

Deschutes County
ADDENDA / Response to
Written Questions

19755 Simpson Ave, Bend, OR 97702

(Document #2022-122)

Deschutes County, Oregon



Date: Thursday, February 10, 2022

Proposal Due Date:

Monday, March 7, 2022

1. When will the Phase I report be available?

Response: A third-party consultant is currently in process of completing a Phase I Environmental Site Assessment report. It is anticipated the consultant will deliver the report to the County mid to late February 2022. It is the intent to provide a copy of the report to the awarded Respondent.

2. If the need for cleanup is identified by the Phase I (or other testing done during due diligence), who is responsible for that?

Response: This would be a negotiated term in the purchase and sale agreement.

3. Do you know how deep the pumice piles that appear to be non-native to the property are?

Response: Unknown.

4. Does the County have a survey for this property?

Response: Yes. It is the survey document associated with the property line adjustment completed in 2018.

5. How will adjustments be dealt with after an award has been made? For example, if there are unforeseen and significant land development costs, can the land offer price be adjusted? Or, What happens if one entity is awarded a contract based off of their timeline and density and those things change significantly after due diligence. Does the County continue to work with them, or go back to the pool of applicants?

Response: It is the County's intent to work with the awarded Respondent through the due diligence process and negotiate as warranted.

6. Does the fit with the surrounding neighborhoods come into play in the decision? For example, the highest density proposal may not be what fits or is welcomed into the surrounding area.

Response: Compatibility with the surrounding area is a factor that will be considered.

7. Do you know what the annual tax liability on the property is?

Response: Please contact the Deschutes County Assessor's Office,

Deschutes Services Building
1300 NW Wall Street, 2nd Floor
Bend, OR 97703
Office: 541-388-6508
Email: Assessor@deschutes.org

8. Does Deschutes County have a completed ER for the Simpson site currently that you can share?

Response: Please see question #1 for response.

9. If the County plans to do it (ER) after the award, do you have a timeline as to when that would be completed?

Response: Please see question #1 for response.