



**Bid # 2021-95**

**Request for Expression of Interest  
Loveland Colorado Whitewater Adventure Park and Resort**

Addendum Issue date: August 25, 2021

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**ADDENDUM 2**

This addendum dated August 25, 2021 is a response to the written questions received by 5:00 pm August 24, 2021 per the instructions in the RFEI and has been issued via BidNetDirect and at [www.lovelandeconomicdevelopment.org](http://www.lovelandeconomicdevelopment.org). The original documents remain in full force and effect as revised by the following changes that take precedence over anything to the contrary. This addendum shall become part of the bid as if originally included.

This does not change the time or date the responses are due.

Attachments: None

**Written Questions Submitted Regarding the  
Whitewater Adventure Park and Resort RFEI**

1. Will the City be releasing the firms that respond for the RFEI publicly?

Answer: Bullet 3 on page 3 of the RFEI has been deleted and replaced in its entirety to read:

The City will open and consider all responses privately. The City will announce the number of responses on September 7, 2021 at 2:00 pm through a Zoom meeting. The zoom meeting information is:

<https://zoom.us/j/5192467759>  
Meeting ID: 519 246 7759  
One tap mobile  
+16699006833,,5192467759# US (San Jose)

2. Are there height restrictions on the property?

Answer: The site under consideration by the City, but not the only site that could be considered, is subject to the Millennium General Development Plan which suggests that the building height for a hotel can be a maximum of 120 feet and a building taller than 55 feet will require a shadow/shading analysis. Additionally, buildings that are 4 stories or more shall be stepped back or provide significant mass breaks. This specific site requires a review by the Centerra Design Review Committee. The final site selected will be subject to City zoning regulations and any site specific development plans.

3. Is the C-Pace program available?

Answer: Colorado Commercial Property Assessed Clean Energy (C-PACE) is not a program managed by the City of Loveland. Details of the program are available at <https://copace.com/developers/developers-how-it-works>.

4. Is the City starting over and the strategic partners identified up until now for construction, design and hospitality are no longer part of the project unless they decided to submit on the Expression of Interest?

Answer: The City is open to a variety of options and partnership configurations to complete the development of a Whitewater Adventure Park and Resort. The City currently has no contracts with any firms for development, design, construction, or hospitality.

5. Which whitewater park designer was used?

Answer: The design firm was S2O Design and Engineering.