



**RFQ-JN-17-01
ADDENDUM 1
ANDERSON PARK RENOVATION: PHASE 1
MASTER PLAN CONSULTANT**

DATE: January 25, 2017

FROM: Jennifer Nellis, Purchasing Agent

A handwritten signature in blue ink, appearing to be "JN", is written over the name Jennifer Nellis.

PROPOSALS DUE: Thursday, February 2, 2017, BY 1:00 P.M. OUR CLOCK

The following information is provided to all interested parties and is hereby made a part of the above-referenced proposal documents. **Proposers must acknowledge this Addendum 1 with their submittal.** This addendum is a total of three pages – and references nine documents available on a City FTP site.

CLARIFICATION, ADDITIONAL INFORMATION, CHANGES:

1. **Question:** Does the \$125,000 design budget include two phases of work or just the initial Phase 1 Master Plan?

Answer: Just the Master Plan Phase I.

2. **Question:** Within the initial qualifications package do we need to include all team members that would be needed to complete this work including MEP, Irrigation, Lighting, Survey, Structural, Geotechnical or do we include just the team members that would be associated with the phase 1 master plan such as architecture and civil?

Answer: During the Master Planning work, if additional if additional team members are identified as needed, such as geotechnical and survey, to ensure the master plan presented is buildable, the City will contract separately for these two services based on the identified need.

Budget projections are included in the scope of the work for Phase I. How these projected budget projections are determined based on square footage in the developed plan or past projects cost information history is a decision for the consultant working on that part of the renovation. It is the consultant's decision as what team members are required to achieve the scope of work for Phase I related to costs. Services such as irrigation design would be part of Phase II.

3. **Question:** What background information would you provide for the initial phase of work such as survey, as-builts, architectural drawings, etc.

Answer: Please access the following nine PDFs through the City FTP site and folder:

Outbox/ RFQ-JN-17-01 Anderson Park Renovation

Anderson Building Remodel
ANDERSON PARK POOL RENOVATION
Anderson Park Sewer System
Filed Park
Landscape and Irrigation
Outdoor Swimming Pool
Subsoil Investigation
Wheat Ridge Park
Wheatridge_fieldstreet_2013_jul

To access please use the link below.

External Users ONLY: <ftp://ftp.ci.wheatridge.co.us/outbox/>

Username: cowrftp

Password: cowrftp2016

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4. **Question:** What current issues would the City like the park renovations to address?

Answer: a. Reconfigure park space and amenities to meet the needs for large event space and a different type of field use on the current baseball field.
b. Vehicular and pedestrian traffic flow within the park
c. Locations of parking lots and shelter.

5. **Question:** What additional programmatic elements and uses does the City desire in the Park, the Anderson Building and Outdoor Pool Bath House building?

Answer: a. See response to question 4 above, and in terms of the outdoor Pool Bath House, it needs updating and renovation - aesthetically, to provide privacy, and to use the existing square footage efficiently.
b. Public and staff in put meetings will be held as part of the process to determine the direction of the program elements of the Anderson Building. Renovations to improve the structure elements are the first priority.

6. **Question:** What is the City's position on access to Clear Creek?

Answer: The city is open to new design ideas, providing the design ensures any access does not create further erosion to the banks, removes social trails and is safe.

7. **Question:** When will the new floodplain mapping be made available to the selected team?

Answer: The City has not seen draft maps for the new floodplain with the reduced flows, hopefully sometime in March. The CLOMR has been approved reducing the 100-year flows by around 30%.

8. **Question:** Is there a building program for the renovation of the buildings in the park?

Answer: A program will be developed with the selected consultant as part of the scope of work. It is not the intention to change the primary function of the two buildings, Anderson Building (recreation center) and Outdoor Pool Bathhouse from their current program.

9. **Question:** Is there a specific requirement for disadvantaged businesses?

Answer: No.

10. **Question:** Is the intention for the baseball park to re-build it or pick a different use?

Answer: Depending on public input and feedback the intent will be developed through the design process. It is staff's recommendation to repurpose the space to meet current needs which would result in a different use.

11. **Question:** Page 3 of the RFQ under Section II. Statement of Work Item Number 1 states: "1) Anderson Building renovation and upgrades to include defining the new footprint for the building based on program elements and costs for construction." **Can you please define what the program elements are for the building?**

Answer: The current program elements are a fitness room, gymnasium, storage and babysitting room. The scope of the project includes determining possible new program elements and the space required for these programs.

12. **Question:** Do you anticipate that the project will require lighting or electrical services as part of the master planning phase?

Answer: Budget projections should include these service cost projections. How the costs are determined based on square footage or past projects, cost information history is a decision for the consultant working on that part of the renovation.

13. **Question:** Are we keeping existing buildings and just renovating and enlarging? What does "defining new footprint" mean?

Answer: Possible opportunity for enlargement of the Anderson Building depending on outcome of program development.

14. **Question:** What is repurposing baseball field? New turf/scoreboard/backstop/fencing/dugouts? Updating?

Answer: Possible new usage other than a baseball field, such as an all purpose grass field.

15. **Question:** In the new master plan, do we keep existing roads, parking, pavilion locations? Do we have a blank slate to relocate these amenities? Are we using existing shelters or bringing new ones in? Existing shelters are getting a little worn.

Answer: Yes to all.

16. **Question:** Are there going to be new buildings for the future Parks Forestry and Open Space Admin. Building and workshops or will they be incorporated into the renovated buildings?

Answer: The Future plan for these buildings is to relocate them to the Public Works Shops yard. Until that is possible the master plan will show a future use for both of these areas. The scope does not include any renovations to the Administration Building or the shops (maintenance area)

17. **Question:** Will the pool and slide area be renovated?

Answer: No.

18. **Question:** Any previous Master Plan completed, if so, do we have access to view it?

Answer: There is not a previous master plan for this park.

19. **Question:** Is an existing boundary survey with topo available to the consultant team in AutoCAD format, or should the consultant team include these services in the scope of work?

Answer: There is not an existing boundary or topo survey. The City will order a survey in consultation with the consultant hired to ensure needed specifications for the survey are met.

20. **Question:** Have the program elements been determined for the Anderson Building renovation and upgrades or the Anderson Outdoor Pool Bath House and office area upgrades and renovations? Or is there an existing list of desired program elements that could be provided to the consultant team now, that will then be refined based on costs for construction?

Answer: This program will be determined as part of the master plan development and Phase I scope.

21. **Question:** Confirm CLOMR/LOMR services are part of Phase 2.

Answer: Yes, if needed.

22. **Question:** We assume geotechnical/environmental reports will be provided. Are those services excluded from this scope?

Answer: Yes, but will be contracted for by the City in consultation with the contracted consultant based on the needed data.

23. **Question:** Does the City anticipate needing a statistically valid resident survey - similar to the one used in the 2015 Parks & Rec Master Plan - as part of the Anderson Park Master Plan scope, or can this user information come from the community meetings?

Answer: No.

Visit the City website for bid documents, addendum, project updates at www.ci.wheatridge.co.us

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