

Weld Re-5J School District
2020-24 Capital Construction Program
110 Centennial Drive, Unit A
Milliken, CO 80543



ADDENDUM #1

DATE: November 19, 2020

TO: Weld Re-5J School District, Professional Land Survey Services
RLH Engineering Project Number 20080

FROM: Owner's Representative: RLH Engineering, Inc.
601 Gyrfalcon Court
Windsor, CO 80550, 970-686-5695

SUBJECT: Addendum Number One

The following information is Addendum Number One and shall be binding on the Bidder as if included in the original RFQ/P for the Project. This Addendum shall be acknowledged in the Bidders Proposal.

A. Question and Answer

1. Question: The description (of the High School Parcel) calls for about 80 acres, the area depicted on the provided pdf is about 120 acres and the parcel owners by Sauer is about 160 acres. Can we clarify the boundary of this one?

Response: We are requesting proposals for a full survey to property line for the approximate 120 acre Lot Holdings parcel and the approximate 160 acre Sauer Whitehall parcel. We anticipate that the final site selection and layout will use approximately 80 acres of one of the parcels, but until the design work progresses, the location for the new High School is undetermined.

2. Question: It appears to me that the Site #1 (for the new HS) has the potential to be 2 different parcels fronting on Inez Blvd & WCR 21. Could you verify which Section we might be looking at. Also, if it is the parcel on the East side of WCR 21, it would be a subdivided parcel. Is this a correct assumption?

Answer: The parcel under consideration in the Milliken area is Parcel No. 105915000029. At the early stages of a site test fit, we believe the best location for the New High School would be fronting Inez Boulevard to the North and encompass the north half of the parcel. This concept would preserve the south half of the site as future residential development as currently Platted with Milliken (Pheasant Hills Filing). This RFQ/P is requesting for a survey of the entire parcel so that the design team can explore all options as we make our final site selection and subsequent design. There is no work contemplated on the east side of County Road at this time.

3. Question: Is Site #2, the Sauer Whitehall parcel, the parcel directly south of the Clearview Subdivision? If so, should I be estimating the cost to survey the entire Quarter Section they currently own or just half of the Quarter Section. I would assume that if it is intended to just survey one half of the Sauer Whitehall parcel, it would be the East Half along Colorado Blvd. Is this a correct assumption?

Answer: Yes, the Sauer Whitehall parcel is the parcel south of the Clearview Subdivision. As described above, we are requesting proposals to survey the entire Parcel No. 106112000013 to determine the best site fit for the New High School.

4. Question: On page 2, the RFP requests the RFP responses submit 1 PDF copy and 3 hard copies to your email. Do we only need to email you the PDF copy, or do we need to mail/hand deliver you 3 hard copies as well?

Answer: Hard copies are not required at this time. Please only submit a PDF of your submittal to mlittle@rlhengineering.com.

5. Question: On pages 3 and 4 the RFP references “attached site photos” or “attached site images” but none are included in the PDF, can you please provide site photos/property limits?

Answer: Please refer to the site photos have been attached to this Addendum #1.

6. Question: Will you provide more information about how the proposals will be evaluated. Is there scoring you will apply to the evaluation criteria cited on page 9?

Answer: Please refer to the scoring matrix below

Award of Contract will be based on the following:

- | | |
|-------------------------------|-------------------|
| • Fee Structure and Schedule | 20 Points |
| • Approach to the Work | 20 Points |
| • Work Experience | 20 Points |
| • Experience of key personnel | 20 Points |
| • Example Survey | <u>20 Points</u> |
| Total | 100 Points |

7. Question: Are you anticipating that Subsurface Utility Engineering (SUE) services will be required? Should we include these services in our fee?

Answer: Please include costs for a SUE in your fee.

8. Question: The proposal delivery requirements are a little confusing. Please confirm you want a PDF emailed to mlittle@rlhengineering.com. And three printed copies delivered to RLH in Windsor.

