



Addendum 01

Request for Proposals for Cliff's Hillside Park Renovation Project

Bid Due Date: February 27, 2026, 2:00 p.m. MST (unchanged)

Addendum Date: January 23, 2026

The following changes are hereby made to the **CONTRACT DOCUMENTS**:

Bid Documents:

- *Pre-Proposal Conference Sign-In Sheet*
- *Figure 1: Scope of Improvements*

Question and Answers:

The following questions and requests for clarification were asked by potential Proposers at the pre-proposal conference and site visit on January 20, 2025. Answers and clarifications are provided in *italics* following each question:

1. Will you share the project budget? *Full-service proposals should not exceed \$250,000. \$250,000 is the maximum not to exceed for the project budget, design, installation, CA, warranty, etc.*
2. Can you articulate the anticipated Town technical review/approval process, including timelines? *The anticipated timeline and approval process is included in the RFP. The Consultant will make an initial presentation of a conceptual design at a Neighborhood Open House and again to the POST Committee. A second presentation of a refined design will be presented at a combined neighborhood/POST Committee meeting for final approval.*
3. Will the project require public outreach to notify the public of the design options and/or decisions? *Initial community outreach has already been undertaken and is attached to the RFP. It is anticipated that the consultant will make a presentation of a conceptual design at a neighborhood open house and again to the POST Committee, followed by a second presentation to POST with consideration of initial feedback for final approval.*
4. Is there something driving the final completion date shown in the schedule? *The Town likes to set and adhere to deadlines for our capital improvement projects and would like to see the project meet substantial completion in 2026. The project is budgeted from 2026 funds, however, landscaping installation may be considered in the spring of 2027.*
5. Is the Town open to contracting with the design team and contractor separately, or is a single, contractor-led design/build delivery the preferred (or required) approach for this project? Given that the park has not yet been designed, I wanted to confirm whether the Town would consider a process where design is completed first and construction costs are then established, or if the intent is to proceed under a single design-build contract from the outset. *Proposers are welcome to suggest a project management*

approach that they feel will best serve the Town of Basalt and the limited staff that are available to oversee this project.

6. Are there any drainage issues that should be addressed? *No existing drainage issues to consider, however drainage and erosion should be considered in the design process.*
7. Is the irrigation line potable or ditch-fed? *The irrigation system is fed from the Town's municipal potable water system.*
8. Does the town have a Geotech report for the site? *No, but the Town can contract directing with a geotechnical firm for this work if necessary.*
9. Who should the contracting team plan to coordinate with? *The Planning Department will be the lead public contact on the project and will oversee coordinated meetings with Public Works, Engineering, and POST, as well as neighborhood outreach.*
10. What outreach should be considered? *The Town has conducted initial neighborhood outreach, and will assist in facilitating neighborhood outreach and scheduling meetings with the POST Committee. The Consultant will be asked to provide monthly project updates for the Town to post on LetsTalkBasalt.net.*
11. Are there any existing landscaping concerns? *To mitigate wildlife conflict, no fruit bearing trees should be considered, and existing fruit bearing trees should be considered for removal. All trees and shrubs may be removed as part of the redesign, however, large existing trees should be retained. Due to the size of the park, the Town hopes to keep future park operations and maintenance costs low. Some neighbors helped to plant some of the existing trees and shrubs; neighborhood engagement could help avoid potential discord following the redesign.*
12. What is the existing play surface, and should the intent be to preserve the play surface? *Currently the play surfaces are pea gravel, the new design should include a play surface that meets current playground safety standards.*
13. Can the irrigation be designed in the field? *Changes to the irrigation system that accommodate the future playground design can be field fit. There is a desire for a new irrigation clock and irrigation system tap, these two items can be priced as bid alternatives that may not be included in the initial contract.*
14. Can the split rail fence be re-used? *The re-use of the existing fence should be priced as part of the base proposal, replacement may be included as a bid alternate or if budget allows.*

Additional Information

1. The streetlight that will require coordination with Holy Cross Electric and Public Works is shown on the survey on Homestead Drive.
2. The Town will provide the selected contractor with the Town's insurance concerns per CIRSA.
3. A figure has been added, further specifying the improvement area.
4. Play areas and travel within the park should consider ADA accessibility; ADA accessibility outside of the park, including along Homestead Drive, need not be included in the scope.

