



Request for Proposals

RFP# 2008-001

Proposal for: The City of Salida (“the City”) owns approximately 145 acres south of Poncha Springs, CO commonly known as “Poncha Hot Springs” (the Property). The City is seeking proposals for the development of the Property, including the geothermal hot springs present at this site for the benefit of the communities of Salida and Poncha Springs, both within Chaffee County under a lease arrangement.

RFP# Closing Date & Time: January 30, 2009 at 4:00 PM.

Instruction to Proposers: Proposals are solicited from experienced developers whose ability to finance the project is a requirement. Please submit a resume of qualifications and relevant experience with proposals. Proposers will be judged by the quality and completeness of the package of offerings. All associated aspects which are standard considerations in analysis of a successful land development shall be addressed, including but not limited to design and development of structures, infrastructure, market study, pro forma financials, etc. In addition, the City wishes the development to match its priorities with regard to sustainable building, increasing outdoor recreational opportunities, attracting visitors to the area, and complimenting the existing Salida Hot Springs Aquatic Center.

Purpose: To develop the Poncha Hot Springs property utilizing the inherent assets of the property to their fullest capacities. Some of the issues which should be addressed include, but are not limited to:

- Use of the geothermal springs sourced on the Property
- Ingress / Egress of the Property
- Project infrastructure including utilities, wastewater treatment, roads, parking, communications, pedestrian pathways, signage
- Geotechnical / Environmental Reports
