

**EL PASO WATER  
PURCHASING DEPARTMENT  
1154 HAWKINS BLVD.  
EL PASO, TEXAS 79925**

**Professional Consulting Services for the Marketing & Management of Real Property Leases  
Riverside International Industrial Center**

**REQUEST FOR PROPOSAL NUMBER RFP21-18**

**ADDENDUM NUMBER 1**

**February 16, 2018**

**Attention of all bidders is directed to the following addendum to this Request for Proposal:**

A. Response(s) to Bidder's question(s):

- **Question:** The RFP indicates that EPWater seeks a candidate to market the property to qualified manufacturing, industrial or large-scale tenants and to manage any resulting leases. Does EPWater intend to sell any of the land in the Riverside International Industrial Center or enter into ground lease? In other words, does EPWater intend to solely own all land and structures at the Riverside International Industrial Center?

**Answer:** EPWater does not intend to sell any of the land. EPWater will enter into ground leases with prospective tenants who will construct (pursuant to the guidelines) and own the structures. Lease terms will require that structures be removed at lease termination

- **Question:** Will the buildings that will be constructed at the Riverside International Industrial Center be built-to-suit or will they be built on a speculative basis?

**Answer:** The intent is that the structures will be built by the tenants. Another possibility is that the Consultant we hire might be able to find a builder/developer that would want to take the whole site and build buildings for prospective tenants.

- **Question:** Is EPWater only seeking a candidate who will offer a flat fee for all brokerage and management services, or will it consider fees that are based on a percentage of rental income for both brokerage and management services?

**Answer:** EPWater will consider all types of fee structure proposals.

Bidder shall acknowledge receipt of this addendum and submit this acknowledgment with their proposal. Failure to acknowledge addendum(s), may result in rejection of proposal.



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Levi Cracon  
Purchasing Agent

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**BIDDER'S ACKNOWLEDGEMENT OF RECEIPT**



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R. Buevara