



Purchasing Division

ADDENDUM NO. 2

DATE: April 10, 2025
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Professional Architectural/Engineer Services for new Administration/Maintenance Building at Persigo Wastewater Treatment Facility RFP-5646-25-DD

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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.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 questions/answers/clarifications:

- 1. Clarification Section 4.3:** Develop site/landscape/irrigation plan and design by a registered Landscape Architect that adheres to City Planning Dept requirements. The Persigo treated effluent water is used for irrigating the existing turf, shrubs, and trees currently on site. Persigo would like to pursue a more Xeriscape (waterwise) landscape/irrigation design.
- 2. Clarification Section 4.3:** Complete a Traffic Impact Study (TIS) to determine impacts to River Road and if modifications to River Road are needed due to the new Administration/Maintenance Building and the increased employee count. The Persigo WWTP currently has two access points from River Road.
- 3. Clarification Section 4.3:** Comply with all national and local Fire Department codes, standards, and requirements.
- 4. Clarification Section 4.3:** The selected A/E Firm shall assist the City's Project Manager with responses to the City's Planning, Development Engineering, Surveying, and Fire Department comments, as well as Mesa County Stormwater's comments during the review phase of the new Administration/Maintenance Building.
- 5. Question:** Will you provide the budget for this scope of work?
Answer: The 2025 Adopted Budget for the Phase II expansion design is \$4M of which approximately \$300,000 was allocated for design of improvement/expansion of the existing Administration Building. This budget was based upon recommendations from the 2020 Wastewater Treatment Facilities Master Plan which is currently being updated. Given that the City is now considering building a new building and requesting programming assistance to plan for the new building space and recommendations for possible reuse of the existing administration building, we anticipate the need for budget adjustment following completion of programming activities.
- 6. Question:** Does the budget include the new-build and potential repurpose of the Administration/Maintenance Building?
Answer: See Question #5 Response

7. Question: Can you confirm that the size of the Administration/Maintenance Building that is to be assessed is just the 13,500 square feet listed in the RFP?

Answer: Yes, that is the size of the existing Administration/Maintenance building to be assessed.

8. Question: Is the new building expected to be approximately 15,000 square feet, dependent on final programming, which is based off adding the 13,500 square feet and 2,560 square feet listed in the RFP?

Answer: We anticipate that to be the base space needs based on current conditions. However, we are also requesting additional space to accommodate additional offices, SCADA control room, garage/maintenance shop needs depending upon how/if the existing Administration Building can be repurposed.

9. Question: There is conflicting language around permitting fees:

a. Section 4.4 bullet 3 says owner pays for the permit and fees, but 2.3 says consultant provides.

Answer: The City will pay the fees.

10. Question: When it comes to the schedule I found conflicting information that may not leave adequate time for the programming phase.

a. Section 4.5 says complete programming by July 2025, but 4.7 says services begin no later than June 16th, 2025. We would love to schedule the first programming workshop ASAP, however with the mid-June start I don't believe programming would be done by July.

Answer: Sections 4.5 and 4.7:

- Section 4.5 – Schedule: The City would like to complete programming for this project by September 16, 2025, followed by design completion by May 31, 2026. Construction would be initiated by July 15, 2026, with an anticipated June 30, 2027, construction completion date.
- Section 4.7:
 - Services Begin no later than: June 16, 2025
 - Programming Complete by: September 16, 2025
 - Design Complete by: May 31, 2026
 - Construction Initiated by: July 15, 2026
 - Construction Completion by: June 30, 2027

11. Question: The RFP did not mention that a cost estimate was required. At the meeting we were asked to include time for this. Could you please add language by addendum pertaining to cost estimating services you are seeking?

Answer: The Architect/Engineering firm will be asked to provide a cost estimate for the proposed new facility and improvements at completion of the programming phase. During the Design Phase, the A/E firm will be required to provide a cost estimate at 30% design completion. Once a CM/GC Contractor is selected, the CM/GC Contractor will be responsible for providing cost estimates at the 60% and 90% completion stages based on the A/E firms plans and specifications at those milestones. The CM/GC will provide a Guaranteed Maximum Price (GMP) based on the A/E firms' complete plans and specifications. The A/E firm will be required to assist in the review of the CM/GC's cost estimates and GMP.

12. Question: Please give more definition on the goals of considering gray water recycling, is the City interested in outdoor harvesting or plumbing fixtures inside for graywater recycling purposes?

Answer: We would be interested in reuse of graywater for toilet flushing and outdoor irrigation.

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 that reads "Dolly Daniels". The signature is written in a cursive, flowing style.

Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado