



Purchasing Division

ADDENDUM NO. 3

DATE: June 24, 2025
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Four Canyons Parkway Phase 2B IFB-5692-25-DD

This addendum shall be a part of the Contract Documents for the above project and is hereby made effective on the date shown above. All other terms and conditions of the contract documents not addressed in this addendum shall remain unchanged.

The bidder shall acknowledge receipt of this addendum in the space provided in the Bid Form. Failure to do so may subject the bidder to disqualification.

Please make note of the following questions/answers/clarifications:

1. **Question:** While reviewing the bid tab, I noticed a line item for 53,000 SF of sod. However, the Landscape and Irrigation Plans do not clearly indicate where this sod is to be placed.

I later found references to these areas on the Utility Plans (Sheets 116–132).

The bid tab mentions “sprinkler adjustments” in areas such as 2502 & 2503 Foresight, but based on our review, these appear to require new irrigation installations rather than simple adjustments. Many of the identified areas do not have existing irrigation infrastructure to tie into. To ensure accurate bidding, we would appreciate clarification on the following points:

- **Irrigation Source:** Are we expected to extend irrigation from the Parkway Irrigation System to cover these new sod areas?
- **Heritage Estates (Sheet 116):** The plan shows irrigation behind Heritage Estates, but there is no system extending east behind the lots. This area appears to fall within City Right-of-Way. Should we assume new irrigation installation here?
- **25 Rd Ct to Blichmann Ave (Sheet 118):** Sod is shown south of 25 Rd Ct. Should we connect to the school’s irrigation system? If so, do they have available valves for this, and are they aware their system would be used to irrigate City Right-of-Way?
- **F 1/2 Rd & 25 Rd (Sheet 125):** The plan shows new sod along most of 25 Rd. Should this be irrigated using the Garrett Estates system? If so, is there capacity for additional valves and sprinkler heads?
- **W. Foresight Cir.:** The irrigation scope here appears to be more extensive than an adjustment, with approximately 14,325 SF of sod. Is there sufficient capacity in the existing system to support this new sod area?

Answer:

- **Irrigation Source:** No. The assumption is that the adjacent private irrigation system will be adjusted by the Contractor, or added to, to ensure all proposed sod not within City

right-of-way will receive adequate irrigation.

- **Heritage Estates (Sheet 116):** No. The sod area on sheet 116 is not within City right-of-way. It is within Heritage Estates HOA. Existing irrigation does extend east, along the south side of homes beginning at 2475 Demense Avenue. All proposed sod on Sheet 116 assumes to be irrigated from the existing HOA sprinkler system. Additional modifications to existing system deemed necessary at the time of construction shall be handled via Change Order or by Minor Contract Revision Bid Item.
- **25 Rd Ct to Blichmann Ave (Sheet 118):** Irrigation in this area shall be handled via Change Order or Minor Contract Revision Bid Item.
- **F 1/2 Rd & 25 Rd (Sheet 125):** The area of sod shown on sheet 125 will be within the expanded area of the Garrett Estates HOA detention pond. The existing irrigation system is assumed to be sufficient to irrigate the additional sod within the expanded detention pond. Additional modifications to existing system deemed necessary at the time of construction shall be handled via Change Order or by Minor Contract Revision Bid Item.
- **W. Foresight Cir.:** The existing irrigation system with the City right-of-way is managed by the Foresight Circle Business Association. The existing system is assumed adequate to irrigate the expanded sod areas within the Foresight Circle median area as shown on sheet 131. Additional modifications to existing system deemed necessary at the time of construction shall be handled via Change Order or by Minor Contract Revision Bid Item.

2. **Question:** In regard to the sod line item (not shown on the landscape and irrigation plans) shown on sheets 116 to 132; how is all this sod supposed to be irrigated?

Answer: Please see the Final Addendum Clarification No.1 below, as well as the answers to questions related to Question #1 above. It is assumed that existing private irrigation systems will be sufficient in providing irrigation water to proposed sodded areas within minimal expansion or modifications to the existing system. Additional modifications to existing system deemed necessary at the time of construction shall be handled via Change Order or by Minor Contract Revision Bid Item.

ADDENDUM #3 CLARIFICATIONS:

1. For all sod areas shown on sheets 116-132, it is assumed that the proposed sod will be irrigated using existing irrigation systems owned privately or managed by HOA or Businesses. Coordination has been made with property owners and associations, knowing that modifications/expansions to existing systems may be needed on a case-by- case basis. The Contractor should base their bids assuming the existing irrigation systems will require minimal modifications.

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