



Purchasing Division

ADDENDUM NO. 3

DATE: August 1, 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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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. Is property to be filled/brought up with concern to flood plain? What will the City provide for fill and what is the developer/business required to provide? Is road also being brought up by City?

A. The city will be bringing in fill to establish an elevation of approximately 4,560 to 4,561 across the site as a whole. A property owner will be required to raise the base flood elevation of their buildings approximately one to two feet in order for the finished floor elevation to be one-foot above base flood elevation. This will be site specific and the property owner will be required to apply for a Letter of Map Revision based on Fill (LOMR-F) in order to be removed from the floodplain.

2. Q. Pertaining to the 4.1 acres already sold, and the LOU for Networks Unlimited, can we get the final sale price for both parcels?

A. The City Council authorized the sale of the 4.1 acres to Ms. Taylor for \$42,000. A final sales price has not been approved by Council for the parcel being considered for Networks Unlimited.

3. Q. Pertaining to GID additional tax, does it affect commercial and residential development, and what are they?

A. The estimated mill rate for the GID is between 30 and 35 mills. This rate will be assessed on both residential and commercial properties.

4. Q. Are you going to give precedence to a developer that is looking for large or multiple property development over a single smaller developer/business just wanting a single or partial parcel?

A. The proposals will be reviewed based on all selection criteria and on the contents of each proposal.

5. Q. Pertaining to uses per parcel designation, can you have camp parks in MU areas? What is a non-primitive campground?

A. The Planned Development allows for Campground/RV park in all mixed use areas. The City's Zoning and Development Code Section 21.10. defines campsites as follows:

Campsite. Any defined area which is used for overnight stays by an individual, a single camping family, group, or other similar entity.

Camping Guest. One or more persons assigned to a campsite.

Camping Unit. A self-propelled or towed recreational vehicle, other vehicle used for temporary human occupancy, or a cabin, tent or other type of shelter intended, designed or used for temporary human occupancy.

Dependent Camping Unit. A camping unit that has no toilet, sink or bathing facilities and is dependent upon a common building for these services.

Independent Camping Unit. A camping unit that has toilet, sink and bathing facilities requiring connection to a water and/or sanitary sewer system at the individual campsite.

6. Q. Can interested parties visit the areas available at leisure?

A. Yes. However, a contractor is currently construction Phase I infrastructure and this area is closed due to the work zone. Drone video imagery of the site is available on the City's webpage dedicated to this project at https://www.youtube.com/watch?v=dIPNkQk_UwU&feature=youtu.be

7. Q. Is Core of Engineers going to do any future ground stabilization for the river front for mitigating flooding possibilities?

A. There is no bank stabilization currently planned for this area. The City has not observed significant erosion of the riverbank in this area.

8. Q. Can you describe what other incentive packages may be available, beyond what is already stated in the solicitation documents?

A. The City is not currently proposing any additional incentives. Addendum No. 1 includes discussion on the City's Transportation Capacity Payment "Redevelopment Area" incentives that apply to this area.

9. Q. What about alternative energy options, offered or possibilities and incentives?

A. The intent of this question should be clarified. The City may consider the provision of alternative energy technologies as a "community benefit" as is contemplated in the selection criteria. The City is also exploring granting opportunities from the State of Colorado for electric vehicle charging stations, however the installation of this/these would be contingent upon a successful application for competitive grant funding through the State.

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

All other conditions of subject remain the same.

Respectfully,



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