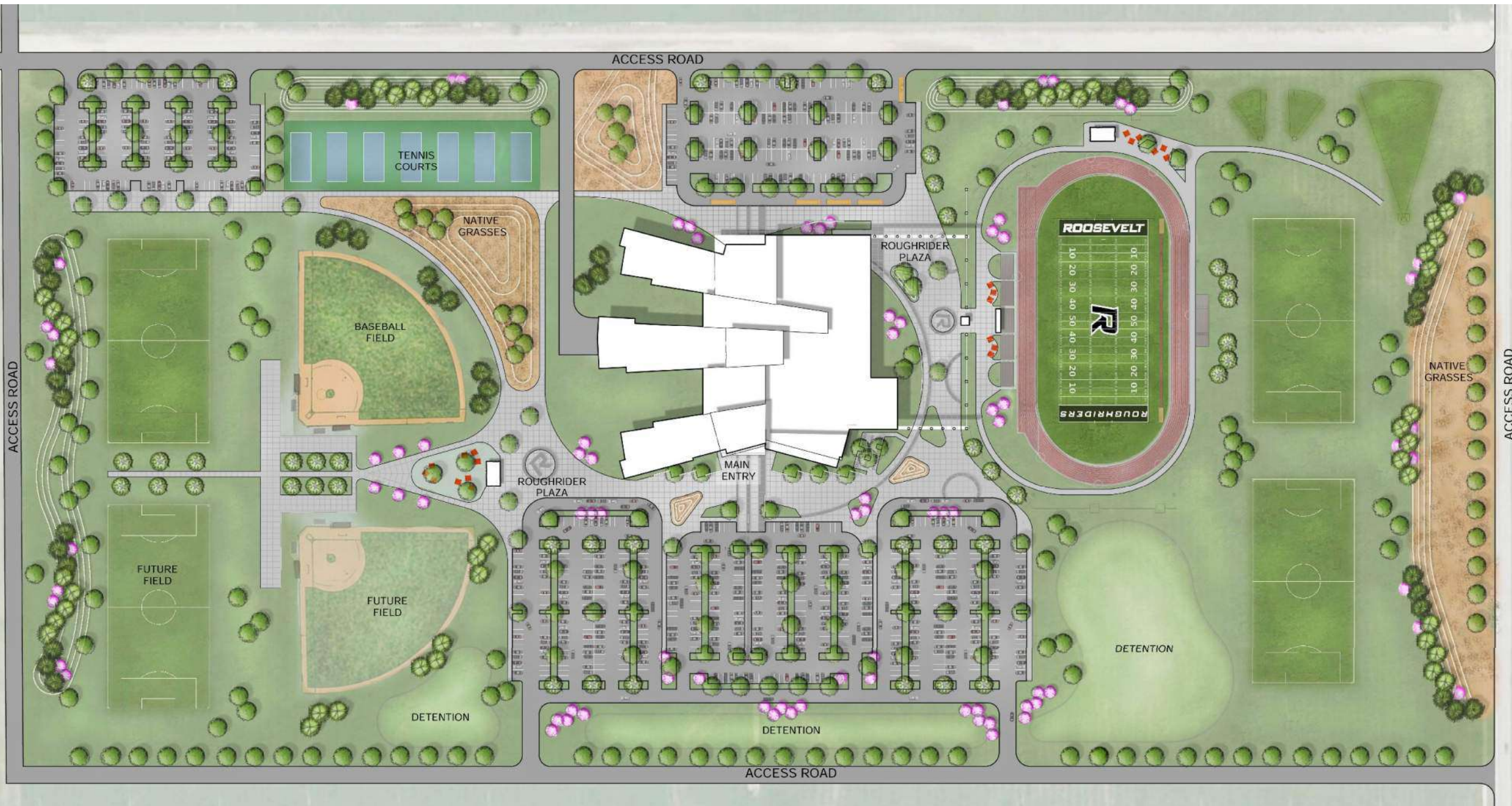
Answer: Please deliver a PDF of your submittal to mlittle@rlhengineering.com. No hard copies are required to be delivered.

End of Addendum Number One

RLH Engineering, Inc.

