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## Request for Proposal Walter Byron Restroom and Playground Project Addendum #1

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**DATE:** January 3, 2020  
**TO:** POTENTIAL CANDIDATES  
**FROM:** Town of Frisco  
**RE:** ADDENDUM #1

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### Documents issued to date:

- Request for Proposals: Walter Byron Restroom and Playground Project

### The following documents are issued:

- Colorado Parks and Recreation Association Grant Application and Supporting Documents
- Pre Bid Meeting Attendance List
- Walter Byron Restroom Building 1992 Building Permit Plans
- Conceptual Plan for Walter Byron Park, Norris Design, October 2019
- Conceptual Plan for Walter Byron Park with Limits of Work, December 2019
- Walter Byron Improvements Plan with Hydrant locations, Flo Engineering, 1991
- Walter Byron Topographical Survey, Schmidt Land Surveying, 2019 (pdf format, 2 files)
- Walter Byron Topographical survey, Schmidt Land Surveying, 2019 (CAD files)
- Sample Town of Frisco Contract Agreement

### The following Questions and Answers are issued:

- 1) Q: What is the review schedule and timeline for Town Planning and Building approval?

*A: A staff level review is required for both Planning and Building. Conceptual level design plans will be taken to Planning Commission and Town Council as an informational item. Due to the fact that restroom facility and playground will be located within the 25' wetland setback, approval from the Town Engineer and a presentation to the Planning Commission are required (UDC 180-6.7.4). Town staff will facilitate the application and presentation.*

- 2) Q: Can you estimate how long permitting will take?

*A: A conceptual plan will need to be presented to Planning Commission for the wetland buffer encroachment. This meeting will require public notice and needs to be scheduled about one month in advance of the meeting date. Planning approval for the Minor Site Plan Review process typically takes one to two weeks. Building permit approval is dependent on the volume*

*of applications and can take from three to six weeks. To the best of our knowledge State dewatering permits take five business days.*

3) Q: Is there a preferred schedule? Are you open to alternative end dates?

*A: The Town would like the park to remain open during the construction period and would like for the construction period to be as consolidated as possible. All work must be completed prior to October 31, 2020.*

4) Q: Is there a survey and is wetland mapping available for the park??

*A: A topographical survey with existing conditions, including wetland delineation, was completed in the summer of 2019. These plans are available with the RFP Supporting Documents folder on the website.*

5) Q: Is disturbance to wetlands or wetlands buffers anticipated during design and construction? If so, will permitting be the responsibility of the team?

*A: Disturbance within the 25' wetland setback is anticipated. Town staff will be responsible for the setback disturbance permitting. It is not anticipated that Nationwide permitting will be required.*

6) Q: What are the limits of work? Can the site plan be amended to show the limits of work?

*A: Yes. An exhibit has been added to illustrate the limits of work. A copy has been uploaded with the RFP Supporting Documents folder on the Town website.*

7) Q: What type of drainage is in place?

*A: There is a culvert that runs from the western area of the park all the way to the pond in the eastern portion of the park. There is also a drain from the play pit area to the area adjacent to the Ten Mile Creek. The size and integrity of these drains will need to be determined during construction.*

8) Q: Can the Town begin or complete soils testing prior to the bid-award?

*A: The Town has contracted with HP GeoTech to complete soils testing. The results should be available by the end of January.*

9) Q: Can we assume that the existing water, sewer, and electricity are adequate for the new restroom facility?

*A: For the purposes of the proposal, the Town assumes that water, sewer, and electricity are adequate to serve the needs of the project. The Town has contracted with Triangle Electric to assess the existing power supply. The results should be available by the end of January.*

10) Q: Is there information on the existing restroom's foundation or footers?

*A: No testing has been done on the existing foundation or footers. The approved 1992 building permit plan set is available in the RFP Supporting Documents folder on the Town website.*

11) Q: Is the Town open to utilizing a pre-fabricated restroom building?

*A: Yes. The building will be required to meet all applicable building and planning code requirements.*

12) Q: Would the Town consider a remodel or expansion of the existing building?

