



Addendum No. 1

RFP Number: 40007-242510

Bids will be publicly opened: **June 30, 2025 at 2:00pm**

Your reference is directed to BRCC RFP 40007-242510 which is scheduled to open on June 30, 2025. Notice is given to all parties that this solicitation is amended by the College as stated therein. This addendum is hereby made an official part of this Solicitation.

VENDOR QUESTIONS/BRCC'S RESPONSES

1. Will the selected proposer have full and uninterrupted access to the property during the 150-day closing period to conduct all necessary inspections and due diligence activities? If advanced notice is required to gain access, please clarify how much notice must be given and to whom it should be directed.
 - a. Yes, with a 3 day notice. Contact: Valencia Dorsey – dorseyv@mybrcc.edu
2. Please provide wire transfer instructions for submission of the earnest money deposit, as well as contact information for the appropriate individual who can verify the instructions prior to transmittal.
 - a. Available upon request. Contact: Vickie Jackson jacksonv@mybrcc.edu
3. Are any as-built drawings or building plans available for the Frazier Building, the Arts Building, or the site as a whole? If so, can copies be made to available proposers?
 - a. Yes, some paper plans are available. Can copy as needed.
4. Has a Phase I Environmental Site Assessment (ESA) been conducted for the property? If not, will access be permitted to conduct one?
 - a. No. Yes access will be permitted.
5. Will a recent title commitment and/or ALTA survey be provided to the selected proposer during the due diligence period?
 - a. No, but a topographical survey if requested can be provided.
6. What is the current zoning classification for the property? Are there any zoning, land use, or deed restrictions that would affect future development or occupancy?
 - a. M-1 Light Industrial
7. Are there any known environmental hazards, including asbestos-containing materials, lead-based paint, or mold, present within the buildings?
 - a. No

8. Are any recent inspections, maintenance logs, or condition assessments available for the major building systems, such as roofing, HVAC, electrical, plumbing, and fire protection?
 - a. No
9. Will the buildings be fully vacated by BRCC prior to or at closing? Are there any tenants, programs, or licenses currently active at the site?
 - a. Yes, the building will be fully vacated.
10. Under what circumstances, if any, would BRCC consider a reasonable extension to the 150-day closing period?
 - a. BRCC must abide by the timeline stated in the RFP.
11. Are there any insurance requirements or liability waivers that proposers must adhere to while performing on-site due diligence inspections?
 - a. Yes, for in-depth occupancy while reviewing, an agency hold harmless agreement and commercial general liability insurance may be required.

ACKNOWLEDGEMENT: This Addendum is to be signed and returned with your bid. If you have already submitted your bid and this Addendum does not cause you to revise your bid, you may acknowledge receipt of this Addendum by identifying your business name and by signing where indicated and submitting Addendum to BRCC prior to bid opening date and time. BRCC reserves the right to request a completed Acknowledgement at any time. You may return this Acknowledgement to: 7515 Jefferson Hwy #326, Baton Rouge, La 70806. Failure to execute an Acknowledgement shall not relieve the bidder from complying with the terms of the Invitation to Bid.

Signature of Authorized Bidder:
(Must be signed and dated)

Company:
(Typed or printed)