



ADDENDUM NO. 1

Date: December 17, 2024

From: City of Grand Junction Purchasing Division

To: Invited Proposers

RE: Redevelopment of the Sawmill Site (2 parcels of land on the corner of Riverside Parkway and Winters Avenue, including 1441 Winters Avenue in Grand Junction, Colorado), RFP-5513-24-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responding to the above-referenced solicitation are hereby informed that requirements have been clarified, modified, superseded, and supplemented as to this date as hereinafter described.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:** Can the railroad easement on the property be vacated?

A: Unknown. The city does not have an ownership interest in the easement. The proposer would need to work with the easement holder to advance any easement vacation request.

2. **Q:** Is there potential for lifting the land lease restrictions on the property?

A: The portion of the property under DOE covenant and historically part of Las Colonias park is only leasable. The remaining 6.6 acres, appear to be able to be sold but would need to be confirmed by City Council.

3. **Q:** Who is the multi-family builder for the property at Kimball Avenue?

A: 1110 Kimball LLC, represented by Shannon Sweeney.

4. **Q:** Adjacent Waste Management Parcel:

- Does Waste Management own the neighboring parcel?

A: 1331 Winters Avenue is owned by STORE CAPITAL ACQUISITIONS LLC, 1227 Winters Avenue is jointly owned by WASTE MANAGEMENT OF COLORADO INC and EINSPAHR LOIS M, 1257 is owned by JUNCTION LEASING LLC.

- What activities currently take place on that property?

A: The full extent of the operations on 1227 Winters is unknown. It appears from the aerial view that a majority of the site is used for container storage,

truck parking, a new CNG fueling station, and operations/offices within the building parallel to Winters Avenue.

5. **Q:** Based on the Phase II Environmental Assessment, how clean is the property expected to be upon delivery or what can Proposers expect? Will the City provide any remediation based on the findings? Are there any grant opportunities available to the City to improve this parcel?

A: Phase 1 has been completed and shows two RECs. One REC is a buried refuse the other an underground storage tank. The petroleum product in the tank is currently being removed. Once removed, the 3rd party Walter Environmental will be able to scope the extent of Phase 2 and necessary remediation. At this time, it is unclear the extent of any environmental issue present on the site and potential remediation. In developing a response to RFP, the proposer should outline expectations about site remediation.

6. **Q:** Connectivity and Accessibility:

- Will there be a public road running through this development?

A: A public road through the site is dependent upon a specific development proposal. If a public local road is desired by the proposer, the road will be required to meet the city's Transportation Engineering Design Standards (TEDs). <https://ecode360.com/44684666#44684666>

- Where will pedestrian crossings to Las Colonias Park be located?

A: Crossings could include a striped at-grade crossing at the approximate following locations (shown in red).



7. **Q:** Transportation Improvements: Regarding the City's Master Plan:

- What future transportation improvements are planned that will benefit this development? What is the timeline for these improvements?

A: There is no new transportation directly abutting this property. The city is in conceptual discussions about improving S 9th Street to include multi-modal facilities between the Riverside Parkway, north to Pitkin Avenue. In addition, D Road between S 9th and Riverside Parkway is planned to be striped with a buffered bike lane in 2025. If/when Kimball apartments (1299, 1059, and 919 Kimball Ave) develop, a curb, gutter, and sidewalk will be constructed on the south side of Kimball Avenue.

8. **Q:** Did the City fund the construction of the cement wall on Riverside Parkway?

A: Likely. The wall can be removed if it is not a desired feature of the site/development. Should it be desired that the wall be removed, the expectations for removal by the city (or proposer) should be provided in the response.

9. **Q:** Where is the property line on Riverside Pkwy? Does it include the cement wall?

A: The property line was recently established at the interior edge of the wall that flanks the Riverside Parkway.

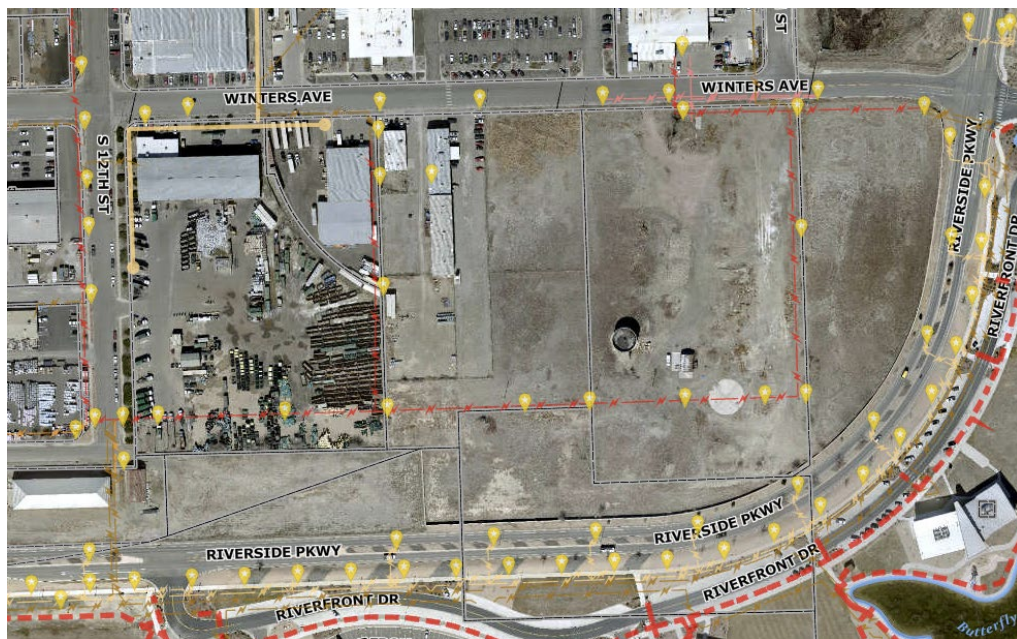
10. **Q:** What is the history of the interior fence line and pads on the property?

7. **A:** They were likely a part of the previous sawmill use. The round tank was associated with the previous sewer treatment facility.

11. **Q:** Xcel Distribution Lines:

- Are the distribution lines on the property primary power lines?

A: The east/west and north/south power lines that cross through the property appear to be 3 phase distribution lines provided by Xcel.



- Is it possible to relocate them underground?

A: It appears that the lines on the property could be underground, however, the feasibility of relocating or underground confirmation would need to be explored with Xcel.

No Further questions will be accepted.

The original solicitation for the project noted above is amended as indicated. Please acknowledge receipt of this addendum on the Solicitation Response Form signature page of the proposal documents.

All other conditions of the subject remain unchanged.

Respectfully,

A handwritten signature in blue ink, appearing to read 'K. Franklin', is positioned below the word 'Respectfully,'.

Kathleen Franklin, Senior Buyer
City of Grand Junction, Colorado