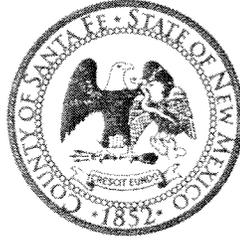


Daniel “Danny” Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathleen Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

November 21, 2014

SANTA FE COUNTY
RFP# 2015-0031-PW/BT
La Bajada Ranch Development

ADDENDUM #3

Dear Proponents,

This addendum is issued to reflect the following immediately. It shall be the responsibility of interested Offerors to adhere to any changes or revisions to the RFP as identified in this Addendum No. 3. This documentation shall become permanent and made part of the departmental files

ATTACHMENT: REVISED SEQUENCE OF EVENTS
ATTACHMENT: PRE-PROPOSAL CONFERENCE SIGN IN SHEET

On November 19, 2014 Santa Fe County held the pre-proposal conference for the above referenced Request for Proposals (RFP). Listed below are questions asked at the conference and/or received via email.

Question #1- Will the next Addendum include the revised deadline dates?

Answer #1- Yes, see attached Revised Schedule of Events.

Question #2- What is the status of the water rights for this property? Who owns them and what is the amount?

Answer #2- There are no water rights that are associated with the property. (see answer # 3 & 4)

Question #3- Is the County planning on connecting this property with County water through its Utility Department in the foreseeable future?

Answer #3- *County water is available to the property and may be considered to address water needs for proposed uses. Currently the County has no plan for making a water connection to the property.*

Question #4- What is the distance of the existing County waterline to the edge of the property?

Answer #4- *The existing County waterline is located directly adjacent to the property in Paseo C de Baca at the northern most extension of the property. The location is noted by the green waterline designation on the Land Use Suitability map available in the project file available to respondents.*

Question #5- Is there an estimate as to the cost of connecting the property with County water through the existing waterline?

Answer #5- *Not at this time. There could be coordination by the selected offeror with the County for consideration of water connectivity contingent on the project proposal.*

Question #6- On page 25, "Letter of Transmittal" 2.e) it states "Explicitly indicate acceptance of the Conditions Governing the Procurement as stated in Section III, Paragraph C.1"; does this requirement still applicable?

Answer #6- *At the pre-proposal conference the County misspoke when it stated that offerors are not required to "explicitly indicate acceptance of the Conditions Governing the Procurement ..." The County was referring to the sample agreement terms and conditions that is typically included in our RFPs but this requirement had already been removed from this section.*

Offerors must state in their Transmittal Letter that they "explicitly indicate acceptance of the Conditions Governing the Procurement as stated in Section III, Paragraph C.1.

Question #7- On page 27.B.3 "Capacity and Capability" under the first bullet it states "Demonstrate financial capability that includes offeror's ability to provide sufficient financial proficiency to complete the purchase and or lease/purchase of the property"- what type of information and/or documentation would constitute evidence of financial capability?

Answer #7- Offerors shall provide written documentation from their financial institution clearly demonstrating the financial worthiness in the amount of the Offerors Proposal. The documentation shall not be an indication of the ability of an Offeror to “apply” for project financing.

Question #8- Would being pre-approved by a financial institution demonstrate financial proficiency?

Answer #8- See answer #7.

Question #9- Are there any sanitary sewer systems on the site? If so, where and what type?

Answer #9- There is only the septic system located near the Ranch House that is for domestic use only.

Question #10- Are there specific types of sanitary sewer systems that the County would recommend?

Answer #10- It is expected that Offerors will provide creative, innovative and efficient ideas regarding both water conservation and sanitary systems within their proposal.

Question #11- There is a discrepancy in the square footage of the main house and the guest house as listed in the RFP and as stated in the County’s appraisal of this property; please clarify this discrepancy?

Answer #11- The area of the Main House is 7800 sf. including the guest quarters. The Area of the Forman’s Residence is 1630 sf. including the Utility Room. The footprint area of the two story barn is 897 sf. The footprint area of the garage (attached to barn) 260 sf.

Question #12- Can an offeror still apply for the County’s Preference Certificate? If no, please explain why not?

Answer #12- No. The Resolution for County Preference stipulates that an Offer must obtain a County Preference Certificate prior to the solicitation.

Question #13- On page 21.C paragraph 23 “Ownership of Proposals” it states “All documents submitted in response to this Request for Proposal shall become the property of the County” – why would the proposals become the property of the County? Does this include intellectual property as well?

Question #13- Ownership of Proposals is part of the Conditions Governing the Procurement and is standard requirements in all RFP solicitations. Any intellectual property within the submitted proposal that is confidential information must be stated clearly that the information is such at the time of proposal submittal.

Please add this Addendum #3 to the original bid documents and refer to bid documents, hereto as such. This and all subsequent addenda will become part of any resulting contract documents and have effects as if original issued. All other unaffected sections will have their original interpretation and remain in full force and effect.

Bidders are reminded that any questions or need for clarification must be addressed to Pamela Lindstam, Senior Procurement Specialist at plindsta@santafecountnm.gov.

RFP# 2015-0031-PW/BT
LA BAJADA RANCH DEVELOPMENT

REVISED SEQUENCE OF EVENTS

The Procurement Manager will make every effort to adhere the following schedule:

<u>Action</u>	<u>Responsibility</u>	<u>Date</u>
1. Issuance of RFP	Purchasing Division	11/9/14
2. Pre-Proposal Conference	Purchasing/PW/Offerors	11/19/14
3. Acknowledgement Form Due	Offerors	11/19/14
4. Deadline to Submit Additional Questions	Offerors	12/1/14
5. Response to Written Questions	Purchasing/PW	12/3/14
6. Submission of Proposal (2:00 pm)	Offerors	12/19/14
7. Proposal Evaluations	Evaluation Committee	12/19/14 thru 1/7/15
8. Selection and Notification of Finalists	Evaluation Committee	1/9/15
9. Oral/Media Presentation by Finalists	Offerors	TBD
10. Best and Final Offers From Finalists (If Applicable)	Offerors	TBD
11. Selection of Top-Rated Offeror	Evaluation Committee	TBD
12. Negotiation of Purchase Contract With Selected Offeror	County/Offeror	TBD
13. BCC Approval of Purchase Contract	BCC	TBD
14. State Board of Finance Approval	Board of Finance	TBD

Pre-Proposal Conference
RFP#2015-0031-PW/BT
LA BAJADA RANCH DEVELOPMENT
NOVEMBER 19, 2014
9:00 AM (MST)

NAME	ORGANIZATION	PHONE #	EMAIL
Amela Judstone	SFC	992-6759	Phindstef@santafecountynm.gov
Thom Elise Steiner	CFRBM	988-4660	telise999@aol.com
Joe Cohen	JCA	986-9750	jcohen@cyberallsa.com
Kyle S. Harwood	Egolf, Feller + Day	629-8991	kylc egolf egolfaw.com
Tamy Flores	SF COUNTY	986-6216	tflores@santafecountynm.gov
MARK HOGAN	SFC	972-9852	MHOGAN@SANTAFECOUNTY.NM.GOV
PETER WEISS	COUNTY ADVISORY COMM	690-5174	POST@PETERWEISS.COM
Claire Fajenwider	LBRSC	690-8338	claireful@hotmail.com
Nyhn Toups		5072505355	findingsriey@yahoo
Chris Sholtis	Bohannon Huston Inc agent for Pulte Group	505-823-1000	csholtis@bhinc.com
Lisa Mejandro	Positive Energy Solar	703-408-7928	lissamejandro@icloud.com
BILL TAYLOR	SFC	505-986-6373	WTAYLOR@SANTAFECOUNTY.NM.GOV