

ADDENDUM NO. 1

DATE: December 19, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Concept Design Services for Whitman Park, RFP-5341-24-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responding to the above-referenced solicitation are hereby instructed requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.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. **Question:** Would the City entertain having the surveyor and sub-surface utility investigation as a direct contract with the City? We are happy to work with, coordinate work, and recommend survey extends for the project, however, we have found in our experience that it is better for clients to hire these services directly to own and possess the raw data for other applications such as GIS mapping or DPW and Utilities record keeping.

Answer: Yes, the City can hire the surveyor directly. While the City does not have a Geotech investigation for Whitman Park, the Emerson Park site (less than a half mile east) and the Public Safety site (across 5th Street from Whitman Park) may be representative of the soils at Whitman. Included in this addendum are the [Geotechnical Investigation Report for Emerson Park from 2023](#) and the [Public Safety Facility from 2008](#). Please use Firefox or Microsoft Edge to open links.

2. **Question:** What role will the City and staff members perform in the public participation process?

Answer: Staff will be engaged in the public process including project updates through engagegj.org, newsletter blasts, public meeting attendance (supporting facilitators/consultants as needed), and oversight in the preparation of materials (providing guidance through comments in meetings and over email).

3. **Question:** Will the City provide a meeting space?

Answer: Yes

4. **Question:** Will the City provide advance notification to the community on meeting dates, times, and locations?

Answer: Yes

5. **Question:** Will the City provide supporting data/graphics or any prior stakeholder engagements, public surveys, discussions, or concepts relating to Whitman Park?

Answer: The City will provide previous content and ideas. The consultant will need to use this information to create the materials needed specific to this project and design. The City will also provide editing of materials as needed.

6. **Question:** Can you provide additional details on what level of documentation the City desires within the Final Design?

- a. Several locations in the RFP state this effort being conceptual design, however, the language in other sections mentions details, specifications, and "Other necessary drawing detail, design notes, and specifications required for construction".
- b. In consideration of the note indicating the Design-Build phase would be a separate effort from this RFP, It sounds like you are seeking a Conceptual Design process in Phase 2 (Conceptual Design Development) and a Schematic level of design as the Final Design Plan.

Answer: It is a 30% level schematic design that is needed. To get to this plan, several concept design options need to be presented through the public process. These options need to be defined to a concept level and include rough order of magnitude costs. Through community engagement, a preferred option will need to emerge. This option will then be developed to a schematic level of design and include opinions of probable cost with the appropriate level of specifics including quantities. All references to the final design or construction documents in the RFP may be disregarded. The plan is to take this 30% schematic design set and put it out to bid for design-build in 2025, pending 2025 budget development. Please see question 11's answer below for more details and updated language for the RFP.

7. **Question:** We recognize the May 15th date is critical. The level of documentation you seek to obtain in the Final Plan and Report (as well as the public engagement process) will have a significant influence on the design timeline and meeting the May 15th date with a high-quality design product.

Answer: Understood

8. **Question:** Could you clarify if the final deliverable is a 'Conceptual Master Plan?'

Answer: A schematic level of design is a better description. Please see question 11's answer below.

9. **Question:** The insurance limit in Section 3.1. (d) Errors and Omissions at five million is high for a concept-level design. Can this be reduced?

10. **Answer:** Revised Section 3.1

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

ONE MILLION DOLLARS (\$1,000,000) per claim

11. **Question:** Does CDOT possess the right of way on the streets?

Answer: The CDOT right of way is back of walk to back of walk for Ute Ave and Pitkin Ave (I-70B).

12. **Question:** What is the timeline for the CDOT sidewalk construction?

Answer: According to the CDOT website (<https://codot.gov/projects/i-70-b-south-of-rood>), the construction of I-70B may occur from spring through winter 2025. Included in this addendum is the [CDOT preliminary design of I-70B improvements](#) (dated Sept 20, 2022). *Please use Firefox or Microsoft Edge to open links.*

13. **Question:** Can the City furnish details about the sewer line, particularly given its apparent location in the center of the park?

Answer: Included in this addendum is the [as-built plan](#) of the 12-inch sewer main running east-west through Whitman Park. This is an active main and cannot be removed. *Please use Firefox or Microsoft Edge to open links.*

14. **Question:** If a modification to the existing bathroom model is made, would the City be open to the possibility of abandoning the sewer line to address easement considerations, potentially converting it to a service line?

Answer: This sewer line is a main line and is still active. It must remain in place.

