



ADDENDUM NO. 1

Date: August 23, 2024
From: City of Grand Junction Purchasing Division
To: All Offerors
RE: Redevelopment of the Sawmill Site (3 parcels of land on the corner of Riverside Parkway and Winters Avenue, including 1441 Winters Avenue in Grand Junction, Colorado), SOQ-5481-24-KF

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responding to the above-referenced solicitation are hereby informed that requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. **Q:** While this is not a site we would want to redevelop right now, does the City have interest in selling the land to a land bank holder who would provide a place for the land to be preserved for future use that is in accordance with the City's vision?
A: No.
2. **Q:** Is there an estimated value or budget?
A: This question is unclear. Please revise to be more specific. Additionally, please note that this solicitation is seeking a Statement of Qualifications. It is strongly recommended to thoroughly review the Scope of Services or Purpose statement on BidNet for additional context.
3. **Q:** Please provide the historical plat labeled for Lots 5 and 6, showing the railroad easement that crossed through the parcel.
A: The Colorado West Development Park, [Filing Two](#) is attached and labeled as "Filing Two."
4. **Q:** Are you looking for one developer for the overall development, or can two groups take down the two different parcels or work concurrently if there is a commercial component developer and a residential developer on the others? Is there a preference there?
A: The preference is to have one developer. The second preference would be for two or more development teams to submit one SOQ together. The last preference would be to provide in the SOQ the limits of the property area in which the developer is able/willing to develop.

5. **Q:** Is there a preference for someone who does both the commercial and residential, as opposed to specializing in one or the other?

A: Please refer to the response to Question 4.

6. **Q:** Regarding the railroad easement, how is that reflected in the illustration or rendering or is the railroad easement going to somehow be defunct at the end of the development?

A: The railroad easement is not depicted in the illustrative concepts included as exhibits in the SOQ. It is shown on the attached Plat as 20 feet. Any desire to vacate the easement would be the responsibility of the developer.

7. **Q:** Regarding the 99-year lease on the commercial end, is there a specific document that shows the restrictions?

A: Please refer to the addendum material titled "[Las Colonias Covenant.](#)" **CORRECTION.** All the property shown in Green in the attached document "[Las Colonias Institutional Controls Boundary](#)" is subject to the covenant.

8. **Q:** Are there any specific sustainability goals as it relates to this project and site? Do you eventually want the project to be net zero or become passive house compliant?

A: The SOQ review criteria do not provide preference for sustainability at this time, however, if this is the type of development that is part of the developer's portfolio, that should be noted. Should a subsequent RFP sustainability component – both environmental and economic may be considered.

9. **Q:** Could you please confirm if the smaller parcel to the north is not part of the 99-year lease land? Is that correct?

A: All properties within the SOQ (Exhibit 1) will likely be subject to a 99-year lease, in accordance with the City Charter. The sale of the approximately 6.64 acres of property shown as Lot 5 and Lot 6 of Colorado West Development Park, Filing 2, addressed at 1441 Winters Avenue would be subject to negotiation and if an agreement in principle were made then the sale would be subject to voter approval.

10. **Q:** Is the parcel on the North side a detention pond?

A: A portion of the property labeled B is used for stormwater detention. The City's engineering has confirmed that the entire 3.33 ac-ft water quality capture volume must be retained to meet current stormwater quality standards. Therefore, this parcel should not be considered available for development unless the portion of the water quality capture volume displaced is relocated to another site.

11. **Q:** Are there any environmental reports or phase I studies completed by the City that identified any regs or issues with the sites?

A: Prior to 1969 the City owned the site and operated its South Side Treatment Plant. See the attached [Sewer System Improvements Location Map](#) and Air photo from 1966. In 1969 the City built the Southside Interceptor that conveyed all the flow to City Shops. The site may have concrete remains of the City's South Side Sewer Plant that are buried but this is currently unknown/unconfirmed.

When the City acquired the property in 2019, it is unlikely that an ASTM Phase 1 was completed as the site was covered with logs/milling materials. Reportedly, a visual site inspection was completed whereby specific isolated cleanup was performed. We do not believe a Phase 1 environmental assessment has been completed however records are being retrieved for further review.

Historic aerial views of the site are available through the City's GIS site. <https://internal-gis.gjcity.org/Development%20Map%20Internal/index.html> - see the basemap gallery layer.

12. Q: Follow up on the detention area on the North parcel, is there any chance drawing that describes how much land is detention area?

A: Please refer to the response to Question 10.

13. Q: Is the railroad easement 30-feet?

A: The plat for Colorado West Development Park Filing Two indicates the railroad easement is 20 feet wide. Additional easements on the property exist and the plat should be reviewed. The City is currently underway to complete an ISP and anticipates this being completed by August 30, 2024.