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ADDENDUM 01 ACKNOWLEDGED BY:

Name

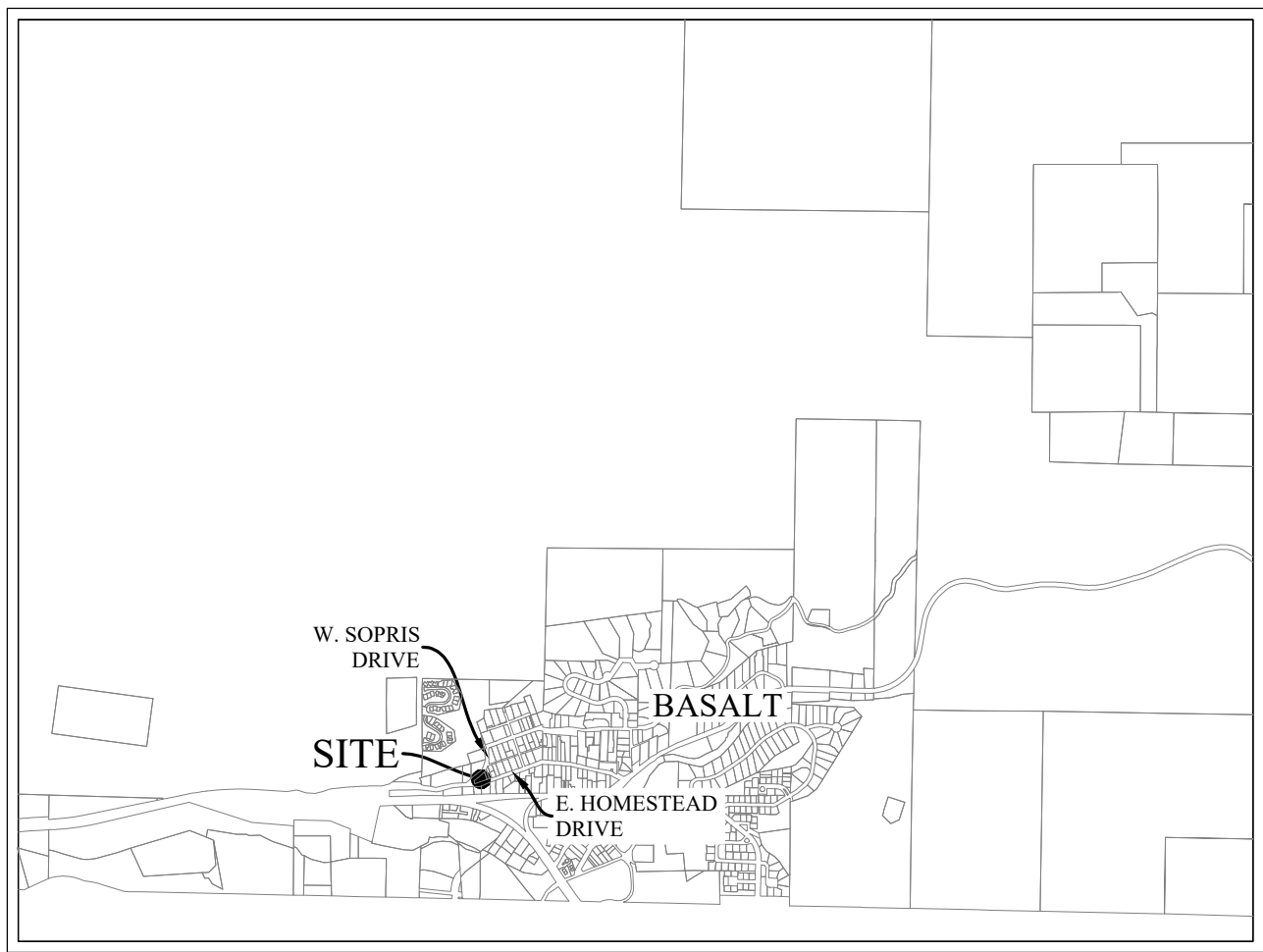
Date

Prepared By:

Carlton Henry, Planner II
Town of Basalt

List of Attachments:

Pre-Proposal Sign-In Sheet
Figure 1: Scope of Improvements



VICINITY MAP
SCALE: 1 Inch = 2000 Feet

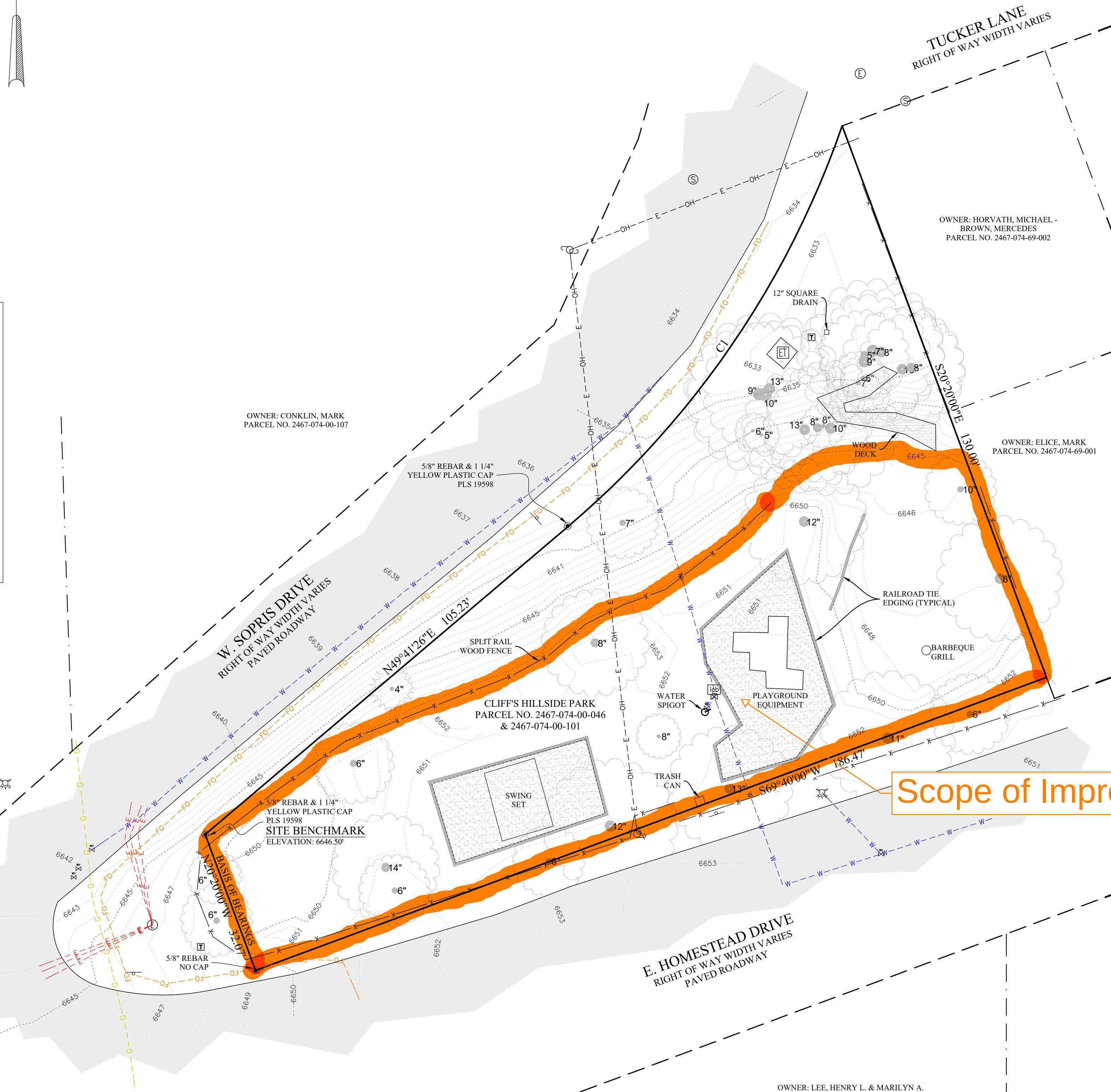
EXISTING CONDITIONS MAP

CLIFF'S HILLSIDE PARK, TOWN OF BASALT
SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO
PARCEL NO.'S 2467-074-00-101 & 2467-074-00-046

Figure 1

LEGEND

- - FOUND MONUMENT AS DESCRIBED
- ET - ELECTRIC TRANSFORMER
- ⊕ - ELECTRIC MANHOLE
- ⊙ - LIGHT POLE
- ⊙ - UTILITY POLE
- ⊙ - WATER VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - IRRIGATION CONT. BOX
- ⊙ - IRRIGATION CONT. VALVE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - SIGN - SINGLE POLE
- E — OH — OVERHEAD ELECTRIC LINE
- E — E — UNDERGROUND ELECTRIC LINE
- G — G — UNDERGROUND GAS LINE
- FO — FO — UNDERGROUND FIBER OPTIC LINE
- W — W — UNDERGROUND WATER LINE
- X — X — FENCELINE
- CONCRETE
- GRAVEL
- ASPHALT PAVING
- 8" - TYPICAL TREE SIZE LABELS INDICATES ONE TREE, 8" TRUNK (DBH) DECIDUOUS TREE
- 10" - TYPICAL TREE SIZE LABELS INDICATES ONE TREE, 10" TRUNK (DBH) CONIFEROUS TREE



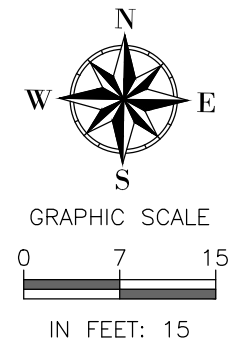
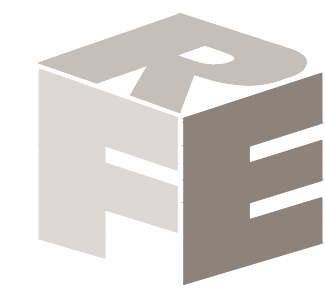
NOTES:

1. BASIS OF BEARINGS: N20°20'00"W, BETWEEN NORTHWEST CORNER AND SOUTHWEST CORNER OF CLIFF'S HILLSIDE PARK, BOTH CORNERS BEING MONUMENTED AS SHOWN HEREON.
2. THIS MAP HAS BEEN PREPARED PURSUANT TO CLIENT REQUEST FOR AN EXISTING CONDITIONS MAP.
3. DATE OF FIELD SURVEY: NOVEMBER 11, 2025
4. UNITS OF LINEAR MEASUREMENTS ARE DISPLAYED IN US SURVEY FEET.
5. CONTOUR INTERVALS ARE SHOWN AT ONE (1) FOOT INTERVALS
6. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE WESTERN COLORADO RTVRN GPS NETWORK (NORTH AMERICAN VERTICAL DATUM OF 1988) YIELDING AN ONSITE ELEVATION OF 6646.50' AT THE NORTHWEST CORNER OF CLIFF'S HILLSIDE PARK AS SHOWN HEREON.
7. ROARING FORK ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY CHANGES MADE TO THIS DOCUMENT AFTER IT LEAVES OUR POSSESSION. ANY COPY, FACSIMILE, ETC., OF THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL SIGNED, SEALED AND DATED DOCUMENT TO INSURE THE ACCURACY OF THE INFORMATION SHOWN ON ANY SUCH COPY, AND TO INSURE THAT NO SUCH CHANGES HAVE BEEN MADE.
8. ANY SUBSURFACE UTILITIES NOT SHOWN, WERE NOT MARKED BY APPROPRIATE UTILITY COMPANIES AT THE TIME OF THIS SURVEY AND THEREFORE MAY NOT BE SHOWN HEREON. UNDERGROUND UTILITIES LOCATES HAVE BEEN MARKED BY COLORADO 811. ONLY PAINT MARKS AND UTILITY PIN FLAGS ON THE GROUND SURFACE WERE SURVEYED BY ROARING FORK ENGINEERING AS PART OF THIS SURVEY. CLIENT/CONTRACTOR MUST CONTACT SPECIFIC UTILITY COMPANIES TO VERIFY BOTH THE LOCATION AND DEPTH OF RESPECTIVE UTILITIES. ADDITIONAL SURVEYING WORK MAY BE REQUIRED TO SHOW ANY SUCH SUBSURFACE UTILITY LOCATIONS ON THIS DRAWING. ROARING FORK ENGINEERING WILL NOT BE RESPONSIBLE FOR PROTECTION OF SUBSURFACE UTILITIES NOT MARKED ON THE GROUND AT THE TIME OF THIS SURVEY.
9. PROPERTY DESCRIPTIONS SHOWN HEREON ARE BASED ON MABLE'S SUBDIVISION RECORDED MARCH 31, 2017 AS RECEPTION NO. 201705568; BARGAIN AND SALE DEED RECORDED NOVEMBER 9, 1988 AS RECEPTION NO. 390816; QUIT CLAIM DEED RECORDED JANUARY 22, 1990 AS RECEPTION NO. 417771.
10. FENCES SHOWN HEREON, IF ANY, HAVE BEEN SHOWN FOR GENERAL REFERENCE AND DO NOT NECESSARILY DEPICT LIMITS OF OWNERSHIP.
11. THIS EXISTING CONDITIONS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT OR EASEMENTS THAT MAY ENCUMBER THE SUBJECT PROPERTY HAVE NOT BEEN REVIEWED BY ROARING FORK ENGINEERING.

SURVEYOR'S CERTIFICATE:

I, KYLE J. TESKY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP OF EXISTING CONDITIONS WAS PREPARED ON NOVEMBER 18, 2025, FROM A SURVEY PERFORMED ON NOVEMBER 11, 2025, UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT BOTH THE SURVEY AND MAP ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE ERROR OF BOUNDARY CLOSURE SHOWN HEREON IS BETTER THAN 1:15,000.

KYLE J. TESKY
COLORADO PLS #38521
FOR, AND ON BEHALF OF
ROARING FORK ENGINEERING



ROARING FORK
ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFEENG.BIZ | (970) 340-4130

EXISTING CONDITIONS MAP
CLIFF'S HILLSIDE PARK
EAGLE COUNTY, COLORADO

SURVEYED	DRAWN
EB	KJT
PROJECT NUMBER 2023-007	
DATE NOVEMBER 18, 2025	
SHEET NO. 1 OF 1	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.