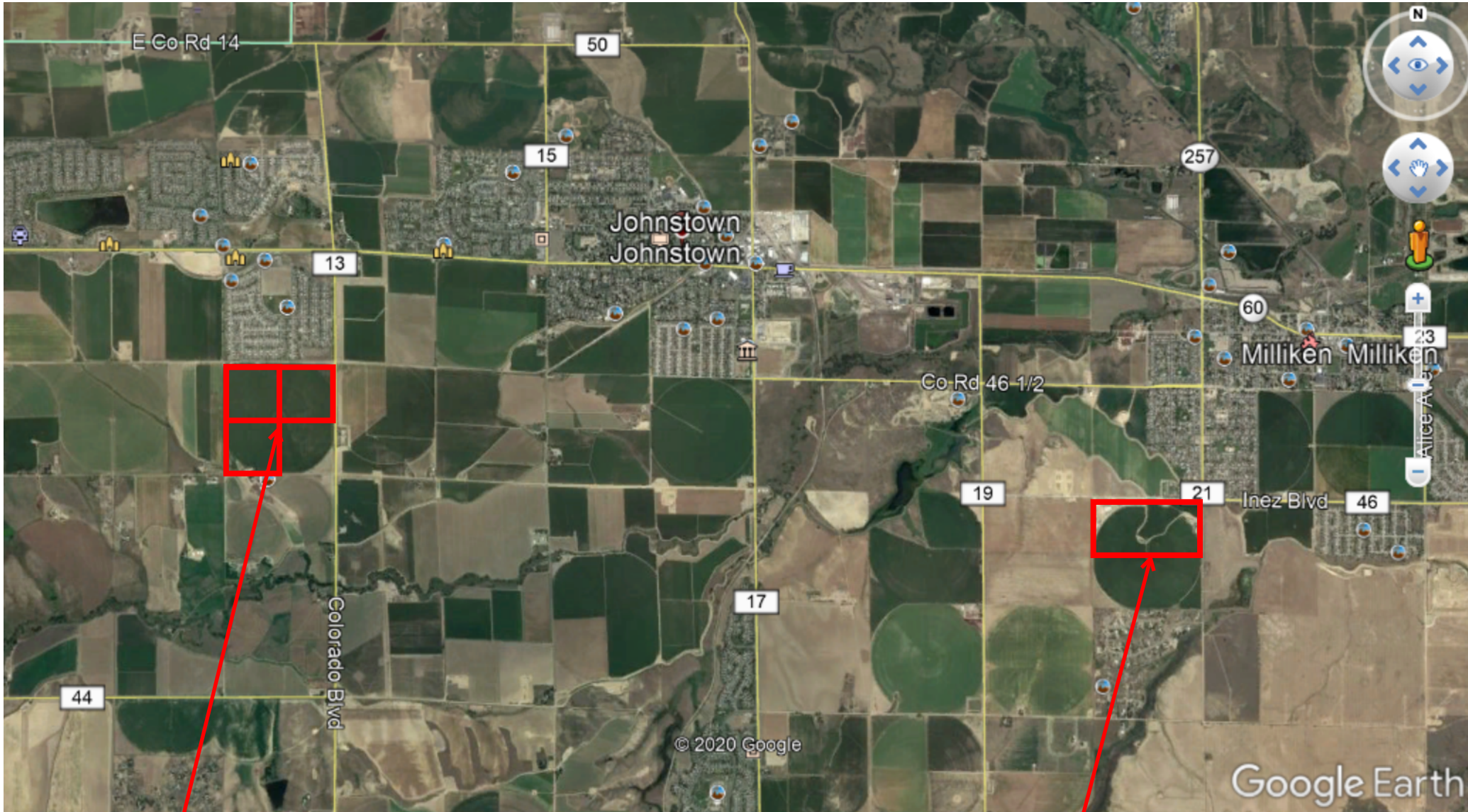
A handwritten signature in black ink, appearing to read 'Matthew C. Little', with a long horizontal flourish extending to the right.

