

**ADDENDUM NO. 1**

**Date: March 9, 2018**




**TO: CANYON COUNTY'S REQUEST FOR INFORMATION  
FY 2018 Canyon County Jail Finance and Construction Research**

See Attached Exhibit "1," incorporated by reference herein, which consists of Addendum No. 1 to Canyon County's FY 2018 Jail Finance and Construction Research.

Approved this 9 day of March, 2018.

**BOARD OF COUNTY COMMISSIONERS**

- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Steven J. Rule	_____	<input checked="" type="checkbox"/>	_____
 _____ Commissioner Tom Dale	<input checked="" type="checkbox"/>	_____	_____
 _____ Commissioner Pam White	<input checked="" type="checkbox"/>	_____	_____

ATTEST: CHRIS YAMAMOTO, Clerk

  
\_\_\_\_\_  
Deputy Clerk

Date: 03/09/18

**ADDENDUM NO. 1  
OVERVIEW**

**Date: March 9, 2018**

**FY 2018 Canyon County Jail Finance and Construction Research**

**To: All Respondents**

**INFORMATION PACKAGES DUE DATE:** As stated in the Calendar of Events, Information Packages must be delivered to the Clerk, Board of County Commissioners' Office, Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho 83605, no later than 8:59a.m. on March 19, 2018.

**1. NOTICE TO RESPONDENTS:**

- A. This Addendum shall be considered part of the original Canyon County, Idaho's Request for Information ("RFI") for FY 2018 Canyon County Jail Finance and Construction Research issued by the Board of County Commissioners on February 9, 2018.
- B. Respondents are hereby notified that they shall make necessary adjustments in their Information Packages based upon this Addendum.
- C. This Addendum consists of:
  - Cover Sheet (1 page)
  - Addendum No. 1 Overview (1 page)
  - Miscellaneous Clarifications (4 pages and 12 attachments)

**ADDENDUM NO. 1  
QUESTIONS AND CLARIFICATIONS**

**Date: March 9, 2018**

**FY 2018 Canyon County Jail Finance and Construction Research**

**TO: All Respondents**

**Information Packages Due: March 19, 2018**

**Miscellaneous Clarifications:**

1. The following information as well as the RFI in PDF format will be available on the County website at [www.canyonco.org](http://www.canyonco.org).
2. **Attachment A** of this Addendum shall be added in its entirety as Attachment No. 2 to the RFI.
3. **Attachment B** of this Addendum shall be added in its entirety as Attachment No. 3 to the RFI.
4. **Attachment C** of this Addendum shall be added in its entirety as Attachment No. 4 to the RFI.
5. **Attachment D** of this Addendum shall be added in its entirety as Attachment No. 5 to the RFI.
6. **Attachment E** of this Addendum shall be added in its entirety as Attachment No. 6 to the RFI.
7. **Attachment F** of this Addendum shall be added in its entirety as Attachment No. 7 to the RFI.
8. **Attachment G** of this Addendum shall be added in its entirety as Attachment No. 8 to the RFI.
9. **Attachment H** of this Addendum shall be added in its entirety as Attachment No. 9 to the RFI.
10. **Attachment I** of this Addendum shall be added in its entirety as Attachment No. 10 to the RFI.
11. **Attachment J** of this Addendum shall be added in its entirety as Attachment No. 11 to the RFI.
12. **Attachment K** of this Addendum shall be added in its entirety as Attachment No. 12 to the RFI.
13. **Attachment L** of this Addendum shall be added in its entirety as Attachment No. 13 to the RFI.

**Questions:**

1. Written questions were submitted by: CoreCivic and Impact Capital, LLC.

Q.1. Will the responses to this RFI be kept confidential throughout the RFI and any future procurement process?

A.1. Two potentially competing considerations are relevant to the County's answer:

First, as a political subdivision of the State of Idaho, Canyon County is subject to the Public Records Act, Title 74, Chapter 1, Idaho Code. Section 74-107(1) of the act provides that "trade secrets" are exempt from disclosure. Trade secrets is defined to mean information, including a formula, pattern, compilation, program, computer program, device, method, technique, process, or unpublished or in-progress research that derives independent economic value from not being generally known to, and not being readily ascertainable by proper means, by other persons who can obtain economic value from its disclosure or use and is the subject of efforts that are reasonable under the circumstances to maintain its secrecy. Some information submitted in response to this RFI may therefore be kept confidential.

