



RFI #872-19I Buena Vista Property

Addendum 001 Issued December 9, 2019

1. Provide a current floor plan that shows measurements and room sq ft.

This information is posted at <https://coloradomtn.edu/contact-departments/purchasing/bids-rfp-rfi-rfq/>.

2. Provide original architectural drawings of when the building was built (AUTOCAD files preferably).

Not available.

3. Provide three years historical of monthly operating expenses for the facility (electricity, gas, water and sanitation if provided by city of BV).

This information may be determined during a due diligence period.

4. Provide three years maintenance costs and copies of any repairs costing more than \$1000.

The only maintenance costs over \$1000 were flooring replacement by Carpet One Floor & Home in 2017 for \$14,863.78 and painting completed by Southwest Painting in 2017 for \$9,206.00.

5. Provide three years CAPEX.

This information may be determined during a due diligence period.

6. Is internet provided by CMC or by a 3rd party Internet Service Provider and if a 3rd party, what is the monthly recurring fee.

There is currently no internet service.

7. Does a 3rd party ISP provide fiber internet into the building, if so, who?

There is currently no fiber internet provided.

8. Does CMC pay Property Taxes to the county, if yes, please provide 3-years of payment info and evaluation? If CMC currently doesn't pay property taxes, would that status change with change in ownership or if leased?

CMC does not pay property taxes. If the property is sold or leased to a for-profit entity, property taxes may be applicable.

9. What are the liens and/or mortgages against the property and outstanding balance and terms.

None.

10. How is the property zoned and would it change after change in ownership or if leased?

This information may be determined during a due diligence period.

11. Are there any current tenants and what are their terms with CMC?

None.

12. Are there any current maintenance contracts (pls provide copies)?

Yes with American Mechanical Services for \$2,759.00 per year. Contract is posted at <https://coloradomtn.edu/contact-departments/purchasing/bids-rfp-rfi-rfq/>

13. Are there any current equipment leases?

None.

14. Any outstanding Litigation on the property?

None.

15. Provide a list of personal property inventory that will be included with a sale or lease or, alternatively, pls list any items in the building that are NOT included in the lease.

Personal property will be removed unless otherwise agreed to by contract.

16. Does CMC prefer to keep the West 23.98 acres (Parcel #327120100230), keep it with the main property (Parcel#327120100231) or handle them separately? We understand that there is an additional parcel (3Ac?) that is near CR319. What is the status of this parcel?

CMC is open to review all proposals. The survey depicts all three parcels.

17. Any recent Engineering Report (Property Condition Assessment), to include structural, mechanical, code compliance and ADA compliance.

None.

18. Copy of current property insurance or explanation of umbrella policy and cost.

This information may be determined during a due diligence period.

19. Copy or recent title search and property survey.

You can find these at <https://coloradomtn.edu/contact-departments/purchasing/bids-rfp-rfi-rfq/>

20. How is security currently handled? If personnel used, please explain how often and how much it costs.

None.

21. What is current status of security cameras? (i.e., number of cameras and how managed and expense). Will the DVR system and cameras stay with the property?

They are currently active. If the building is leased they would probably stay. If the building is sold they would be removed.

22. Who does snow removal and what is the budget or past expenses for snow removal operations?

CMC currently provides snow removal. Last year, it was plowed once.

23. Is building access by key card or key pad or simple door locks?

Simple door locks no key card or pin access.

24. What is the status of the fire control/mitigation system (describe sprinkler system, number of extinguishers). Is it up to current code for 2019?

There are no sprinklers in the building. There are 4 fire extinguishers.

25. Is there 3-phase service for the building and how many amps is the primary service?

Upon information and belief, it is 3phase 400 amps. This would need to be confirmed during any due diligence period.

26. How is hot water supplied? Boiler, on demand tankless?

Hot water tank.

27. Is there water treatment facilities? Is city water de-ionized, distilled or softened?

No water treatment facilities. It is on City of Buena Vista water.

28. When was the asphalt last sealed and stripped in parking lot?

CMC does not have a record, but upon information and belief it was probably completed about 7 years ago.

29. Any repairs to original shingle roof? Any evidence of leaks?

No repairs complete. No current evidence of leaks.

30. Do all parking lot lights work? And are they on 'dusk to dawn', Halogen or mercury vapor?

All parking lights have capability of dusk to dawn. Currently all are on torx timers. All lights are LED.

31. Please confirm that the building is connected to City of Buena Vista sewer/sanitation.

Water and Sewer are on City of Buena Vista.

32. Does CMC have any obligations or covenants from donors, the community, city, county or state in regards to the property?

This information may be determined during a due diligence period.

33. How was trash pick-up handled (cost, company providing service and was a dumpster used)?

Trash pick-up is currently handled by Waste Management. There is one 3yd dumpster picked up weekly.

34. Is the building on natural gas or LP (if LP pls give tank size).

Building is on natural gas through Atmos Gas.

35. Is there a loading dock or designated area that serves as a 'receiving room' for packages?

No there is no loading dock or receiving room.

36. Is there a designated 'mail room' with cubby's for USPS or other carriers?

No there are no delivery boxes. Typically deliveries happened during business hours so they went to the front desk.

37. Any other obligations, incumbrances or opportunities with the building or grounds that have not been discussed above or disclosed? Pls give copies.

This question is too broad to respond to at this time.

38. Has there been a written appraisal (please provide)?

This information may be determined during a due diligence period.

39. Any limitations of use of the building or grounds that have not been addressed?

This question is too broad to respond to at this time.

40. We request any copies of legal or MOU agreements between the Town or County and the College (including any time limited use clauses or related statements).

This information may be determined during a due diligence period.

41. Please provide copies of any pre-purchase building inspections that may have been done in the past.

None.

42. According to the Colorado Center PUD and other relevant documents, what zoning is allowed for the 24 acre parcel?

The Colorado Center PUD and other relevant documents speak for themselves.

43. Would you prefer to have our realtor submit a State of Colorado Contract to Buy and Sell Real Estate as part of the submission, or is there another format that is preferred?

No preference.