14. Q: Regarding the pedestrian crossing on Riverside Pkwy, are those in the City's capital plan currently, or they be "triggered" by the development of this property?

A: The pedestrian crossings would likely be striped at-grade crossing. This is not currently in the City's Capital Improvement Plan but is not estimated to be a significant expense.

15. Q: Other than the emphasis on the residential piece and the workforce or affordable housing are there any other uses that the City is looking to see?

A: If the site is developed as a whole, it will likely require a mix of uses since only 6.6 acres of the site can be used for residential development – per property covenants. Other uses should be market-informed to ensure the viability of each use.

16. Q: Was the meeting recorded?

A: Yes, the recording was recorded accessible at the following link:

 [2024 0816 Pre-Proposal Meeting recording](#)

17. Q: How many companies were in attendance?

A: The pre-proposal meeting sign-in sheet is available on BidNet Direct and the City's website, accessible through the following links:

[BidNet Direct, Rocky Mountain E-Procurement System \(RMEPS\)](#)

[City of Grand Junction Purchasing Bids](#)

18. Q: Plat showing railroad easement.

A: Please refer to the response to Question 3.

19. Q: Document showing the delineation between the DOE use restriction on residential housing (where can the residential be where can't it be).

A: The 6.64 acres of property shown as Lot 5 and Lot 6 of Colorado West Development Park, Filing 2, addressed at 1441 Winters Avenue.

20. Q: Document showing the detention pond area for the north parcel.

A: Please refer to the response to Question 10.

21. Q: What is the process to get ownership of the land in fee simple? It was mentioned that it would require a vote of the residents, can that be done at any time?

A: Please refer to the response to Question 9.

The original solicitation referenced above is amended as indicated. Please acknowledge receipt of this addenda on the signature page on the Solicitation Response Form signature included with the proposal documents.

All other conditions of the subject remain unchanged.

Respectfully,



Kathleen Franklin, Senior Buyer
City of Grand Junction, Colorado

COLORADO WEST DEVELOPMENT PARK FILING TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the 11th Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner of said Section 24, Thence South 00°03'55" East along the West line of the Northwest Quarter (NW 1/4) of said Section 24, with all bearings contained herein being relative thereto, a distance of 1705.74 feet to the True Point of Beginning, Thence along the boundary of Colorado West Development Park, as recorded in the records of the Clerk and Recorder of Mesa County, these three (3) courses and distances: North 89°56'05" East 50.00 feet; along the arc of a curve whose radius is 25.00 feet and whose long chord bears North 45°05'02" East 35.45 feet; South 89°46'00" East 1251.72 feet to a point on the East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of said Section 24; Thence South 00°00'38" East along the said East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 24 a distance of 704.42 feet, Thence South 89°54'44" West 410.70 feet, Thence North 00°05'16" West 144.00 feet; Thence South 89°54'44" West 253.00 feet, Thence South 00°05'16" East 68.82 feet, Thence North 89°40'32" West 663.66 feet to a point on the said West line of the Northwest Quarter (NW 1/4) of Section 24, Thence North 00°03'55" West along the said West line of the Northwest Quarter (NW 1/4) of Section 24 a distance of 606.53 feet to the True Point of Beginning, containing 19.525 acres more or less.

That the said owners have caused the said real property to be laid out and surveyed as Colorado West Development Park Filing Two, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said owners do hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains and gas pipelines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.

In WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 15th day of March A.D., 1977.

L. S. Barnett
L. S. Barnett, President
Colorado West Improvements, Inc.

John H. Hinesworth
John H. Hinesworth, Secretary
Colorado West Improvements, Inc.

J. C. Maxfield
J. C. Maxfield
Colorado West Warehouse, a Joint Venture

Howard U. Metz
Howard U. Metz
Colorado West Warehouse, a Joint Venture

Sherrwood K. Snyder
Sherrwood K. Snyder
Colorado West Warehouse, a Joint Venture

Donald L. Knudsen
Donald L. Knudsen
Colorado West Warehouse, a Joint Venture

Keith Seery
Keith Seery
Notary Public

STATE OF COLORADO) The foregoing instrument was acknowledged before me this 15th day of March A.D., 1977.
COUNTY OF MESA) ss

My commission expires: Nov. 16, 1977

Witness my hand and official seal: *Valerie L. Southard*
Valerie L. Southard
Notary Public

1139503

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) I hereby certify that this instrument was filed in my office at 8:50 o'clock # 11, A.D., 1977, and is duly recorded in plat book 11, page 276.

