

ADDENDUM NO. 001

REQUEST FOR PROPOSALS

MARGARET CARPENTER PARK PLAYGROUND REPLACEMENT

PROJECT NO. 25-46C

CITY OF THORNTON, CO

TO: Prospective Proposing Firms and all others concerned

DATE: August 27, 2025

PURPOSE: To provide additional information and clarification to the solicitation documents for the above-referenced Project.

1. The following information shall become part of the original Request for Proposal (RFP) for this Project.

A. The Project Due Date Shall be extended from 4:00 PM on September 4, 2025, to 4:00 PM on September 11, 2025.

2. The following questions and answers are provided for additional clarification to the RFP.
Question 1: What is the anticipated project start date?

Answer 1: Based on the September 4th proposal deadline, the City anticipates having an executed contract in place by the end of October at the latest. This schedule accounts for proposer interviews, potential delays related to the NRPA conference in September, and legal reviews on both sides. It is possible the process may move more quickly, but proposers should plan for a design kick-off in mid- to late-October.

Question 2: What is the anticipated project duration?

Answer 2: For a 20,000 sq. ft. municipal playground renovation that includes public engagement, three conceptual design alternatives, design development, and final construction documents, you're generally looking at a 6–9-month design phase under typical municipal project pacing. Proposers should include an estimated timeline with their proposals to help convey their vision for the design phase of the project.

Question 3: Is there a desire by the City to provide nighttime use for the improved playground area?

Answer 3: Thornton's current policy includes park closure at 11pm. Although that falls after dark, it is not the city's intention to encourage late night use by incorporating additional lighting.

Question 4: If not intended for full nighttime use, is there the desire to add minimal security lighting per the scope of this project?

Answer 4: However, because the park remains open during non-daylight hours, it may be appropriate to incorporate solar-lighted, or glow-lit elements into surfaces or play equipment.

Question 5: Is there the desire to add any new technology to this playground area such as Wi-Fi coverage?

Answer 5: No. The City has not considered incorporating new technology such as Wi-Fi coverage into this playground project. Given current budget limitations, this type of feature should not be assumed or prioritized.

Question 6: Is there the desire to add new power outlets or other power provisions for park users to charge phones, utilize in picnic tables, etc.?

Answer 6: No. The City has not considered incorporating power provisions into this playground project. Given current budget limitations, this type of feature should not be assumed or prioritized.

Question 7: Is there a desire to potentially add any bike charging stations?

Answer 7: No. The City has not considered incorporating bike charging stations into this playground project. Given current budget limitations, this type of feature should not be assumed or prioritized.

Question 8: Can the City please confirm if a S.U.E. is intended to be included as part of this project scope

Answer 8: The City does not anticipate a full SUE effort unless existing records indicate significant uncertainty. At minimum, utility coordination and a records review are required. Proposers may recommend targeted SUE services (Level B and/or Level A at critical locations) if they believe underground utility conflicts pose a risk to design or construction.

Question 9: Can the City confirm that a Boundary Survey and ALTA survey are not included as part of this project?

Answer 9: A Boundary Survey or ALTA Survey would only be warranted if there were uncertainties about property ownership boundaries, encroachments, easements, or land transfers associated with the project. Since the playground site is City-owned and no property transactions are anticipated, neither is required as part of this scope.

Question 10: Is the project area expected to increase or remain the same? If the area is increased, can you provide an estimated square footage and also an updated google earth image with the expanded scope area delineated?

Answer 10: The area inside the existing playground curb is approximately 18,469 square feet. The RFP expands that area to include the area immediately outside the curb so that the larger estimate is 20,000 square feet. The requested google earth aerial photo with area delineated is located on page 38 of the RFP.

Question 11: Will any additional detailed survey information be needed?

Answer 11: Yes. During the pre-design phase, the goal will be to develop 3 conceptual designs that represent opportunities at low-medium-high resourcing. That phase will end with the city's determination of which concept to pursue to

the full bid package. As soon as the preferred concept has been identified, the Consultant is to pursue a Geotech study to ensure that the preferred concept is buildable.

Question 12: Will having a contractor on our team for estimating services preclude the contractor from bidding when the project goes to construction?

Answer 12: At this time, the City does not anticipate any conflict of interests in having a contractor work with the proposer for this submission

Question 13: Do you anticipate electrical scope for this project, and if so, to what extent?

Answer 13: No, electrical scope is not anticipated at this time.