- Site Considerations and Proposed Highest and Best Use Concept
- Project Feasibility via Market Study

The quality of content of these items forms the basis for consideration of acceptance or refusal of proposals by the City of Salida. The City reserves the right to accept or reject any proposals submitted.

Special Considerations:

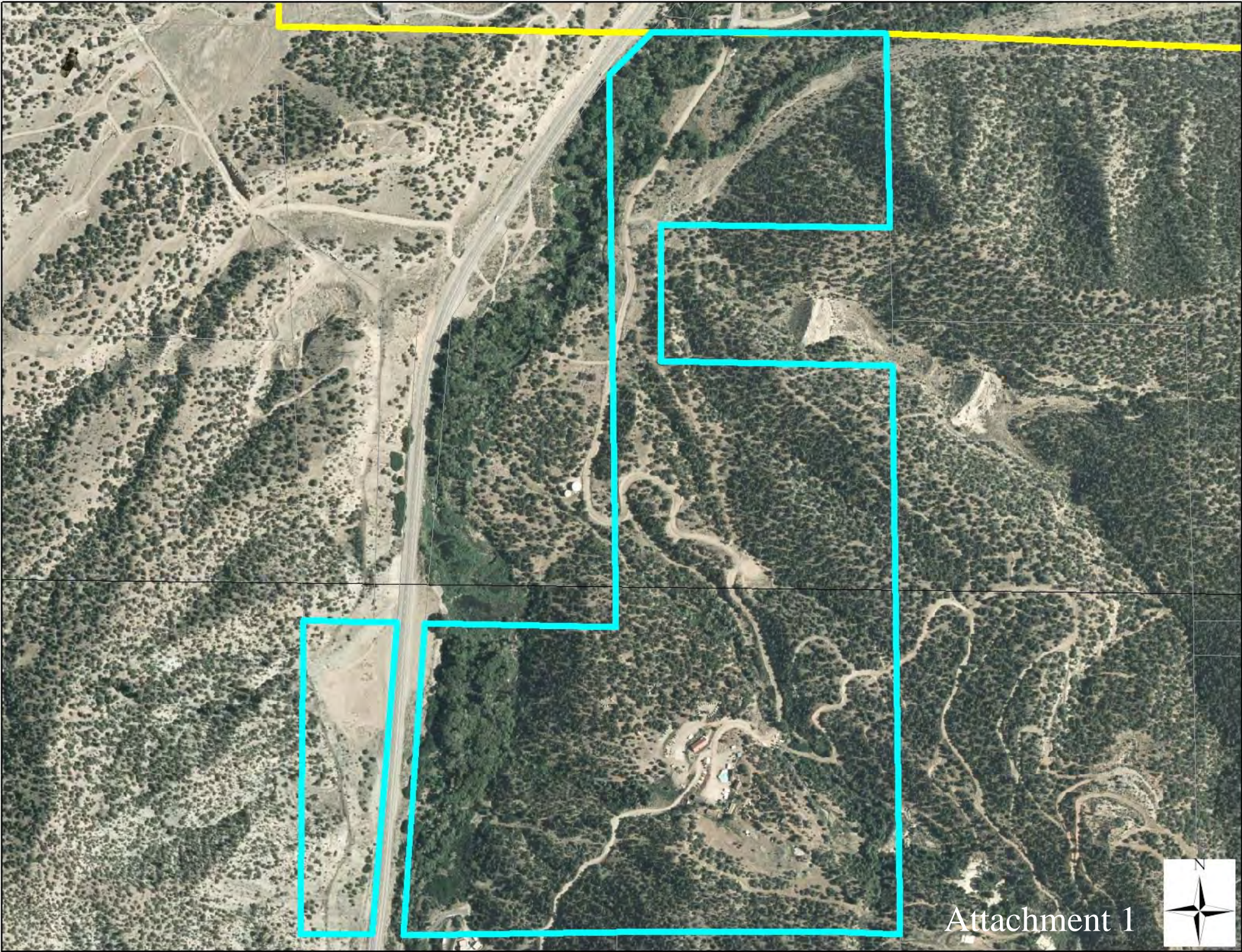
- Currently, a portion of the combined flow capacity of all of the geothermal springs on the property is committed to supply of hot springs water to the existing Salida Hot Springs Aquatic Center. The assigned supply of water must remain, and must not be adversely affected by the proposed development.
- While the Property is owned by the City, its assigned zoning falls under the jurisdiction of Chaffee County. Any relevant permitting issues must be considered in any proposed development. Annexation to the Town of Poncha Springs may be considered.
- While the City is not mandating any specific configuration of design connected with the use of the geothermal hot springs, the springs reside on property which is owned by the City, and as such, it is the intent of the City that use of the pools be made reasonably available for the local residents of Chaffee County. Access to pools by local residents shall be integrated into any conceptual plan proposed by solicitors.
- The City recognizes the unique setting within which the property is set. In the interest of conservation of the surrounding environment as well as regional environmental impact, special consideration will be given to any sustainable techniques, methods, and aspects to development utilized by proposals.
- The City is seeking a long-term lease on the property. Some aspect of profit sharing will be considered.