Carl Sawyer
Carl Sawyer
Clerk and Recorder

BY: _____
Deputy

CITY APPROVAL

This plat of Colorado West Development Park Filing Two, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this _____ day of _____ A.D., 1977 by:

Lawrence L. Fogel
Lawrence L. Fogel
President of Council

James E. Wyrwicki
James E. Wyrwicki
Grand Junction City Manager

Donald H. Wynn
Donald H. Wynn
City Planner

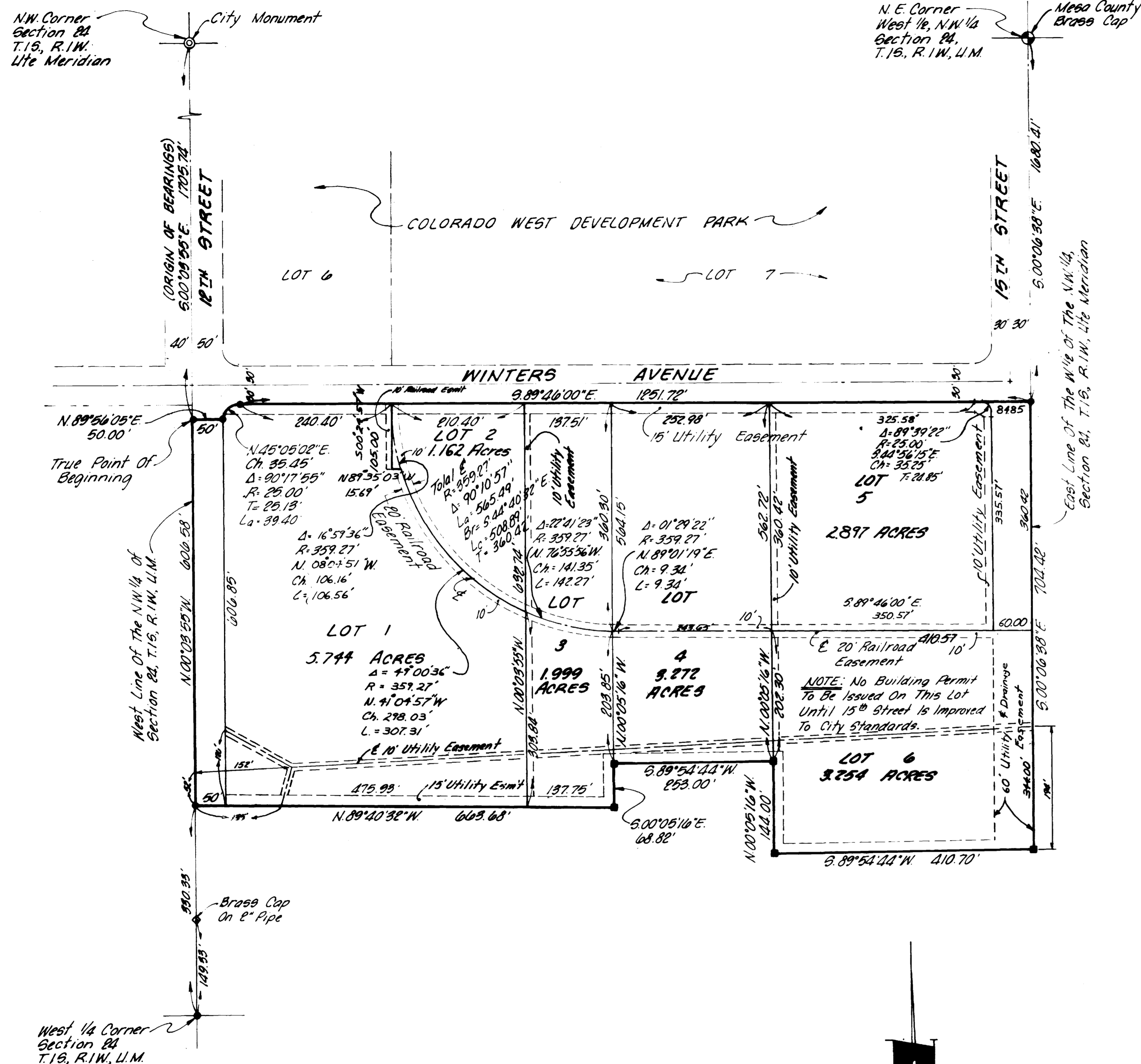
Virginia D. Flores
Virginia D. Flores
Grand Junction City Planning Commission, Chairman

Ronald P. Rich
Ronald P. Rich
Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Kenneth H. Heathers, do hereby certify that the accompanying plat of Colorado West Development Park Filing Two, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.

