custodial tasks.

11. **Q:** Do patients need to pay a separate entrance fee to utilize the facility before/during/after a therapy appointment?

A: As per the draft license agreement, the City's current position is that patients will have free access to the CRC and all of its included amenities and programs including fitness and aqua aerobic classes during the day of their appointment.

12. **Q:** Is the contribution to secure naming rights an annual or upfront contribution?

A: The City would prefer an upfront contribution to increase the overall capital budget for the facility. With that said, the City is open to considering an annual or staggered contribution for naming rights. All proposals will be considered and will be subject to further discussion and negotiation before the final agreement.

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

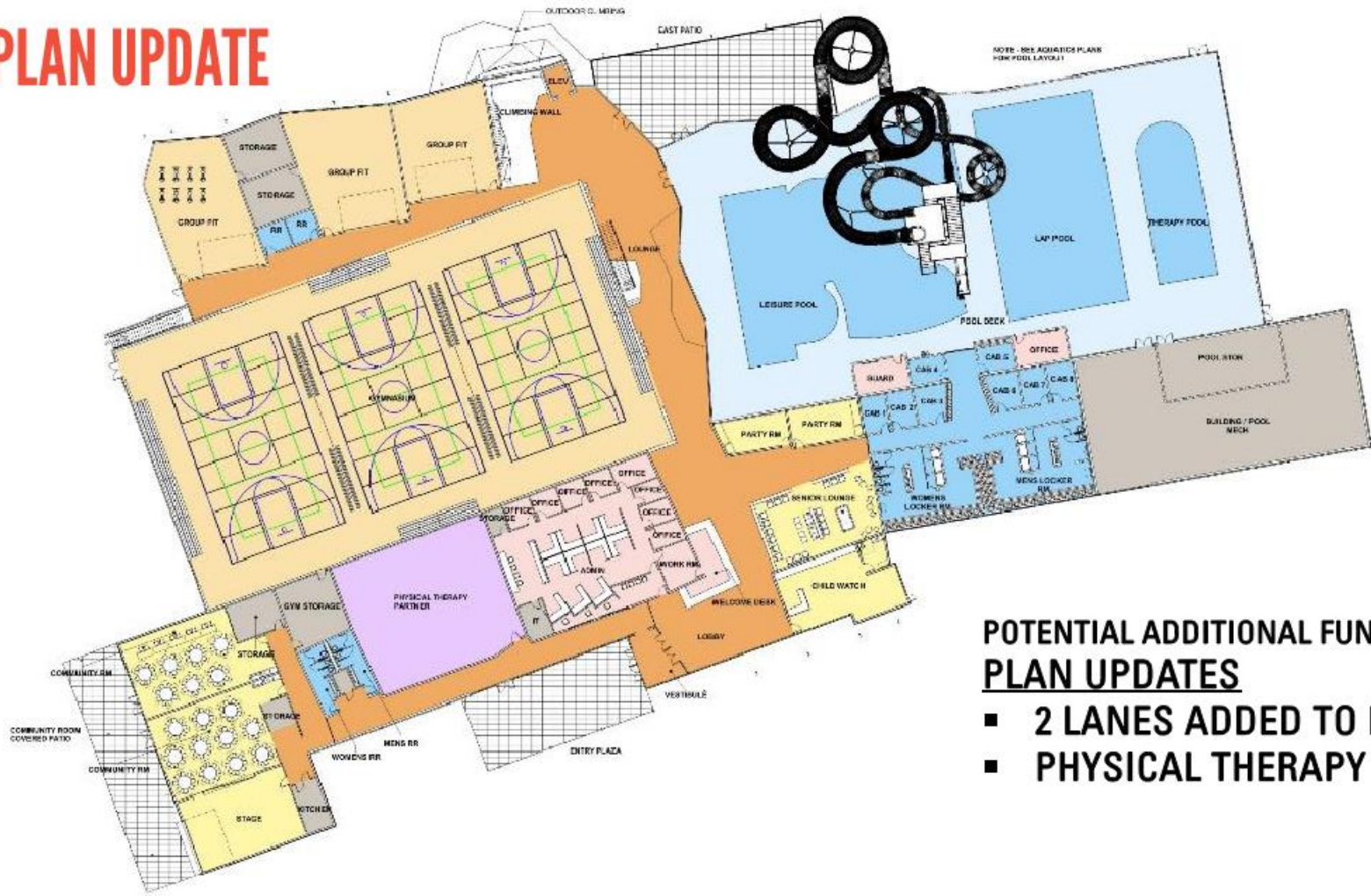
All other conditions of the subject remain the same.

Respectfully,



Kathleen Franklin, Purchasing Agent
City of Grand Junction, Colorado

FLOOR PLAN UPDATE



POTENTIAL ADDITIONAL FUNDING PLAN UPDATES

- 2 LANES ADDED TO LAP POOL
- PHYSICAL THERAPY SPACE