



ADDENDUM #1

April 22, 2022

TOWN OF PENDLETON
REQUEST FOR PROPOSALS AND QUALIFICATIONS TO DESIGN, BUILD, FINANCE
AND OPERATE AN INDOOR/OUTDOOR COMMUNITY AQUATICS CENTER
THROUGH A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT

This Addendum forms a part of the Request for Proposals and Qualifications – Community Aquatics Center and modifies the original RFPQ documents.

The following clarifications, corrections, additions and/or modifications to the above RFPQ package, by this reference, shall be incorporated therein;

Question: What if Offeror(s) conclude the abatement, nominal site lease and community partner's contractual commitments are not financially sufficient for a successful venture?

Answer: Keeping in mind this is a competitive process, Offeror(s) may propose expanded/additional commitments from the Town and the community partners. Proposed changes to community commitments just need to be identified in the Offeror(s) RFPQ response.

Question: Please identify the specific services you are seeking under the "Operations" scope.

Answer: The RFPQ does not specify the scope of services for operation, because the Town is open to various proposed ownership structures. For example, the scope of services for operations will be different if the proposed ownership structure is a Build, Own, Transfer compared to a Build, Own, Operate. In addition, the intent of the RFPQ is not to limit or define what services/facility an Offeror(s) may propose, beyond the minimum needs identified by the community, for a profitable venture if the Offeror(s) proposes to maintain ownership.

Additional Comments: The RFPQ is structured in a manner to seek the creativity and innovation of the private sector in a competitive process combined with the proposed commitments of the community. The only intended constraints/restrictions of the RFPQ are the minimum community needs. Therefore, Offeror(s) may find the RFPQ less prescriptive than typical.

End of Addendum #1