Kenneth H. Heathers
Kenneth H. Heathers, Registered Land Surveyor
Colorado Reg. No. 12483



COLORADO WEST DEVELOPMENT PARK FILING TWO

PREPARED BY:
NELSON, HALEY, PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS

GRAND JUNCTION - GREELEY, COLORADO JULY, 1976

Revised JULY 1977

COLORADO WEST DEVELOPMENT PARK FILING TWO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner of said Section 24, Thence South 00°03'55" East along the West line of the Northwest Quarter (NW 1/4) of said Section 24, with all bearings contained herein being relative thereto, a distance of 1705.74 feet to the True Point of Beginning, Thence along the boundary of Colorado West Development Park, as recorded in the records of the Clerk and Recorder of Mesa County, these three (3) courses and distances: North 89°56'05" East 50.00 feet; along the arc of a curve whose radius is 25.00 feet and whose long chord bears North 45°05'02" East 35.45 feet; South 89°46'00" East 1251.72 feet to a point on the East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of said Section 24; Thence South 00°06'38" East along the said East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of said Section 24 a distance of 704.42 feet, Thence South 89°54'44" West 410.70 feet, Thence North 00°05'16" West 144.00 feet; Thence South 89°54'44" West 253.00 feet, Thence South 00°05'16" East 68.82 feet; Thence North 89°40'32" West 663.68 feet to a point on the said West line of the Northwest Quarter (NW 1/4) of Section 24; Thence North 00°03'55" West along the said West line of the Northwest Quarter (NW 1/4) of Section 24 a distance of 606.58 feet to the True Point of Beginning, containing 19.525 acres more or less.

That the said owners have caused the said real property to be laid out and surveyed as Colorado West Development Park Filing Two, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said owners do hereby dedicate and set apart all streets and public sites as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat for easements for the installation and maintenance of such utilities as telephone and electric lines, poles, cables, irrigation, storm and sanitary sewer mains, water mains and gas pipelines.

That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.

IN WITNESS WHEREOF, said owners have cause their names to be hereunto subscribed this 15th day of March A.D., 1977.

<i>D. Barnett</i> D.R. Barnett, President Colorado West Improvements, Inc.	<i>Dale J. Hoffingsworth</i> Dale J. Hoffingsworth, Secretary Colorado West Improvements, Inc.	<i>F.C. Maxfield</i> F.C. Maxfield Colorado West Warehouse, a Joint Venture
<i>Howard U. Motz</i> Howard U. Motz Colorado West Warehouse, a Joint Venture	<i>Sherwood K. Snyder</i> Sherwood K. Snyder Colorado West Warehouse, a Joint Venture	<i>Donald L. Knudsen</i> Donald L. Knudsen

STATE OF COLORADO) The foregoing instrument was acknowledged before me this 15 day of March 1977.
COUNTY OF MESA) ss A.U., 1977.

My Commission expires: Nov. 16, 1977
Witness my hand and official seal. *Valerie L. [Signature]*
Notary Public

1139503
STATE OF COLORADO) I hereby certify that this instrument was filed in my office at 1:50 o'clock P.M.,
COUNTY OF MESA) ss August 15 A.D., 1977, and is duly recorded in Plat book page 107.

Earl Sawyer
Clerk and Recorder
BY Deputy

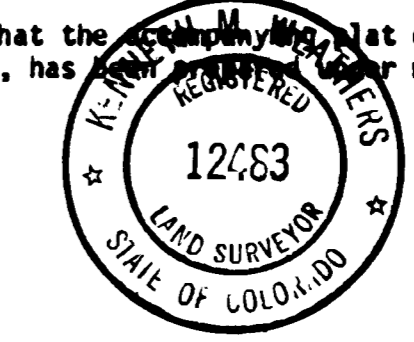
CITY APPROVAL

This plat of Colorado West Development Park Filing Two, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted this 27 day of Mar A.D., 1977 by:

<i>Donald H. Wamoy</i> City Planner	<i>Lawrence H. Forcier</i> President of Council	<i>James E. Wagoner</i> Grand Junction City Manager
<i>James D. Hines</i> Grand Junction City Planning Commission, Chairman	<i>Ronald P. Rish</i> Grand Junction City Engineer	

SURVEYOR'S CERTIFICATE

I, Kenneth M. Weathers, do hereby certify that the accompanying plat of Colorado West Development Park Filing Two, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of same.