15. **Question:** Can the City clarify the Phase 3 requirement?

Answer: Revised Section 4.6.3.

An effort extending no more than twelve weeks is envisioned. Individual and unique approaches are welcome. Provide the following as a basic outline:

Phase 1: Programming and Public Participation: A public participation process will be required due to the Park's size, location, and significant community interest. As evident from recent media reports, Whitman Park formerly served as a common gathering place for the unhoused community. In September 2023, the City decided to close Whitman, repurposing the park exclusively for special events. The City has allocated \$1 million to establish a resource center at a nearby downtown location, to replace and improve what Whitman previously provided to members of the community experiencing homelessness. The initial phase will focus on programming and actively involving the community to gather insights and preferences.

Phase 2: Conceptual Design Development: It has been identified that Whitman Park needs revitalization to improve the Downtown park amenities. The details, elements within the park, and amenities at the park will all be established as part of this design process. Ultimately a final agreed-upon preferred plan with supporting graphics is expected (Schematic Design Plan).

Phase 3: Schematic Design Plan to Include Detailed Cost Estimates: A Schematic Design Plan will be developed by the Firm after the above processes are complete. The Design-Build phase will be separate from this RFP scope. The Schematic Design Plan for this RFP and 2024 effort will be drawn to scale and will include at a minimum:

- Accurate dimensional park design documents.
- Generalized grading.
- Line diagrams for site utilities.
- Traffic study (if deemed necessary).
- Landscape and irrigation plan.
- Lighting plan.
- Signage plan.
- Other necessary drawing details, design notes, and specifications required for design development to progress to final construction documents, to happen in a separate RFP for design-build services.

16. **Question:** Can the City provide the community feedback on the 2015 concepts?
Answer: Included in this addendum are the [Whitman Park Questionnaire Results](#). *Please use Firefox or Microsoft Edge to open links.*
17. **Question:** Will the existing irrigation system be removed and replaced?
Answer: Yes, the irrigation system will likely need to be replaced. It was installed in 1983.
18. **Question:** What neighboring parcels are owned by the City?
Answer: The City owns the parcel at 555 Ute Ave (across 5th Street from Whitman Park). Please utilize the City GIS map to identify owners of neighboring parcels.
<https://external-gis.gjcity.org/City%20Map%20External/>
19. **Question:** What is the City's vision for the location of the park entrance?
Answer: The City would like to explore a grand entrance to downtown, "Welcome to Downtown Grand Junction". The logical place for this monument signage is at the southeast corner of the park and it could also include an archway that lands on the southwest corner of the public safety complex in a currently landscaped area.
20. **Question:** In the context of the tree survey and considering the vitality of a mature tree with a remaining life expectancy of 5 years, is it critical to preserve the tree, or would the City be open to its removal for the design concept?
Answer: The tree survey reflects the City's current understanding of the health of trees. Any trees 'in the way' of any improvements will need to be evaluated on a case-by-case basis in consultation with the City Forester and other Parks and Recreation staff.
21. **Question:** What about the unhoused presence, should the design encourage/discourage?
Answer: Activation of the park for use for parks and recreation purposes by the broad community is the ultimate goal. In the design, restricted access will need to be explored in the same way as some of the concepts included in the RFP packet described.
22. **Question:** Is the concept proposed in 2015, which recommended the closure of 4th Street, still a viable consideration for the City?
Answer: Yes, this is a viable option to explore. This space may be needed for parking and may also be a good spot for food truck locations to create a food truck court or food truck park. Included in this addendum are [additional concept ideas](#) from other communities to inform the Whitman design. *Please use Firefox or Microsoft Edge to open links.*
23. **Question:** What are the permissible construction activities under the mature trees and tree canopy in the park? Considering the City's indicated potential limitations to hand tools and work. Tasks such as removing existing asphalt paths may require manual work without the use of traditional construction equipment, potentially impacting the project's cost estimate significantly.
Answer: The City Forester will be available to work with the selected contractor to create a construction plan that will fit the needs of the project with tree protection in mind. Using machinery under the dripline of the tree canopy will be discussed and allowed when necessary.

Revised Section 4.5.2. The Owner's estimate for the cost of the design services is ~~\$400,000.00~~
\$140,000.00.

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

All other conditions of the subject remain the same.

Respectfully,

A handwritten signature in blue ink, appearing to read 'K. Franklin', written in a cursive style.

Kathleen Franklin, Senior Buyer
City of Grand Junction, Colorado