TO ALL RFP RESPONDENTS:
This Addendum shall be incorporated into the Request for Proposals (RFP) for this project, and all requirements herein are fully a part of the RFP.

Respondents are reminded to acknowledge receipt of all Addenda on the page provided in the Appendix of the RFP, and to submit that page as part of your Proposal.

Documents Issued

1. Addendum No. One (1)
2. Attendance Sheet, 06/22/23 Pre-Submittal Meeting

Revisions to the Request for Proposals


2. Page 8: After the phrase “The Site is zoned C-3, and the Town of Camp Verde has issued a Zoning Verification letter allowing the proposed use.”, INSERT the phrase “The Town of Camp Verde confirms that Restaurants are an approved use on this site.”

3. Page 10: CLARIFYING branding and naming rights to the facility:
   Use of University of Arizona and Yavapai Community College brand identities may be considered or negotiated but is not guaranteed.

4. Page 10: DELETE statement reading “No rendering will be allowed on the site.” and SUBSTITUTE the following: “No inedible rendering will be allowed on the site. Small quantities of edible rendering will be allowed indoors with written approval of the University of Arizona, but only to the extent that no odors affect neighboring sites. Respondents will explain proposed mitigation measures to prevent odors from affecting neighboring sites.”

5. Page 10: CLARIFYING design requirements, appearance, construction type, materials:
   The Town of Camp Verde will be the Authority Having Jurisdiction, and they will review construction documents, issue a Building Permit, perform inspections and issue a final Certificate of Occupancy. The design must be responsive to all development guidelines and applicable building codes defined by the Town of Camp Verde.
   The University of Arizona will also review all design and construction documentation. In order to qualify for disbursements of the state allocated funds identified on Page 11, construction documents must respond to the requirements of The University of Arizona Design and Specifications Standards (DSS) available at https://www.pdc.arizona.edu/dss.
The Developer-Operator will be responsible for meeting all federal (USDA), state and local regulatory requirements governing meat processing facilities. See Page 9.

The Developer-Operator will “maximize the quality and durability of the constructed facility”. See Page 8.

6. Page 11: CLARIFYING Project Funding:
   All of the state-allocated funding available to the Developer-Operator stipulated under “Project Resources” will be paid according to the terms and schedule explained under “Project Funding”. There will be no additional funding. The Developer-Operator shall maintain sufficient contingency funds to account for potential cost increases in the Construction phase, and for start-up costs and changing market conditions in the Operations phase.

7. Page 14: CLARIFYING performance requirements in the Operations phase of the project:
   The RFP requires a comprehensive team encompassing programming, design, construction and operation. It is expected that the Programming phase will identify and incorporate the requirements of the Operations phase as defined by the actual Operator. The RFP stipulates minimum performance requirements for the Operations phase but seeks to solicit the maximum performance possible from the Respondents. It is up to the Respondent to propose terms and address the specific issues identified on pages 14-16.

   Please note the requirement on Page 10: “Each respondent will commit to a minimum period of operations as part of their Proposal”. Respondents may stipulate conditions or limits to this commitment.

   The University of Arizona will own the land and the buildings/improvements. The Developer-Operator will own the business, operate it autonomously, and lease the facility from the University of Arizona via terms submitted in the Developer-Operator proposal and negotiated with the University of Arizona. Proceeds from the operation accrue to the Operator.

8. Page 17: CLARIFYING professional registrations:
   The Developer-Operator will NOT be required to maintain teaching credentials. All classes held in the facility will be scheduled and taught by Yavapai Community College and/or University of Arizona personnel, in consultation with the Operator. The Developer-Operator may propose an enhanced educational role under “Local Knowledge, Community Relations and Education (10 Points). See Page 15.

   At a minimum, the Developer/Operator will cooperate with these educational institutions, host training, and support the requirements of Appendix B: Workforce Development Grant.

   See for example, the following:

   Appendix B, page iii, under APPROACH: “Hands-on and classroom training of animal harvest, carcass fabrication, meat processing, packaging, sanitation, and sales and marketing.”
Appendix B, page iv, under Yavapai College: “Learners will earn credentials through the training program in partnership with the Arizona Cattle Growers Association, gaining hands-on experience at a future meat processing facility near Camp Verde, AZ.”

9. Page 19: CLARIFYING the deadline for inquiries regarding this RFP:
   Questions will be accepted until 5:00 PM MST on Thursday, July 20, 2023.

10. Page 20: CLARIFYING the Definition of Respondent:
    There is no provision in this RFP limiting the corporate or tax status of a Respondent. Non-profit organizations are free to respond to this RFP. Status will not be a selection criteria.

End of Addendum 1
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