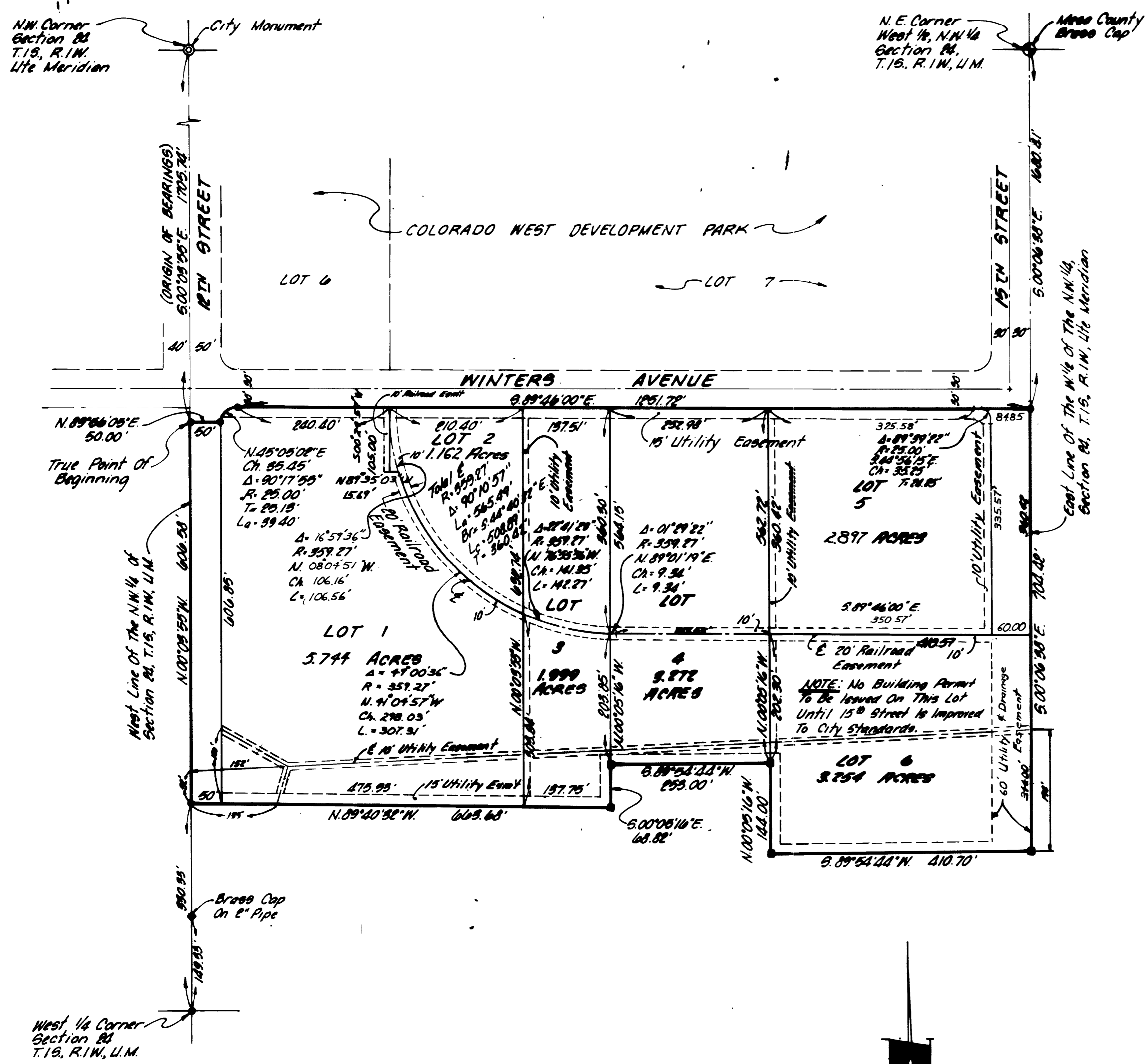
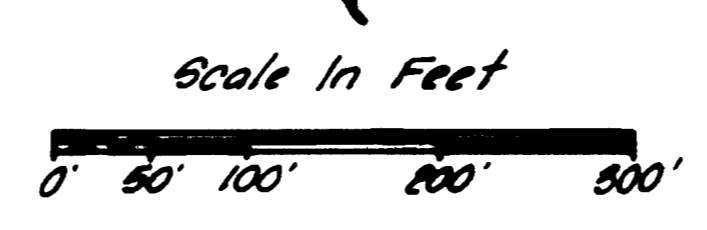
Kenneth M. Weathers
Kenneth M. Weathers, Registered Land Surveyor
Colorado Reg. No. 12483

AREA QUANTITIES

Total Area in Lots-----18,328 Acres
Total Area in Streets-----1.196 Acres
Total Area-----19,524 Acres
Total No. of Lots-----6

LEGEND

- Indicates 3/4" Rebar Monument Cap Set By N.H.R.Q.
- Indicates Pine Found



COLORADO WEST DEVELOPMENT PARK FILING TWO
PREPARED BY:
NELSON, HALEY, PATTERSON & QUIRK INC.
ENGINEERING CONSULTANTS
GRAND JUNCTION - BRECKENRIDGE, COLORADO