Contact Information: For information about this RFP, please contact Mike Copp, Interim City Administrator at administrator@cityofsalida.com.

Delivery Information: to Mike Copp, City Hall, 124 E Street, P.O. Box 417, Salida, CO 81201 by 4:00 PM, January 30, 2009.

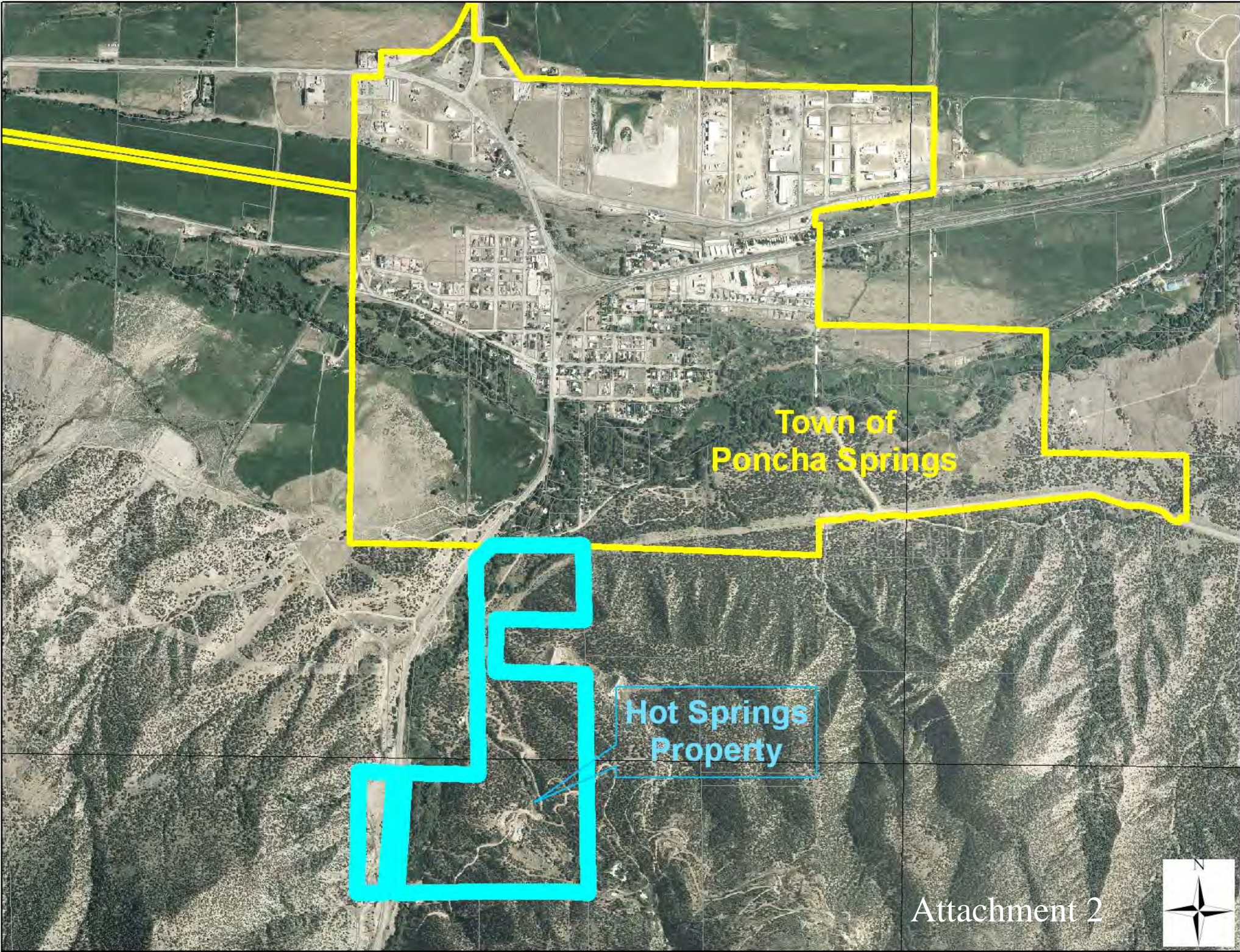
Attachments:

- 1) Aerial photograph of site
 - 2) Aerial photograph of site showing proximity to Town of Poncha Springs
 - 3) Aerial photograph of site showing proximity to Poncha Springs & Salida
 - 4) Panorama view from the property
 - 5) Survey of the property by Biglow Surveyors
 - 6) Mineral content of hot springs water
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Attachment 1