Question 14: Is a Certified Irrigation Designed (CID) required for the irrigation modifications?

Answer 14: No, it is not required.

Question 15: Will Subsurface Utility Engineering (SUE), Level A survey and potholing required for this project, and if so, how many potholes should be included in the proposal?

Answer 15: It is possible that potholing may be required if expansion outside of the existing footprint is to take place. An estimated (2) pothole locations can be utilized as a base amount as an add alternate.

Question 16: Is there a maximum number of pages allowed for our proposal?

Answer 16: No, there is not a maximum or minimum number of pages, so long as the proposing firm feels they have conveyed their approach, team, costs, and other required documents properly.

Question 17: Is the Consultant responsible for Environmental Impact Assessment, CLOMR, or LOMR studies?

Answer 17: A CLOMR is not needed for this project. Previous disturbance to this fully developed project site, and distance from waterways will not warrant these items. If we go after Federal funding that would require them per due diligence, the project will be exempt. Proposals should NOT include these items in their scope. If the city determines that the items are needed post-award, the city will contract those separately through our environmental on-call contractors.

Question 18: Will the City be issuing an RFP separately for the playground equipment once the design services project is awarded and procuring directly or using a cooperative contract to purchase the equipment? Or will it be the responsibility of the awarded bidder to work with a supplier to design the play area and provide equipment.

Answer 18: Yes, the City will be issuing a separate RFP for the construction services of this project.

Question 19: There were no scoring criteria listed in the RFP. What are the criteria for selection?

Answer 19: The city intends to select based on the best fit for this particular project. There will be a two-part selection that includes an initial review of proposals

followed by an interview with the top candidates.

Question 20: Regarding public outreach, what elements will be the Consultant's responsibility?

Answer 20: The Consultant will be responsible for preparing graphics for public outreach, including boards with inspiring precedents, concept plans, etc. for feedback. The Consultant will take a leadership role in the engagement strategy and facilitation of that program, including recording, processing and reporting back public input to the public. The city will provide refreshments, tables, tents, dots, etc. (as needed) for pop-up events, will provide the venue for any larger meetings, and will distribute invitations to residents as required by the outreach program. The city will also participate in the facilitation of the engagement program.

Question 21: The RFP shows a Geotech study as part of the pre-design phase. Is that the responsibility of the Consultant?

Answer 21: Yes. During the pre-design phase, the goal will be to develop 3 conceptual designs that represent opportunities at low-medium-high resourcing. That phase will end with the city's determination of which concept to pursue to the full bid package. As soon as the preferred concept has been identified, the Consultant is to pursue a Geotech study to ensure that the preferred concept is buildable.

Question 22: Design firms typically base fees on the type of project and the overall construction budget. What budget does the City have planned for the project?

Answer 22: The City has not yet finalized the full construction budget for the project. Recognizing that design firms often gauge project complexity by the construction budget, we ask proposers to structure their fee proposals in the following way:

1. Pre-Design Phase: Provide a base cost for the pre-design phase. Since this scope will not change, this fee can be based on known elements.
2. Design Phases (Base Budget): Provide a base cost for the remaining design phases using the current overall project budget of \$1.3M (design and construction).
3. Design Phases (Expanded Budget): Provide an alternate cost based on a potential expanded project budget of \$3M (design and construction), contingent on successful fundraising efforts.

If the City is awarded additional grant funding beyond \$3M during the pre-design phase and the selected design is anticipated to exceed that amount, we will negotiate appropriate contract amendments to address the increased scope.

Please note: the \$3M planning maximum is lower than the figure discussed during the pre-proposal meeting. Firms should adjust their expectations accordingly.

Question 23: Will the City procure the playground equipment separately after the community feedback process, or will equipment be purchased through the General Contractor once the design and construction contract is awarded?

Alternatively, does the City anticipate procuring equipment under an existing cooperative purchasing contract?

Answer 23: The city currently anticipates that the project will include a Design phase followed by a full construction bid. However, that process may change depending on the direction of the design phase, the budget, and recommendations from the Contractor.

3. All other terms and conditions shall remain unchanged except as provided by this Addendum. Proposing firms must acknowledge receipt of this Addendum in their Proposal.

END OF ADDENDUM NO. 001

DocuSigned by: <i>Dennis Laurita</i> A450F4EFA8C24E5...	8/27/2025
Dennis Laurita Contracts Supervisor	Date