Matthew C. Little
Project Manager



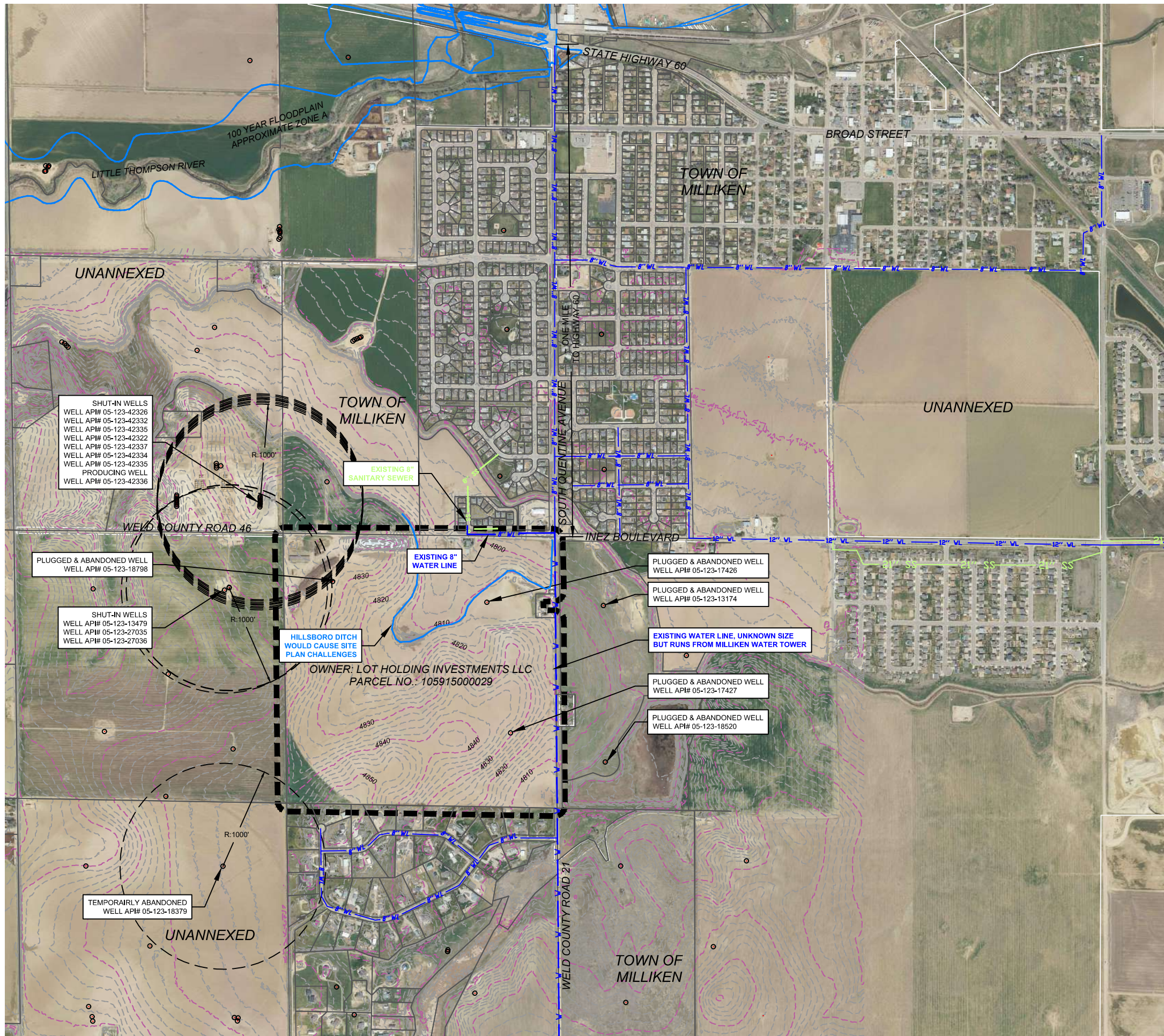
Weld Re5J School District

Potential Locations being Considered for the Development of the New Re5J High School



Sauer Whitehall Parcel
Approximately 80 acres with primary access /
frontage on County Road 13 (Colorado Blvd)

Lot Holdings Parcel
Approximately 80 acres with primary access /
frontage on County Road 21 (Inez Blvd)



PROPERTY INFORMATION

OWNER: LOT HOLDING INVESTMENTS LLC
 ANNEXATION STATUS: ANNEXED
 PARCEL SIZE: ~158 ACRES
 DISTANCE TO JOHNSTOWN: ~3.75 MILES
 DISTANCE TO MILLIKEN: ~1.50 MILES
 FLOODPLAIN: NOT WITHIN FLOODPLAIN
 PARCEL SLOPES: ~5% - 8%

