



Purchasing Division

## ADDENDUM NO. 2

**DATE:** July 18, 2019  
**FROM:** City of Grand Junction Purchasing Division  
**TO:** All Offerors  
**RE:** Sale and Development of Property Parcels Located within the Riverfront at Dos Rios RFP-4668-19-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. We are a locally owned business, interested in possible relocation to the Dos Rios project area. However, we are not interested in being a “developer” for this land project, but rather a “buyer” of a finished lot (defined more or less as including all entitlements, all utilities including elect., gas, phone, water, water taps, sewer, sewer tap and drainage facilities - ready to build on) for us to purchase and construct our new building/facility, to include possible residential units on the second floor (mixed use). We have a particular lot in mind, and for our needs, we would like the City to propose a price for such a finished lot, and also what incentives the City would offer for a business to relocate to this project area?

A. The land in Riverfront at Dos Rios is not currently subdivided into small(er) lots. For those wanting to purchase a “lot,” a proposal should be made to the city regarding the size (square footage) and location of the desired lot within the project. Please include the area (eg. Area LI/C -2) that you would like to purchase.

Your proposal should also include the price of which you would like to purchase the property.

If your proposal is selected by the City, the City will complete the platting of the lot and will stub utilities to the property line which will constitute a “finished lot,” ready for construction. The City will be installing water, sewer, electric, gas, cable, phone, conduit for a future high-speed internet provider to each pad site. Electric transformers for each individual service will be the responsibility of the purchaser. Stormwater quality is also being provided on a regional basis so that none of the lots will need individual detention basins.

The successful proposer(s) will be responsible for the purchase of water tap fees and sewer plant investment fees. These fees are calculated by the type of use and the number of units. To help estimate fees, please review the information found on this page:

<http://www.gjcity.org/residents/pay-my-utility-bill/new-construction-and-connection-to-system/>

In your proposal, please highlight your community benefits, such as those that you have articulated above, including but not limited to a locally owned business and mixed use development.

The City is offering this riverfront land for sale and it is not offering any other traditional incentives for development in this area. However, the City's existing policy does include a significant reduction of Transportation Capacity Payments (TCPs) in this Redevelopment Area that includes a 50% reduction of fees plus a reduction of fees based on every story of building height.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written in a cursive style.

Duane Hoff Jr., Senior Buyer  
City of Grand Junction, Colorado