

- 1) **What is the grade/slope of the land?**
  - a. It is nearly flat. The city will grade the area flat so that there is no discernible slope.
- 2) **Are the following available currently at the property: water, drainage, light, power?**
  - a. Yes, all four are at the property. The City will install all utilities for the structure and bring them to the locations specified in the vendor's plans.
- 3) **Can you define what "sustainability" means to you as it relates to this project?**
  - a. The term refers to our concept for the Innovation Gateway as a whole, specifically our intention to use Class A reclaimed water from the City's future wastewater treatment plant for the hydroponic growing systems and for the evaporative cooling of this greenhouse. However, that project will not be completed until 2021. Until that time, the City will use freshwater for the greenhouse through the City's water distribution system at the property.
- 4) **In Section B, Conditions, you state that each proposer needs to make itself familiar with the contract documents. Are these contracts available for our perusal or are you referring to the Request for Competitive Sealed Proposals itself?**
  - a. It is referring to the Purchase agreement. We just realized it did not get posted to the RFP on the city website. We have uploaded it now and you can download it here:  
[www.cityofjohnday.com/sites/default/files/fileattachments/planning/page/3172/purchase\\_agreement\\_00949567xb6300.pdf](http://www.cityofjohnday.com/sites/default/files/fileattachments/planning/page/3172/purchase_agreement_00949567xb6300.pdf)
- 5) **What is the height of the greenhouse's sidewalls from ground to ceiling?**
  - a. We are allowing flexibility on the sidewall height, but anticipate it will be at least twelve feet.
- 6) **What is the height of the greenhouse from ground to gutter?**
  - a. Per vendors specs.
- 7) **Do you have a master plan for all areas of the project that you can share with us? For example, are there exterior designs for any other areas that we should be aware of, such as a waiting or viewing area for visitors, an area to showcase produce grown, fencing around the facility, etc.? Or will it just be a greenhouse with a surrounding sidewalk?**
  - a. We do not have a master plan for the property, but we have a conceptual design, which you can view here: <http://www.cityofjohnday.com/planning/page/innovation-gateway-area-development-plan>. We anticipate placing the greenhouse next to a farmers market, which will be a converted planar shed that currently exists on the property.
- 8) **Can we access the CAD file of the land so we can adjust our conceptual plans accordingly?**
  - a. We do not have a CAD file, but you can view the site on Google Earth or other imagery software using: Latitude 44°25'13.01"N; Longitude 118°57'55.89"W.
- 9) **Are there certain payment terms that you are seeking for this project?**
  - a. Payment terms will be negotiated with the vendor as part of the negotiation process after the city scores the proposals.