OIL / GAS WELL INFORMATION

DATE OF INFORMATION: AUGUST 13, 2020
 ON-SITE:
 3 - PLUGGED & ABANDONED WELLS
 INTERSECTING SETBACK (1,000' RADIUS):
 10 - SHUT-IN WELL LOCATIONS
 1 - TEMPORARILY ABANDONED WELL
 1 - PRODUCING WELL

UTILITY INFORMATION

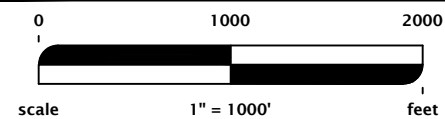
WATER:
 - EX. 8" WATERLINE NORTH OF PARCEL
 - EX. WATERLINE, UNKNOWN SIZE ALONG EAST PARCEL BOUNDARY. RUNS FROM MILLIKEN WATER TANK, AND LIKELY AVAILABLE FOR LOOPING.
 SEWER:
 - EX. 8" SEWER NORTH OF PARCEL. NORTHEAST CORNER OF PARCEL DOES NOT SEEM PRACTICAL FOR SCHOOL SITE DUE TO EXISTING RESIDENCES AND IRRIGATION DITCH. NEW SEWER LINE MAY NEED TO BE EXTENDED SOUTH UNDER IRRIGATION DITCH OR ALONG SOUTH QUENTINE AVENUE.

STORMWATER / DRAINAGE INFORMATION

STORMWATER DETENTION:
 - THE PARCEL IS LOCATED WITHIN TWO MASTER PLANNED DRAINAGE BASINS, THE WESTERN TRIBUTARY AND THE LOLA PARK TRIBUTARY.
 - TOWN OF MILLIKEN CRITERIA APPEARS TO ALLOW ON-SITE DETENTION WITH 100-YEAR HISTORIC RELEASE RATES, RESULTING IN SMALLER DETENTION PONDS, BUT LARGER RELEASE RATES. DEPENDING ON THE SITE LAYOUT, MULTIPLE DETENTION PONDS MAY BE REQUIRED.
 DOWNSTREAM STORMWATER CONVEYANCE
 - A MAJORITY OF THE PARCEL LIES WITHIN THE WESTERN TRIBUTARY DRAINAGE BASIN, AND RUNOFF SHOULD GENERALLY BE DIRECTED NORTH. OFF-SITE STORM DRAINAGE IMPROVEMENTS MAY BE REQUIRED TO DISCHARGE RUNOFF NORTH.
 - A SMALLER PORTION OF THE PARCEL LIES WITHIN THE LOLA PARK TRIBUTARY, AND RUNOFF SHOULD GENERALLY BE DIRECTED EAST. OFF-SITE STORM DRAINAGE IMPROVEMENTS MAY BE REQUIRED.

ROADWAY INFORMATION

SOUTH QUENTINE AVENUE:
 - PAVED TWO-LANE ROAD AT PRESENT. SIGNIFICANT IMPROVEMENTS EXPECTED, INCLUDED DECELERATION LANE AND/OR LEFT TURN LANE.
 WELD COUNTY ROAD 46 / INEZ BOULEVARD:
 - PAVED TWO-LANE ROAD AT PRESENT, BUT ONLY PAVED ABOUT 1,000 FEET WEST OF SOUTH QUENTINE AVENUE. IMPROVEMENTS MAY INCLUDE DECELERATION LANE AND/OR TURN LANE, AND ADDITIONAL PAVING.



REVISIONS	REVISION DESCRIPTION	DATE

CCG COLORADO CIVIL GROUP, INC. ENGINEERING CONSULTANTS
 2204 HOFFMAN DRIVE
 LOVELAND, COLORADO 80538
 (970) 278-0029

WELD RE-5J JOHNSTOWN MILLIKEN SCHOOL DISTRICT
HALL-IRWIN PROPERTY REVIEW

FILENAME: WELD RE-5J - HALL-IRWIN PROPERTY REVIEW
DESIGNED: D.A.H.
CHECKED: D.A.H.
JOB NO.: 0000.0000.00
SCALE: 1"=1000'
DATE: AUGUST 17, 2020
SHEET NO.: 1 OF 1