COLORADO WEST DEVELOPMENT PARK FILING TWO

DEDICATION

That the undersigned, being the owners of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the 6th Meridian, as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the Northwest Corner of said Section 24, Thence South 00°03'55" East along the West line of the Northwest Quarter (NW 1/4) of said Section 24, with all bearings contained herein being relative thereto, a distance of 1705.74 feet to the True Point of Beginning, Thence along the boundary of Colorado West Development Park, as recorded in the records of the Clerk and Recorder of Mesa County, these three (3) courses and distances: North 89°56'05" East 50.00 feet; along the arc of a curve whose radius is 25.00 feet and whose long chord bears North 46°03'05" East 35.45 feet; South 89°46'00" East 1201.72 feet to a point on the East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of said Section 24, Thence South 00°06'38" East along the East line of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 24 a distance of 704.42 feet, Thence South 89°54'44" West 410.70 feet, Thence North 00°05'16" West 144.00 feet; Thence South 89°54'44" West 253.00 feet, Thence South 00°05'16" East 68.82 feet; Thence North 89°40'32" West 663.68 feet to a point on the said West line of the Northwest Quarter (NW 1/4) of Section 24, Thence North 00°03'55" West along the said West line of the Northwest Quarter (NW 1/4) of Section 24 a distance of 606.58 feet to the True Point of Beginning, containing 19.525 acres more or less.

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That all expenses for installation of utilities referred to above for grading, landscaping, and for all street improvements shall be financed by the seller or purchaser - not the City of Grand Junction.

In witness whereof, said owners have caused their names to be hereunto subscribed this 15th day of March, 1977.

<i>John J. Bennett</i> John J. Bennett, President Colorado West Improvements, Inc.	<i>Walter J. Hoffmeyer</i> Walter J. Hoffmeyer, Secretary Colorado West Improvements, Inc.	<i>F.C. Barfield</i> F.C. Barfield Colorado West Warehouse, a Joint Venture
<i>Thomas J. Dwyer</i> Thomas J. Dwyer Colorado West Warehouse, a Joint Venture	<i>Shirwood K. Snyder</i> Shirwood K. Snyder Colorado West Warehouse, a Joint Venture	<i>Donald L. Knudsen</i> Donald L. Knudsen

The foregoing instrument was acknowledged before me this 15 day of March, 1977.

Notary Public

Witness my hand and official seal this 15 day of March, 1977.

Valerie L. Sawyer
Notary Public

1139503

Notary Public

Carl Sawyer
Notary Public

CITY APPROVAL

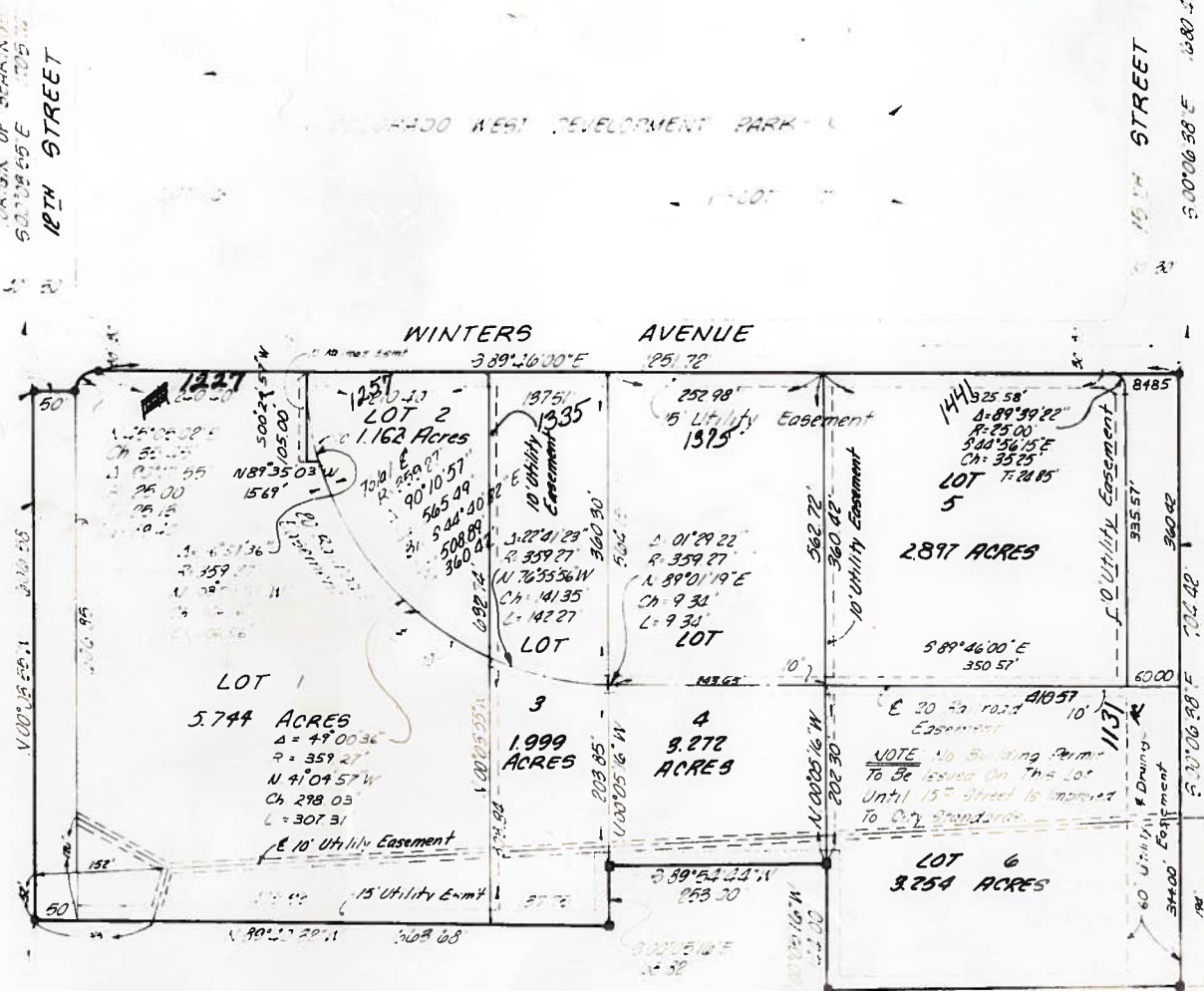
This plat of Colorado West Development Park Filing Two, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved and accepted this 24 day of March, A.D., 1977 by:

