



Purchasing Division

## **ADDENDUM NO. 6**

**DATE:** February 28, 2025  
**FROM:** City of Grand Junction Purchasing Division  
**TO:** All Offerors  
**RE:** Development of the Salt Flats (21.78 acres located at 450 28 Road Grand Junction, Colorado)  
LOI-5577-25-KN

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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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:** So how will it work practically if you elect to choose multiple developers to take down sections of this site and what are the denominations or size of chunks available if a developer doesn't want to take down the entire site.? (Question from Pre-Proposal Meeting)

**A:** In the LOI, the minimum the City is asking for is a 3 acre commitment. The City wants to know from the proposer essentially where on the site you have interest.

2. **Q:** I believe I had previously been told that the city RFP was to be treated as a prerequisite application. If we wanted to apply for the RFP for the Grand Junction Housing Authority. Is that correct? (Question from Pre-Proposal Meeting)

**A:** To clarify, if a proposer is only interested in the GJHA site, they do not need to participate in the City's LOI. On the other hand, if the proposer is interested in both the GJHA site and City Site, they will need to propose to the City's LOI.

3. **Q:** Is there a market study available, specifically with regard to homeownership units? (Question from Pre-Proposal Meeting)

**A:** There's not a specific market study. The City does have relatively recent data that we worked with to pull for our most recent housing strategy. The link to this can be found in the solicitation.

4. **Q:** Is CHFA going to allow income averaging for the affordable component of this with the ultimate average being at 60? (Question from Pre-Proposal Meeting)

**A:** No because these dollars have very specific land banking attachments to them, the 324 does have to be at this point units.

5. **Q:** When does the City plan on subdividing the land? Will the City want the developer(s) to perform the subdivision or will it be City led?

**A:** If there are multiple proposals for a variety of different parcels/lots, it is likely that the city will lead the subdivision process. If certain public improvements are required as part of the subdivision of the

lots, the payment and construction of these improvement will be a part of the negotiations related to the specific project. Any subdivision such as for lots of single-family townhomes should be assumed to be the responsibility of the proposer.

6. **Q:** Is the parcel intended to be subdivided via plat?

**A:** Yes, see answer to question five above.

7. Below is the recording of the Non-Mandatory Pre-Proposal Meeting on 2/7/2025.

[Non-Mandatory Pre-Proposal Meeting - Development of the Salt Flats SOQ-5577-25-KN \(2/26/2025\)](#)

**No further questions will be accepted. Inquiry deadline has pasted.**

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 that reads "K Nelson". The signature is written in a cursive, slightly slanted style.

Kassy Nelson, Buyer

City of Grand Junction, Colorado