

**Deschutes County**  
**ADDENDA / Response to**  
**Written Questions**

*Newberry Neighborhood Quadrant 2a, La Pine, Oregon*

*Newberry Neighborhood Quadrant 2d, La Pine, Oregon*

(Document #2021-955)

Deschutes County, Oregon



Date: Wednesday, December 29, 2021

Proposal Due Date:

**Thursday, January 13, 2022**

1. RFP Section 1.2 – **SCHEDULE OF EVENTS, IMPORTANT**

- a. Will all questions from all the interested parties for RFP Quadrant 2d plus the corresponding answers to those questions by the County be made available to all the interested parties as an addendum?

Response: Yes

2. RFP Section 1.7 – **PROPERTY DESCRIPTION AND LOCATION**

- a. Quadrant 2d is stated as approximately 17.66 acres in size (Attachment F also states Quadrant 2d as 17.66 acres in size). However, Attachment A Section 1 (from the City of La Pine) states that Quadrant 2d is 19.02 acres. Can you explain why there is a difference in the stated acreage?

Response: Quadrant 2d as platted measures +/- 17.66-acres. The referenced City of La Pine acreage of 19.02-acres is based on lot area before the road dedication of Crescent Creek Drive and Findley Drive. This is a difference between “net area” and “gross area” for Quadrant 2d. For further questions or information, please contact the City of La Pine Community Development Department.

- b. “The property is currently zoned Residential Master Plan and contains portions of Park-zoned property along the southern and eastern boundaries.” What is the approximate amount of acreage for these Park-zoned property portions?

Response: Quadrant 2d will require park/open space designated area. For further questions or information, please contact the City of La Pine Community Development Department.

- c. Are there any additional areas in Quadrant 2d required for park-zoned areas besides the southern and eastern boundaries?

Response: Quadrant 2d will require park/open space designated area. For further questions or information, please contact the City of La Pine Community Development Department.

3. Attachment A – **RFP Attachment from the City of La Pine.**

- a. Section 10. “Minimum landscaping varies on the unit type.” Detached Single Family Residences are not mentioned as a unit type. What are the minimum landscaping requirements for Single Family Residences?

Response: For further questions or information, please refer to the City of La Pine’s Development Code or contact the City of La Pine Community Development Department.

4. Attachment B – **PURCHASE AND SALE AGREEMENT**

- a. Section 11.1 **Representation and Warranties by Seller** is missing Section 11.1 (b) and 11.1 (d) on the document printed from the County's website link. Were these two sections purposely deleted or inadvertently deleted? If these two sections were inadvertently deleted can you please provide the updated PSA with these two sections?

**Response: References to Sections 11.1(b) and 11.1(d) were removed from the Purchase and Sale Agreement intentionally and have no bearing on the current transaction.**

5. RFP Section 5.7 – **LOBBYING**

- a. Please confirm it is not overstepping or compromising to the RFP process to communicate with Habitat for Humanity of La Pine Sunriver.

**Response: It is acceptable for prospective responders to contact Habitat for Humanity of La Pine Sunriver.**