<i>James J. Fogarty</i> President of Council	<i>James T. Wagoner</i> Grand Junction City Manager
<i>Donald W. Wagoner</i> City Planner	<i>Ronald P. Rish</i> Grand Junction City Engineer

SURVEYOR'S CERTIFICATE

I, Kenneth H. Weathers, do hereby certify that the accompanying plat of Colorado West Development Park Filing Two, a subdivision of a part of the County of Mesa, has been prepared under my direct responsibility and checking and accurately represents a field survey of sale.

Kenneth H. Weathers
Kenneth H. Weathers, Registered Land Surveyor
Colorado Reg. No. 12483



AREA QUANTITIES

Total Area in Lots ----- 18.328 Acres
 Total Area in Streets ----- 1.126 Acres
 Total Area ----- 19.454 Acres
 Total Area of Lots ----- 6

LEGEND

- Indicates 6" Rebar & Monument
- Indicates 8" Rebar & Monument
- Indicates Pine Found



COLORADO WEST DEVELOPMENT PARK FILING TWO

PREPARED BY

NEILSON HALEY PATTERSON & SONS
ENGINEERING CONSULTANTS

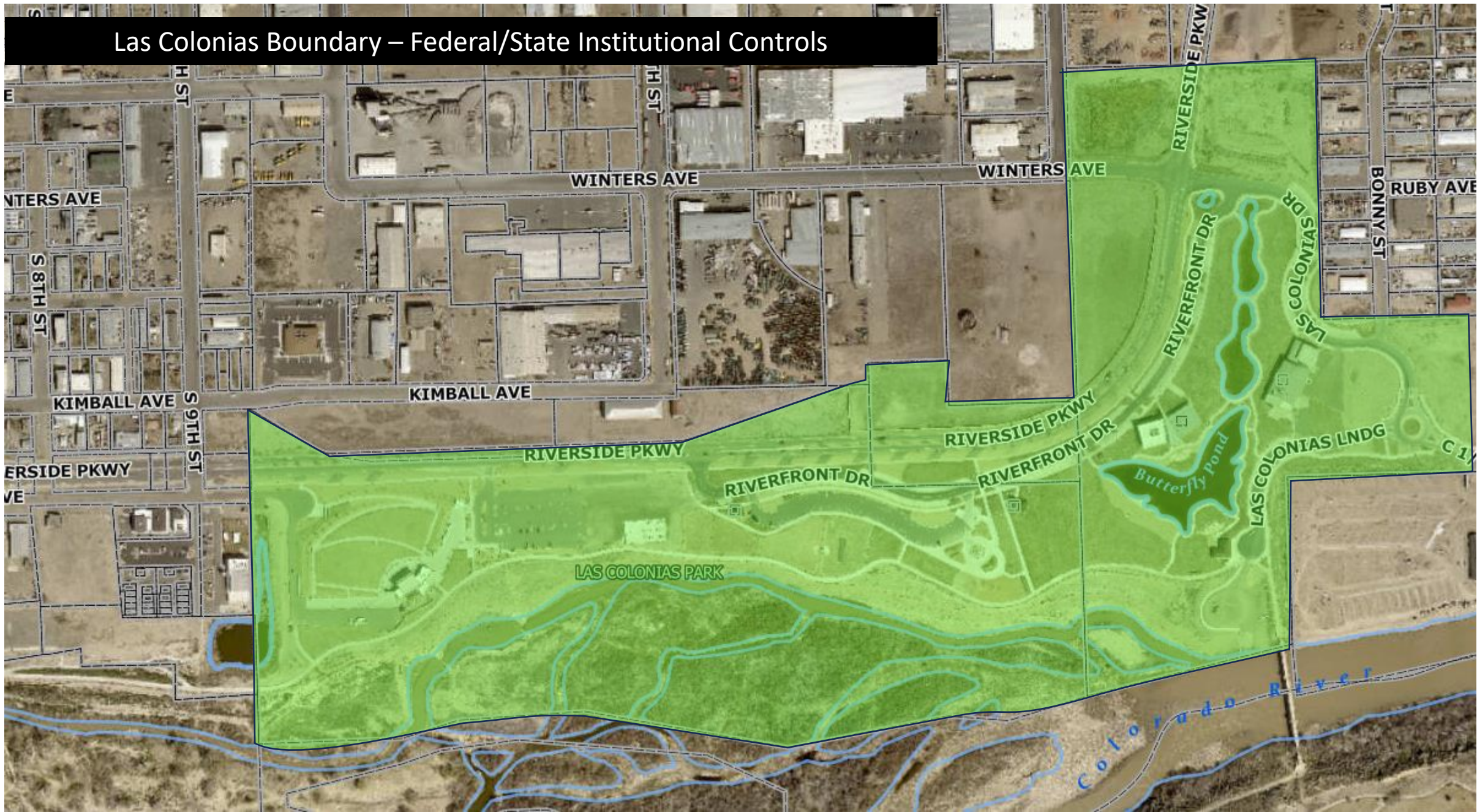
Grand Junction, Colorado, Processing Site (City of Grand Junction, Las Colonias Park)

The following are the Covenants (institutional controls) from the Quitclaim Deeds:

Grantee covenants

- (i) not to use the property for any purpose other than public purposes required by UMTRCA, 42 U.S.C. 7901 et. seq, as amended;
- (ii) not to use ground water from the site for any purpose, and not to construct wells or any means of exposing ground water to the surface unless prior written approval is given by the Grantor and the U.S. Department of Energy;
- (iii) not to perform construction of any kind on the property unless prior written approval of construction plans, designs, and specifications is given by Grantor and the U.S. Department of Energy;
- (iv) that any habitable structures constructed on the property shall employ a radon ventilation system or other radon mitigation measures; and
- (v) that the use of the property shall not adversely impact ground water quality nor interfere with ground water remediation under UMTRCA;
