



Purchasing Division

ADDENDUM NO. 3

DATE: April 18, 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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.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. Question:** Are there specific HVAC performance standards required for the lab, SCADA room, or garage bays (e.g., temperature/humidity tolerances, air changes, redundancy)?

Answer: Persigo staff will expect the Architect/Engineering firm selected to design the HVAC system for the SCADA control room, laboratory, IT server room, and maintenance facility to adhere to common industry design standards for HVAC and the City IT Depts. requirements.
- 2. Question:** What are the SCADA system requirements in terms of UPS, conditioned power, or cooling loads?

Answer: Persigo currently has a UPS on the current server rack and the City IT Dept. also has some equipment in the controls room that has UPS devices. The Architect/Engineering firm selected is expected to design the new control room and server/IT room to the City's IT Depts. specifications for UPS, cooling, access control, and conditioned power. The City IT Dept. will be involved during design process of the new server and controls room for proper room sizing and cooling for the new IT infrastructure. Typically, the City IT Dept. requires a room size of 10' x 10', minimum.
- 3. Question:** Are there specific requirements for lab exhaust, process piping, or DI/RO water?

Answer: Currently, there are no specific requirements for laboratory exhaust and process piping. See response to question #1 above. Persigo's laboratory has a DI system that will need to be relocated to the new laboratory. Currently, there is no need for a RO water system.
- 4. Question:** Will chemical storage or handling in the lab require explosion-proof or hazardous area-rated MEP components?

Answer: For proposal reasons, please submit a proposal that adheres to the common practices and design requirements for chemical storage and handling in a certified laboratory facility.
- 5. Question:** Will there be any compressed air or specialty utility systems needed?

Answer: There's certainly a need for compressed air (air compressor) and air piping in the new maintenance facility with air drop hookups at each workstation. A bridge crane, a large solvent cleaning tank, and an electric motor testing workbench may be needed in the new maintenance facility. Existing machining tools (lathes, mill, welding equipment, hydraulic press, sand blaster, plasma cutter, etc.) will need to be relocated into the new maintenance facility. The maintenance facility shall

also have a wash bay for vehicle and equipment washing with a pressure washer, as well as multiple washer and dryer assemblies for washing work uniforms.

6. Question: As far as lab components, is a lab planner required?

Answer: If the Architect/Engineering firm submitting a proposal for this solicitation does not have experience and/or a specialist on staff for designing and planning out laboratory spaces to current regulatory and safety requirements, then it would be in the best interest of the A/E firm submitting a proposal to have a laboratory planning member on their team.

7. Question: As far as lab components, will existing equipment be re-used?

Answer: Yes, existing laboratory equipment will need to be relocated into the new laboratory. Here's a general list of laboratory equipment to be moved:

- ICP Mass Spectrometer
- Discrete Analyzer
- Auto Titrator
- Ion Chromatograph (water lab)
- Large microscope with video interface (water lab)
- Three (3) large incubators (1 from water lab)
- Two (2) small incubators (1 from water lab)
- Two (2) large refrigerators
- Five (5) small refrigerators
- Three (3) water baths (1 from water lab)
- Autoclave (looking to replace with a larger unit)
- Three (3) ovens (1 from water lab)
- One (1) furnace
- Dishwasher (Plan on installing new dishwasher in new lab)
- Three (3) argon tanks
- General chemical storage cabinet
- Flammable storage cabinet
- Acid storage cabinet
- Three (3) balances (1 from water lab)
- Laminar flow hood
- Five (5) air removal hoods
- DI System
- Looking to acquire an automated BOD instrument and additional IC

8. Question: Are any fume extraction systems needed for the garage bays?

Answer: No

9. Question: Will the kitchen be a commercial kitchen?

Answer: The breakroom kitchen does not need to be designed to commercial grade kitchen standards, but Persigo staff would like for the new kitchen located in the breakroom to have a collaborative design/layout to include a new electric stove, two (2) microwaves, a dishwasher, locations for coffee makers, two (2) refrigerators with freezer space, one ice machine, cabinetry for kitchen supplies, and one maybe two sinks.

10. Question: Section 2.5 – Payment and Completion – Is monthly invoicing allowed? This clause is written such that payment is only provided upon completion and 'final inspection' which is not design services language. Please clarify.

Answer: Monthly invoicing is allowed with proper documentation of work performed/completed.

11. Question: Section 4.3 – Please clarify if we are to include full drainage studies and reports as part of the civil engineering fees at this time.

Answer: Yes, the City is requesting fees for the programming and design phase which includes drainage studies and reports. The Architect/Engineering firm selected will need to adhere to the Mesa County/City of Grand Junction Stormwater Management Manual (SWMM) for Drainage Study information which is available on the City website at [Stormwater Management Manual](#) . A conceptual/preliminary and final drainage report is required for all new development and redevelopment, except as otherwise determined at the pre-application meeting.

12. Question: Section 4.3 – Please clarify if fees are to include design as well as construction phase services or if this contract is for design only.

Answer: : The scope of the contract is expected to include design as well as A/E services during construction. However, we are only requesting fees for the programming and design phase at this time.

13. Question: Section 5.0 – Proposal Page Count – Do divider, cover pages and solicitation response form count towards the 40 pages?

Answer: No

14. Question: Section 5.0 F – Is legal proceedings information needed from all proposed subconsultants or just the Prime consultant presenting the proposal? This requirement is also not specific as to the type of legal proceeding; is this limited to legal proceedings related to professional design services only?

Answer: Only the Prime Consultant needs to provide this information.

The original solicitation for the project noted above is amended as noted. All other conditions of the subject remain the same.

Respectfully,



Dolly Daniels, Senior Buyer
City of Grand Junction, Colorado