

QUESTIONS & RESPONSES – Posted April 4, 2025

QUESTION: What is the anticipated schedule for bidding and construction of this project?

RESPONSE: That schedule is not known yet. The hope is that bidding and construction of the project takes place in 2026.

QUESTION: Lighting was proposed as an alternate in the master plan. Do we want any lighting design for the fields or pickleball included in this proposal? Or assume no lighting and park will close at dusk?

RESPONSE: Please do not include any lighting design elements for the baseball fields or pickleball courts in the proposal.

QUESTION: Design work is expected to commence in mid-May. When is construction expected to begin?

RESPONSE: We do not have a timeline for construction. It is not slated to take place in 2025. Project construction shall be subject to annual appropriation by the Town Council and will take place in a subsequent fiscal year when the appropriate level of funding has been secured to make construction of the project happen.

QUESTION: Are the pickleball courts expected to be post-tension concrete requiring structural design?

RESPONSE: The Town does not have an expectation on this piece, and it is largely dependent on what the geotechnical investigation says. The aim is for the courts to be designed soundly.

QUESTION: The Master Plans states that a design fee of 10% should be added to the total cost of line items. Since the estimate for Phase 2 is \$2,348,029, is the budget for design roughly \$235,000? If not, what is the budget for this project?

RESPONSE: The Town has earmarked approximately \$125,000 for this project.

QUESTION: What is the funding source for the design services and is it tied to a specific schedule/deadline?

RESPONSE: The project will be funded out of the Town's General Fund and the project is not tied to a specific schedule/deadline. However, the desire would be to have the design services completed by the end of calendar year 2025.

QUESTION: Was a topographic survey of the site performed as part of the master plan or should we include surveying services in our scope?

RESPONSE: A topographic survey of the site has not been performed and should be included in the scope.

QUESTION: Was a geotechnical report performed as part of the master plan or should we include geotechnical services in our scope?

RESPONSE: A geotechnical report has not been performed so geotechnical services should be included in the scope.

QUESTION: Is it anticipated that the baseball fields will need a full underdrain system designed by a civil engineer?

RESPONSE: We do not have a handle on if the baseball fields will require a full underdrain system.

QUESTION: We are planning to get Geotech borings for the pickleball courts and some general site areas in phase 1. Should we provide a proposed cost to do Geotech borings for the entire park site? It might be more efficient to do that all at once, even though the park will be built in phases. We could also split the fee into Phase 1 vs. the entire park for geotech. I guess the same question goes for the topo survey (phase 1 only or include whole park?)

RESPONSE: Yes, please provide a proposed cost to do geotech borings for the entire park site, as well as topo survey. Yes, please break out the cost for geotech and topo for this phase and then for the whole park.

QUESTION: We just wanted to verify that the sealed envelope for our submittal for the "Ridgway Athletic Park Baseball Fields and Pickleball Courts" project, should be labeled as such and not, "Housing Needs Assessment" as stated on page 4 of the RFP.

RESPONSE: Good catch. That was an oversight on my part. The envelope should be marked ""Ridgway Athletic Park Baseball Fields and Pickleball Courts" as it states in the advertisement on page 2 of the PDF/RFP.

QUESTION: Under Method of submittal and proposal it states to have proposals marked with "housing needs assessment". Is this correct?

RESPONSE: That is not correct. That was an oversight on my part. The envelope should be marked ""Ridgway Athletic Park Baseball Fields and Pickleball Courts" as it states in the advertisement on page 2 of the PDF/RFP.

QUESTION: Accessible parking will be necessary to accommodate the new park amenities. Can you confirm whether only ADA parking will be designed or if the entire parking area is included? The master plan designates Phase 1 as the parking area—has this phase been completed? If not, is it included in this scope?

RESPONSE: The parking area as Phase 1 has been completed. It is not included in this scope of work.

QUESTION: The scope does not mention public meetings, only engagement with project stakeholders. Are any public meetings or presentations to the Town Council expected?

RESPONSE: Individual meetings with park user groups like Ouray County Baseball and the Ridgway Pickleball Club will be necessary. At least one public meeting/presentation before the Ridgway Town Council will be necessary to present the final design documents.

