



**WASHTENAW COUNTY  
FINANCE DEPARTMENT**

**Purchasing Division**

P.O. Box 8645, 220 N. Main, Ann Arbor, MI 48107-8645  
Phone (734) 222-6760, Fax (734) 222-6764  
[www.purchasing.ewashtenaw.org](http://www.purchasing.ewashtenaw.org)

**June 10, 2011**

**Addendum #1**

RFP No. 6608

Title: Design Services for Phase III Water Park  
Improvements at Rolling Hills County Park

Due Date: Wednesday, June 15, 2011 at 2:00 PM

**New Due Date: Wednesday, July 27, 2011 at 2:00 PM**

The following items are intended to clarify issues that were raised at the Prebid meeting at Rolling Hills Park on June 3, 2011 and questions received since.

NOTE: Some of the information (notably the attached schedule) is different than what is contained in the RFP originally issued on May 19, 2011.

1. Proposers should expect (and budget for) one meeting with each of the following: Ypsilanti Township, a representative of the MDEQ, the County Health Department, County Building Department, and the Water Resources Commissioner's office. The consultant will be responsible for preparing all required permit applications.
2. At least two formal presentations to the Washtenaw County Parks and Recreation Commission are anticipated.
3. During the design phase there will be regular meetings with WCPARC staff. The consultant will be expected to schedule the meetings, and take and distribute the minutes of the meetings.
4. Construction Administration should be limited to the minimum number of hours needed to ensure full compliance with the plans and specifications. Arrangements for and costs associated with materials testing and inspection services (by an independent County approved professional) will be the responsibility of the consultant.
5. Utilities: The Waterpark has the following available: electricity (3 phase), phone, DSL, gas and water. There is no municipal sewer service, however. Although it may be determined otherwise later, it may be

assumed for the purpose of this proposal that the existing septic field is sufficient to accommodate the planned improvements.

6. Lighting: The new portion of the Waterpark will require minimal lighting to match the level currently provided. The area will continue to be open to the public from dawn to dusk only.
7. Trails and promenade: Only the trails and pedestrian paths in the immediate area of the additions to the Waterpark are included in this project. The design must accommodate a future extension of the promenade.
8. It is desirable to incorporate LEED features to save energy for the proposed bath house/office but the building will not require LEED certification.
9. Site topographic information will be provided by WCPARC.
10. The 6,000 sf proposed bath house/office building to have the following characteristics and provide space to accommodate the following functions:

Masonry construction, tiled wall and floors

Maximum number of users per day = 3,000 (capacity at one time = 1,875)

Bath House (approx. 4,500 sf)

Warm season use (but with winter storage heat provided)

- Toilets, showers, lockers, changing and sitting space
- Toilets, showers, changing spaces for individual use, (i.e., no group showers)
- Accessories, (shelves, towel hooks, mirrors, etc.)
- Separate space for males and females
- Family changing space
- First Aid room
- Admissions office
- Facility entry and exit control point
- Mechanical room
- Large staff room (500 - 600 sf)
- Storage space

Administrative Office (approx. 1500 sf)

Year round use with full climate control

- Three (3) General Park Operations Offices  
for the Park Superintendent and 2 Park Supervisors
- Waterpark Office
- Accounting Office
- Small staff room
- Rest room
- Storage space

11. The number of fixtures currently in use at the existing Bath House that drain into the onsite sanitary drain field is approximately 40. The number of fixtures for the new Bath House may be greater, but the total discharge currently permitted (and not to be exceeded) is 10,000 gallons per week.  
In addition, a separate mechanical building may be required to service the new Waterpark features.

**BID ALTERNATE - Reuse of the existing Bath House**

WCPARC is interested in ideas for reuse of the existing Bath House at the Waterpark. Provide a separate fee estimate to investigate the feasibility of reusing this building. Please incorporate your fee to provide this additional service, as an alternate to your base bid. Include the bid for this alternate on a page you insert in your proposal immediately following the FEE PROPOSAL and SIGNATURE PAGE (page 13) of RFP #6608.

**Revised Schedule**

Please submit your proposal to meet the following proposed schedule:

**Year 1 (2011)**

|                                      |                                 |
|--------------------------------------|---------------------------------|
| RFP sent out (advertised)            | May 19, 2011                    |
| Mandatory Prebid (Park Headquarters) | June 3, 2011                    |
| <b>Deadline for proposals</b>        | <b>July 27, 2011 at 2:00 pm</b> |
| Complete review of proposals         | August 8, 2011                  |
| <b>Candidate interviews</b>          | <b>August 25, 2011</b>          |
| Contract award                       | September 13, 2011              |
| Kick off meeting                     | September 20, 2011              |

**Year 2 (2012)**

|                                   |                   |
|-----------------------------------|-------------------|
| Approval of Design Drawings       | February 14, 2012 |
| Approval of Construction Drawings | May 8, 2012       |
| Project out to Bid                | May 15, 2012      |
| Approval of Construction Contract | August 14, 2012   |
| Construction Start                | September 4, 2012 |
| Construction 50% Complete         | December 31, 2012 |

**Year 3 (2013)**

|  |              |
|--|--------------|
| Construction 100% Complete<br>(fully available for public use) | May 18, 2013 |
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Robert G. Devault C.P.M.  
Purchasing Manager