Second, it is necessary that our local community understand and support the County's efforts relating to this project. We are striving for a transparent process that produces evidence of a reasoned, deliberate approach to exhausting alternatives before we settle on any best value solution to the Jail housing problem. Most information submitted in response to this RFI will therefore be considered public.

Accordingly, we ask that responders limit provision of information they consider confidential, and to clearly label any such information in a separate sealed envelope along with their submissions, and to agree to indemnify and hold harmless Canyon County for barring their confidential material from public inspection should the County agree that it constitutes "trade secrets" as defined by Idaho law.

Q.2. Would the County please provide any formal studies/reports conducted on the site referred to in the RFI as The Pond [Lane] Site including, but not limited to, Environmental Reports, Feasibility Studies, Geotechnical reports, and Preliminary Title reports?

A.2. Please see the attached studies/reports:

A. Waters of the U.S. and Wetland Delineation Report	Issued: November 1, 2017
B. Geotechnical Report / Canyon County Warehouse Temporary Holding Facility and Jail Facility	Issued: November, 2007
C. Final Report of the Phase I Environmental Site Assessment of the Harris and Brown Properties Highway 20/26	Issued: September 4, 2007
D. Owner's Policy of Title Insurance	Issued: December 21, 2007
E. Certificate of Liability Insurance	Issued: April 14, 2009
F. A Complete Summary Appraisal Report on 15552 Hwy 20/26	Issued: May 1, 2007

G. Miscellaneous Deeds	Issued: May 7, 1952 and May 23, 1963
H. Summary Appraisal of Property Located at 15552 Hwy 20/26, prepared for Mr. Richard and Brent Harris	Issued: May 7, 2007
I. Title History	Issued: various dates
J. Record of Survey	Issued: July 24, 2007
K. Water Share Certificate	Issued: February 3, 2008
L. Opinion on Abstract	Issued: May 21, 1952

Note that nearly all of these reports significantly pre-date the 2017 initiation of the instant project.

Q.3. It does not appear that Canyon County has an existing credit rating or outstanding debt.

A.3. Canyon County has no outstanding debt and does not have an existing credit rating. Note that the County may be able to participate in the Idaho Bond Bank Authority (IBBA) – this is a state level entity operating under the State Treasurer’s Office. The bond bank lends money to local governments to provide funds for major capital projects. The objective of the IBBA is to provide better interest rates and terms than the local government could attain on their own thereby saving taxpayers money. The current Moody’s rating for the IBBA is Aa1.

Q.4. Does Canyon County have an S&P or Moody’s rating you can direct us to?

A.4. Canyon County does not have an S&P or Moody’s rating.

Q.5. Does the proposed facility just serve the needs of Canyon County or is it used for other contiguous counties/larger geographical footprint?

A.5. The proposed facility is intended to serve Canyon County only.

Q.6. Will you provide the County’s financial capabilities to make lease payments on such a large project?

A.6. Under current circumstances the revenue stream for potential lease payments would come from property tax. Strictly speaking from a capacity standpoint, the County could theoretically generate roughly an additional \$7 million annually via property tax for lease payments.

Q.7. Are other counties or federal entities backing this project?

A.7. No.

**Attachments included in Addendum No. 1:**

1. Attachment No. 2: Waters of the U.S. and Wetland Delineation Report;
2. Attachment No. 3: Geotechnical Report / Canyon County Warehouse-Temporary Holding Facility and Jail Facility;
3. Attachment No. 4: Final Report of the Phase I Environmental Site Assessment of the Harris and Brown Properties Highway 20/26;
4. Attachment No. 5: Owner’s Policy of Title Insurance;
5. Attachment No. 6: Certificate of Liability Insurance;

6. Attachment No. 7: A Complete Summary / Appraisal Report on 15552 Hwy 20/26;
7. Attachment No. 8: Miscellaneous Deeds;
8. Attachment No. 9: Summary Appraisal of Property Located at 15552 Hwy 20/26, prepared for Mr. Richard and Brent Harris;
9. Attachment No. 10: Title History;
10. Attachment No. 11: Record of Survey;
11. Attachment No. 12: Water Share Certificate;
12. Attachment No. 13: Opinion on Abstract.