



Purchasing Division

ADDENDUM NO. 1

DATE: May 9, 2025
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Architectural/Engineer Services for The Terminal Project SOQ-5651-25-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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.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: There's a line in Section 4.3.2.b that says, "preference will be given to firms that highlight the ability to advance the existing schematic design package in the allotted timeline".

- Is there an existing schematic design package?
 - o If so, is it possible to get a copy of it?
 - o Also, if so, would the Owner consider alternate approaches to the design?
- Is a schedule with an allotted timeline available?

Answer: There is an existing schematic design package the was created to achieve certain project approval and funding milestones. The SD set will be used as a baseline starting point with some latitude to be taken following A&E team selection.

No prior design material will be shared at this point. SOQ is looking for qualifications only to then take a prior concept further into design development.

Some latitude with design and programming will be given moving forward. Upon award all prior material will be distributed

2. Question: Section 4.3.1 says "the project will Project will include a 13,000 square foot ground plane, 106-multifamily rental apartments, and on- and off-site parking"

- Is there a target average unit size or total gross building area that we can use for the sake of developing our proposal?

Answer: Details of project development at this point will be shared after A&E team selection. In general, the pertinent qualifications from the SOQ will be experience and command over urban mixed use projects per the uses included and within the context of downtown Grand Junction.

- Is there a target stall count for on and off-site parking?

Answer: Parking will be handled separate from this SOQ

- Is there a target area for the arts facility or F&B program?

Answer: These two uses currently divide equally in floor area between multiple ground level spaces.

There is an existing schematic design package the was created to achieve certain project approval and funding milestones. The SD set will be used as a baseline starting point with some latitude to be taken following A&E team selection. No prior design material will be shared at this point. SOQ is looking for qualifications only to then take a prior concept further into design development. Some latitude with design and programming will be given moving forward. Upon award all prior material will be distributed. Schedule will be determined after A&E team selection and be driven by certain

milestone requirements related to current approvals and funding. Overall timeline will be to be constructing by Q2 2026

3. Question: Is there a target construction cost budget?

Answer: Target budget following SD pricing will be provided following A&E team selection.

4. Question: Is the A/E firm required to comply with or submit a FAR overhead rate audit?

Answer: No

5. Question: Previous concepts have been created for this project. Does the City want any elements of the previous work included in the future concept design?

Answer: Yes, the previous design concepts will be the starting point for next phase of design with the ability to make limited design modifications due to the approvals and financing already in place.

6. Question: Does the city have a deadline for the project's completion?

Answer: The project goal is for construction to commence in Q2 2026

7. Question: Does the City want to reuse or repurpose some of the original terminal building or do a completely new building?

Answer: At this point the project doesn't contemplate reusing the existing building unless there were significant cost and/or timing benefits to doing so.

8. Question: Do you need public engagement or community outreach services from the A/E firm?

Answer: Extensive community outreach and engagement has been completed through the conceptual and schematic phases. Such services moving forward would be at the scope and scale typical of post-SD passes of design.

9. Question: Is there a page-restriction for the final document?

Answer: No more than 35 pages

10. Question: Is there a site survey that can be reviewed?

Answer: No need to share at this point. Upon award all prior material will be distributed.

11. Question: The program notes a retail program, community arts facility, and food + beverage program. Are any of these spaces intended to be leased/built out/operated by a third party? Or will they be part of the project scope? If it is intended to be a part of this scope, can you elaborate on the planned food + beverage programming?

Answer: The retail program will be leased and/or conveyed as condominium units to a third party. The programming is intentionally being defined within the project scope but will be operated by third party entities. The F+B programming is intended to function similar to a food hall or all-day assortment of offerings to create vitality for the residential experience and complement the art's facility.

12. Question: Has community outreach been performed? If so, has the current design been approved by the community?

Answer: Extensive community outreach and engagement has been completed through the conceptual and schematic phases. We worked with Artspace to develop the concept and initial design. Yes, with the exception of formal site plan review, which is an administrative approval

13. Question: Has the entitlements process started? If so, can you share status of the review?

Answer: Only initial general meeting has occurred at this point so no formal entitlement process.

14. Question: Beyond SMEP, which Engineering disciplines are being requested to be carried by the architect?

Answer: None

15. Question: The qualifications requested knowledge of the Strong Communities Grant program, but funding for this program is no longer available per the DOLA website. Please clarify.

Answer: Funding has already been awarded to the project.

16. Question: It is assumed that HUD section 504 accessibility provisions will be applicable, is this the case and will there be any other accessibility standards that will apply?

Answer: None at this time, but dependent on future funding sources.

17. Question: Are there any BIM requirements (ie. Deliverable model, clash detection, LOD), or may the design team use drafting software of their choosing?

Answer: No BIM requirements

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