*A: Staff has been directed to pursue a new building that meets ADA requirements and can be open to the public year round.*

13) Q: What type of exterior finish is expected?

*A: The exterior details and finish must meet the Frisco Town Code ([UDC 180-6.21 Non-residential Development Standards](#)). The photographs provided with the RFP illustrate the general type of finish materials anticipated. Contractor will be responsible for coordination with Town staff on final building design and exterior finish materials.*

14) Q: Is any landscaping anticipated?

*A: Landscaping associated with this project is minimal and will be completed by the Town. The Town is expecting that the contractor will grade all disturbed areas to within 3" of final grade as depicted on the approved final site plans. The contractor will be responsible for the removal of landscape and irrigation materials within the project area. The Town will be responsible for the installation of the new irrigation system, topsoil, and revegetation.*

15) Q: Is signage anticipated?

*A: Typical restroom signage will be required. The remainder of the park signage will not be changed. The playground manufacturer will be responsible for playground signage.*

16) Q: Will outdoor lighting be required?

*A: Restroom facility lighting, both interior, as well as outdoor canopy lighting that is compliant with Town Code 180-6.16 will be expected. Outdoor lighting for the plaza and pathways is anticipated in a future phase.*

17) Q: Should solar be considered?

*A: Yes.*

18) Q: Is the Town's preference to contract with one entity and is there a preference on the nature of the company?

*A: The Town desires to contract with one contractor who will be responsible for the entire project. The primary contractor can be of any nature related to the successful completion of the project.*

19) Q: Is the contractor expected to carry the cost of the playground equipment and installation in their scope of work?

*A: No. Coordination between the selected playground equipment manufacturer and their installer will be required for site layout and scheduling purposes. The Town expects the contractor to prepare the playground area so that it is ready to receive the playground*

*equipment. This includes removal of the existing play equipment, site preparation including excavation, grading, installation of any necessary drainage, and the installation of the tyke track concrete border. The Town will contract with the playground provider separately.*

20) Q: Is the Town seeking a total project cost under Section 5 of the RFP?

*A: Yes. Total cost from design development through permitting and construction.*

21) Q: Please provide insurance limits from the Town of Frisco Contract.

*A: A sample contract has been added to the RFP Supporting Documents folder on the Town website.*

22) Q: Will bonding be required for this project?

*A: Yes. More detail can be found in the sample contract that has been added to the RFP Supporting Documents folder on the Town website.*

23) Q: Can the Town clarify what type of contract format it anticipates utilizing for this project delivery? Would a 2 part 'design build contract' (DBIA) where the first part will be for design build services and the second would encompass the construction be acceptable to the Town?

*A: A sample contract has been added to the RFP Supporting Documents folder on the Town website. The Town prefers one contract with one primary contractor representing the project team.*

24) Q: Does the town desire the team to develop a complete design and construction budget for the project with the RFP submission based upon the Norris conceptual design or just fee proposals for design and construction?

*A: The Town is seeking a complete bid proposal for all phases of the project from design development through construction, including all construction costs.*

25) Q: Can the Town provide and clarify the playground grant application in greater detail as part of the proposal process? We understood the overall budget approved by Town Council for the project is \$750,000 inclusive of \$250,000 for the playground equipment. In the event the grant is secured can the Town clarify if the budget would be augmented, and or how the grant award affects the established budget? We were not 100% clear about how the grant award may affect the scope of work for playground design and the playground construction.

*A: The contractor can assume that \$500,000 of the \$750,000 budgeted by Town Council is available for the completion of the restrooms and associated site work. Should the Town receive the grant it would potentially free up additional funds.*

26) Q: Can we obtain a copy of the CPRA playground equipment grant?

*A: Yes. A copy has been uploaded with the RFP Supporting Documents folder on the Town website.*

27) Q: Would it be possible for the Town to share the conceptual planning and community engagement materials associated with the front end planning for Walter Byron Park and the other (3) parks?

*A: The summary information from the parks planning process is available on the Town's website at the following link - <https://www.friscogov.com/departments/public-works/parks-and-grounds/parks-master-plan/>*

**- - End of ADDENDUM #1 - -**