QUESTION: Lighting is listed as a bid alternative in the master plan. Should the construction documents include provisions for lighted fields and lighted pickleball courts?

RESPONSE: No.

QUESTION: Is civil survey required, or does the Town already have that information?

RESPONSE: Civil survey will be required as part of this scope of work.

QUESTION: Has a Geotech report been prepared for this project? Is this part of the scope?

RESPONSE: A geotech report has not yet been prepared for this project and is part of this scope.

QUESTION: Could you please clarify whether the required work samples (Section D) are included in the 20-page proposal limit, or if they may be submitted as an appendix or separate document?

Given their potential length, this distinction would be helpful in structuring our response appropriately.

RESPONSE: There are no exceptions to the 20-page limit.

QUESTION: Has a geotechnical report already been completed for the project site, or should geotechnical investigation services be included in the scope of our proposal?

RESPONSE: A geotech report has not yet been prepared for this project and is part of this scope.

QUESTION: Could the Town confirm if the scope of electrical work should include provisions for field lighting, power outlets, scoreboards, and other electrical components? If so, are there specific performance expectations or design standards for these elements?

RESPONSE: Field and court lighting should not be included in the scope. Other electrical components like the ones you listed could be considered as alternatives.

QUESTION: Is funding for the construction phase currently secured, or is the Town seeking preliminary design documents to support future grant applications or budget requests?

RESPONSE: Construction funding is not currently secured. Yes, the Town is seeking to have design documents completed for future grant applications and to inform future Town budget discussions.

QUESTION: Has a recent topographic survey of the project area been completed, or should survey services be included in the consultant's scope of work?

RESPONSE: A topographic survey of the site has not been performed and should be included in the scope.

QUESTION: Can the Town provide a list of key stakeholders and user groups that should be engaged during the design process and the number of meetings that should be anticipated with each? This will help us plan appropriately for stakeholder coordination.

RESPONSE: Specific user groups include Ouray County Baseball and the Ridgway Pickleball Club. At least two meetings with each user group should be anticipated. As an alternative, one of those meetings could be a public meeting/open house.

QUESTION: How many stakeholder meetings and public open houses are anticipated?

RESPONSE: My response to specific stakeholder meetings was provided above. At least one public meeting/presentation before the Ridgway Town Council will be necessary to present the final design documents.

QUESTION: Is the preparation of high-resolution visualizations or 3D renderings expected as part of the public engagement and final design deliverables?

RESPONSE: Yes.

QUESTION: Has any thought been given to utilizing any areas of synthetic turf?

RESPONSE: Yes, some thought has been given to synthetic turf and it will be considered as part of the process.

QUESTION: What if any existing water quality or detention improvements exist for the site?

RESPONSE: There aren't any water quality or detention improvements in place at the site.

QUESTION: Has a survey been completed for the site?

RESPONSE: A topographic survey of the site has not been performed and should be included in the scope.

QUESTION: Has a geotechnical investigation been completed for the site?

RESPONSE: A geotechnical report has not been performed so geotechnical services should be included in the scope.

QUESTION: What, if any, environmentally or historically sensitive areas exist on the site?

RESPONSE: I don't believe there are any.

QUESTION: Confirm that scope of work is to include entire area identified as Phase 2 as well as little league field corner shown in Phase 4.

RESPONSE: That is correct.

QUESTION: Confirm that drainage improvements indicated with Phase 4 are to be included.

RESPONSE: Unless the drainage improvements are necessary as part of the little league field improvements, they should not be included.

QUESTION: Confirm that high school field is to include a press box and it is to be prefabricated.

RESPONSE: Yes.

QUESTION: Is lighting to be included?

RESPONSE: The construction documents should not include provisions for lighted fields and lighted pickleball courts.

QUESTION: Could you elaborate on the project stakeholder engagement expectations? Is it 2-3 meetings with identified stakeholders or a full public outreach process?

RESPONSE: At least two meetings (each) should take place with specific user groups like Ouray County Baseball and Ridgway Pickleball Club. As an alternative, one of those meetings could be a public meeting/open house. At least one public meeting/presentation before the Ridgway Town Council will be necessary to present the final design documents.

QUESTION: What is the anticipated project budget?

RESPONSE: The Town has earmarked approximately \$125,000 for this project.