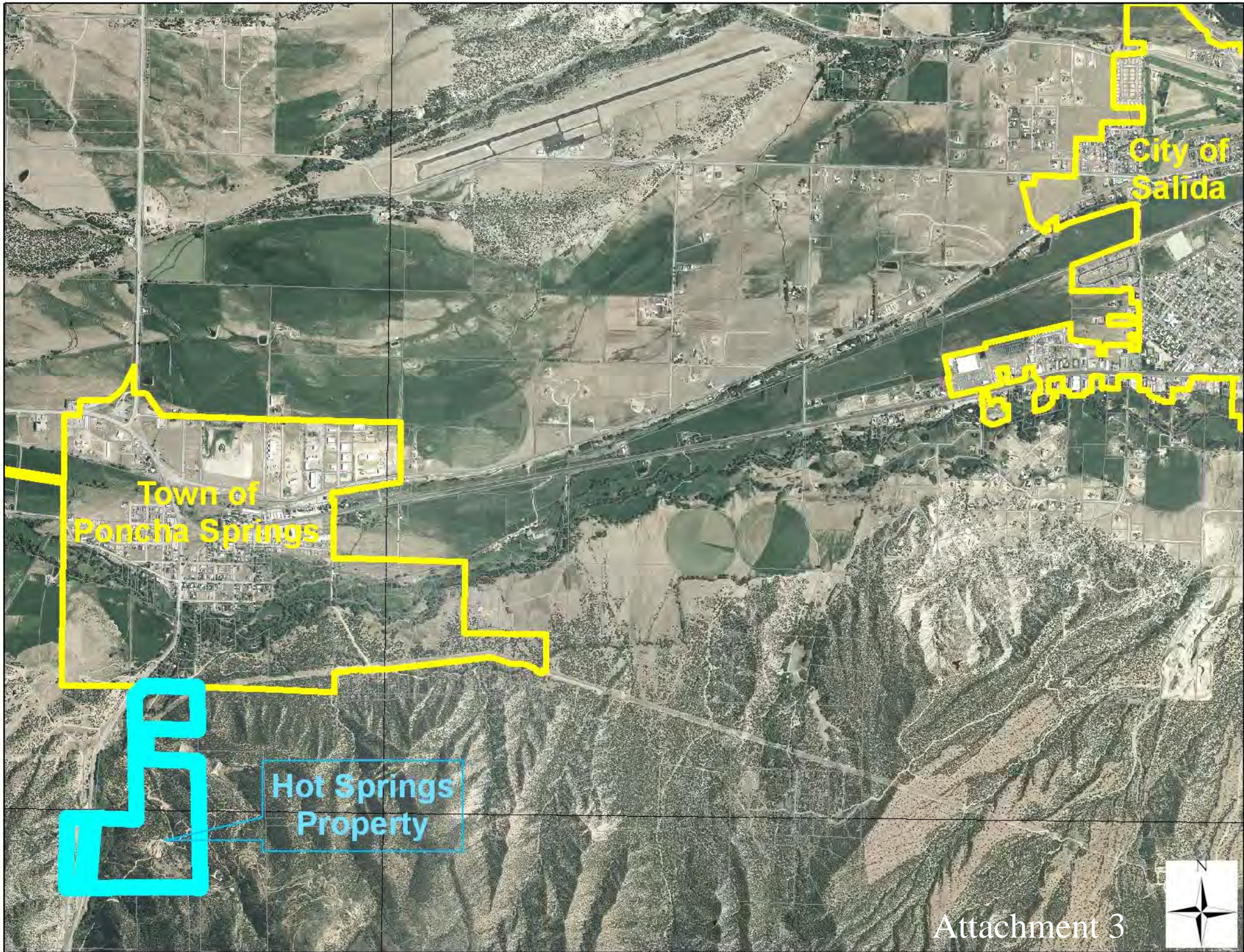




Town of
Poncha Springs

Hot Springs
Property





City of Salida

Town of Poncha Springs

Hot Springs Property





Attachment 4

CITY OF SALIDA LANDS

LOCATED IN

SECTIONS 15 AND 16

TOWNSHIP 49 NORTH, RANGE 8 E, N.M.P.M.

CHAFFEE COUNTY, COLORADO

SCALE 1 INCH = 400 FEET



| No. | Radius | Curve | Length | Chord |
|-----|--------|-----------|--------|-------------------------|
| 1 | 5830.0 | 2°23'43" | 243.75 | N 38°22'46" E 243.72 |
| 2 | 5830.0 | 1°33'51" | 159.17 | N 36°26'32" E 159.16 |
| 3 | 5830.0 | 1°44'19" | 176.91 | N 34°47'27" E 176.90 |
| 4 | 5630.0 | 2°03'10" | 201.72 | N 5°16'32" E 201.71 |
| 5 | 5830.0 | 1°52'04" | 190.05 | N 5°10'58" E 190.04 |
| 6 | 846.67 | 24°33'48" | 362.98 | N 16°25'50" E 360.20 |

DEEDS OF RECORD: John Carter (1/2 interest) to the City of Salida
17 July 1941: Book 240 at Pages 237, 238.
A.T. Hartwick (1/2 interest) to the City of Salida
22 July 1941: Book 240 at Pages 238, 239.

ACREAGE TABULATION

West 1/2 of the Northwest 1/4 of Section 15
Southeast of Highway-----66.54 Acres
Northwest of Highway-----00.14 Acres

Northwest 1/4 of the Southwest 1/4 of Section 15-----44.29 Acres

Northeast 1/4 of the Southeast 1/4 of Section 16
East of Highway-----23.59 Acres
West of Highway-----11.23 Acres

Total Acres-----145.79

PONCHA HOT SPRINGS--District Court Decree of 3 September 1935,
Number 3053, recorded in Book 226 at Page 138.
Priority of 1 January 1868.

'Northerly Group of Springs'-----0.31 c.f.s.
'Southerly Group of Springs'-----0.44 c.f.s.

Total-----0.75 c.f.s.