- Grantee acknowledges that the property was once used as a uranium milling site, and the Grantor makes no representations or warranties that the property is suitable for Grantee's purposes;

Las Colonias Boundary – Federal/State Institutional Controls



Michael Cosby
Uranium Mill Tailings Program
Colorado Department of Public Health and Environment
222 South 6th Street, Room 232
Grand Junction, Colorado 81501
Phone (970) 248.7171
Email: michael.cosby@state.co.us

Sara J. Woods
Site Manager

U.S. Department of Energy
Office of Legacy Management
2597 Legacy Way
Grand Junction, CO 81503
sara.woods@lm.doe.gov
(970) 250-1827 (cell)

Institutional Controls (Covenants in the Quitclaim Deeds) dated March 26th 1997.

Grand Junction, Colorado, Processing Site (City of Grand Junction, Las Colonias Park)

The following are the Covenants (institutional controls) from the Quitclaim Deeds:

Grantee covenants

- (i) not to use the property for any purpose other than public purposes required by UMTRCA, 42 U.S.C. 7901 et. seq, as amended;
- (ii) not to use ground water from the site for any purpose, and not to construct wells or any means of exposing ground water to the surface unless prior written approval is given by the Grantor and the U.S. Department of Energy;
- (iii) not to perform construction of any kind on the property unless prior written approval of construction plans, designs, and specifications is given by Grantor and the U.S. Department of Energy;
- (iv) that any habitable structures constructed on the property shall employ a radon ventilation system or other radon mitigation measures; and
- (v) that the use of the property shall not adversely impact ground water quality nor interfere with ground water remediation under UMTRCA;

Grantee acknowledges that the property was once used as a uranium milling site, and the Grantor makes no representations or warranties that the property is suitable for Grantee's purposes;

Sewer System Improvement Location Map & Air Photo

Prior to 1969 the City owned the site and operated its South Side Treatment Plant (air photo from 1966). In 1969 we built the Southside Interceptor that conveyed all the flow to City Shops.

