



Purchasing Division

ADDENDUM NO. 3

DATE: September 12, 2016
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Re-Soliciting for the Sale or Lease, and New Development of the Property Formerly Known as White Hall, 600 White Avenue, Grand Junction, CO RFP-4271-16-DH

and

Sale or Lease and Redevelopment of the Property Known as R-5, 310 North 7th Street, Grand Junction, CO RFP-4262-16-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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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. How many for-sale residential units have been built in the Downtown, and within the smaller CBD, in 2014, 2015 and YTD 2016?
 - A. 2014—2 (none in the CBD)
 - B. 2015—6 (none in the CBD)
 - C. 2016--0

2. Q. How many rental residential units have been built/renovated in the Downtown, and within the smaller CBD, in 2014, 2015 and YTD 2016?
 - A. 2014—31 (24 in the CBD—subsidized)
 - B. 2015—0
 - C. 2016--0

3. Q. How many units YTD for both for-sale and rental in the Downtown and the smaller CBD have been approved/are in review process for construction?
 - A. None

4. Q. Are there plans of the Lowell School Building available?
 - A. No

5. Q. Please provide the gross SF of the Lowell School Building per level, and the net minus hallways-per level.

- A. The gross square footage of the first and second level is 7,384 s.f. per level, for a total of 14,768 s.f. The basement is approximately 2,886 s.f. Each level is accessed by a wide hallway down the middle, with rooms on either side.
6. Q. Based on the write up in the RFP, we are presuming the Lowell School is a Non-Contributing Building within the North 7th Historic Residential District. Please confirm.
A. The Lowell School is a Contributing Structure within the North 7th Street Historic Residential District.
7. Regarding Section H on page 17 of the RFP: Several of our joint venture partners are unincorporated and - as is common in real estate development - only form project-specific LLCs if and when needed. These unincorporated partners do not want to submit their personal financial statements, regardless of city assurances in the RFP that these statements will be kept confidential if marked as such in the proposal. **So, in lieu of submitting personal financial statements for each unincorporated team member, can we submit a letter of credit from our lender(s) as well as a commitment letter from our equity investor(s)?** We believe these letters satisfy the same intent, in that they document that we as a team “have adequate financial resources, or the ability to obtain such resources as required” to complete the project, as required in Section 1.12 on page 5.
- A. For purposes of the proposal, a letter of credit and commitment letter will be sufficient. However, additional information may be required if the project is chosen to proceed through the negotiation process.

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