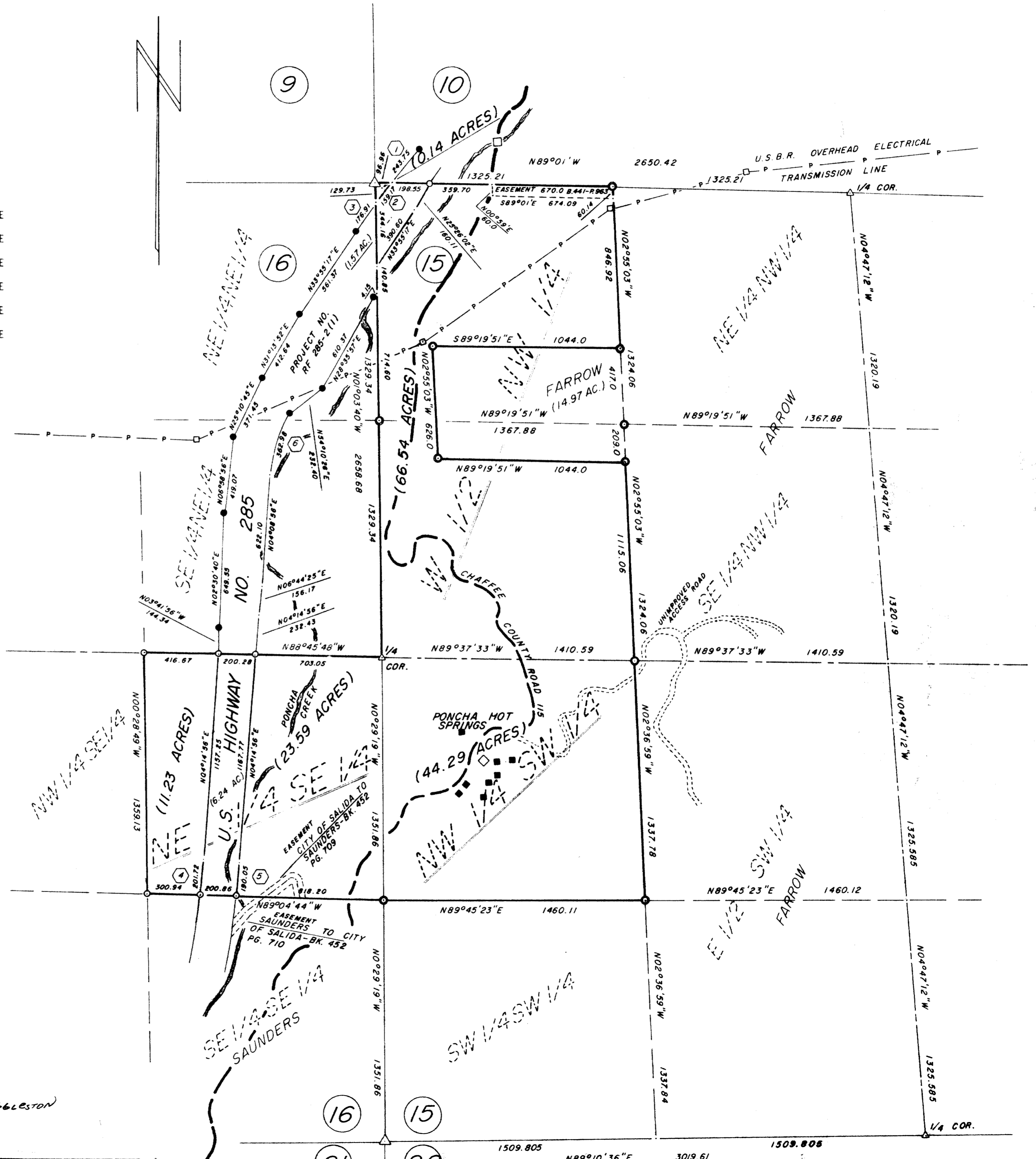


BIGLOW - LAND SURVEYORS
P. O. Box 531 Salida, Colo. 81201
Phone 303 539-6130

Drawn/Compiled by S.M. Eggleston

Field Book Nos. 89 (2 of 2),
105,
95,
100

3 July 1986



Attachment 5

| All Natural Mineral Water | |
|----------------------------------|-----------|
| Silica | 54.1 ppm |
| Aluminum Iron Oxide | 1.7 ppm |
| Sulphate | 207.4 ppm |
| Calcium | 19.7 ppm |
| Bicarbonate | 223.1 ppm |
| Potassium | 16.5 ppm |
| Chloride | 54.7 ppm |
| Sodium | 108.5 ppm |