

August 17, 2005

ADDENDUM NUMBER: 001

RFP Number 6-051003F

**REQUEST FOR PROPOSALS
FACILITY RELOCATION AND DEVELOPMENT SERVICES OR PROPERTY SALE**

Offerors shall acknowledge receipt of Addendum 001 (ONE) by signing and including it with the original proposal. ***The due date for receipt of proposals remains unchanged by this Addendum.*** Accordingly, the following pre-proposal meeting notes are believed to be of interest to all potential Offerors. The original solicitation is hereby changed to the extent stated in this document. All other terms and conditions remain unchanged and in full force.

Contractor/Offeror Signature	Offeror's Firm Name:
(Signature of person authorized to sign)	

- I. Insert Attachment J – MoDOT Property Boundary Survey.**
- II. Insert Attachment K – Missouri Division of Labor Standards General Wage Order No. 49.**
- III. Remove and replace page 2 – Table of Contents**
- IV. Remove and replace page 4 – Summary of Proposal.**
- V. Remove and replace pages 19, 20 and 21 of Attachment A Proposal Form. This is a significant change that adds a third proposal option.**
- VI. Remove and replace page 25 - Attachment (C) - Office Furniture.**
- VII. Add design drawing page to the Maintenance Building Specifications.**

VIII. On Page 5 change Section 1 paragraph (B)

from:

- (B) **Background:** MHTC owns and operates a Highway Operations Facility on property located within the corporate limits of the City of Columbia, Missouri containing approximately 18.72 acres, known as the **MoDOT Site**. The MoDOT Site is depicted and legally described on Attachment B attached to and incorporated by reference in this RFP. MoDOT wishes to have a new Operations Facility constructed on a new MoDOT approved site at the Offeror's cost in exchange for MoDOT's transfer of the MoDOT Site.

MoDOT has conducted a study to identify improvements to I-70 that will improve safety and traffic flow. MoDOT is open to efforts to accelerate the completion of a project to design and construct a connection road from Conley Road to Business I-70 as depicted in Attachment F (I-70 Study), known as Connection Road.

Should read:

- (B) **Background:** MHTC owns and operates a Highway Operations Facility on property located within the corporate limits of the City of Columbia, Missouri containing approximately 18.72 acres, known as the **MoDOT Site**. The MoDOT Site is depicted and legally described on Attachment B attached to and incorporated by reference in this RFP. MoDOT wishes to have a new Operations Facility constructed on a new MoDOT approved site at the Offeror's cost in exchange for MoDOT's transfer of the MoDOT Site.

MoDOT has conducted a study to identify improvements to I-70 that will improve safety and traffic flow. Offeror shall provide necessary participation that will lead to the completion of an independent project to design and construct a connection road from Conley Road to Business I-70 as depicted in Attachment F (I-70 Study), known as Connection Road.

IX. On Page 6 change Section 2 paragraph (A) 2.

from:

2. DESIGN AND CONSTRUCTION OF CONNECTION ROAD. Offer shall agree to participate in the construction and completion of the Connection Road as depicted on the I-70 study. Successful Offeror shall supply MHTC information on how they plan to participate and must be willing to enter into an agreement that will bind them to this participation.

1. Development Program Requirements. In exchange for the furnishing of the Services and for the satisfactory construction of the Project in accordance with paragraph 1 and 2, hereof, MHTC shall transfer to Offeror good and marketable title to the MoDOT Site.

Should read:

2. DESIGN AND CONSTRUCTION OF CONNECTION ROAD. Offeror shall provide necessary participation that will lead to the completion of an independent project to design and construct a connection road from Conley Road to Business I-70 as depicted in Attachment F (I-70 Study), known as Connection Road. Successful Offeror shall supply MHTC information on how they plan to participate and must be willing to enter into an agreement that will bind them to this participation.

- a. Development Program Requirements. In exchange for the furnishing of the Services and for the satisfactory construction of the Project in accordance with paragraph 1 and 2, hereof, MHTC shall transfer to Offeror good and marketable title to the MoDOT Site.

(L) Venue.....	8
(M) Ownership of Reports.....	9
(N) Confidentiality.....	9
(O) Nonsolicitation.....	9
(P) Conflict of Interest.....	9
(Q) Maintain Papers.....	9
(R) Indemnification.....	9
(S) Insurance.....	10
(T) Pre-Proposal Conference.....	11
SECTION (4): SPECIFICATIONS	
(A) Specifications for Building Site.....	12
(B) Definitions.....	15
SECTION (5): PROPOSAL SUBMISSION INFORMATION	
SUBMISSION OF PROPOSALS.....	17
REQUIRED ELEMENTS OF PROPOSAL.....	17
EVALUATION CRITERIA AND PROCESS.....	17
SCHEDULE OF EVENTS.....	17

ATTACHMENTS

- A – PROPOSAL FORM**
- B – MODOT SITE LEGAL DESCRIPTION**
- C – OFFICE FURNITURE**
- D - ASPHALT TANK REQUIREMENTS**
- E - BRINE TANK SPECIFICATIONS**
- F - I-70 STUDY**
- G - PREVAILING WAGE RATE**
- H - PLANS AND SPECIFICATIONS**
- I - PROPOSAL BOND**
- J – [MoDOT Property Boundary Survey](#)**
- K – [Missouri Division of Labor Standards General Wage Order No. 49.](#)**

LIST OF ACRONYMS

MHTC	Missouri Highways and Transportation Commission
MoDOT	Missouri Department of Transportation
RFP	Request for Proposals

SUMMARY OF PROPOSAL

1. Base Proposal: To locate and improve a site per the attached specifications so as to relocate the MoDOT facility currently located at 511 Conley Road, Columbia, MO.
2. Acceleration of a Transportation Enhancement Project: Provide necessary participation that will lead to the completion of an independent project to design and construct a connection road from Conley Road to Business I-70 as depicted in Attachment F (I-70 Study), known as Connection Road.
3. Location: This facility must be located in Boone County, Missouri and should be located within a 2 mile access of the intersection of Interstate 70 and Route 63. Preferably adjacent to a state route.
4. Acreage Required (minimum): 15 useable (No more than 5% finished grade must be achieved.)
5. Utilities: Municipal utilities preferred – All utility connections to all buildings and improvements that require utilities at the new facility are to be provided in proposal.
6. Proposal Opening Date and Time: October 3, 2005 at 2:00 PM local time
7. Proposal Surety Amount: \$25,000 Effective From date of proposal to date of award.
8. Performance Surety Amount: \$25,000
9. Improvements: Refer to Plans and Specifications
10. Access: Must be able to access a state highway route within 2-minutes. Site must accommodate large equipment including tandem dump trucks and tractor-trailers.
11. Zoning: Prefer commercial/industrial zoning for the site as well as adjacent properties. Site must allow for 24/7 operations and the proposed site shall not have noise or light restrictions.
12. Parking: Minimum of 42 employee spaces, 5 visitor spaces and 1 handicap space.
13. Tanks: Successful proposal to include new vertical asphalt tank and new brine tank in accordance attached specifications (Attachments D & E)
14. Office furniture: Refer to Attachment C. Furniture to be Missouri Vocational Enterprises OR quality and functional equivalent.

OPTION A: The Offeror may indicate below a firm offer of cash payment to the Missouri Highways and Transportation Commission for the subject property **PLUS** an acceptable MoDOT Operations Facility building site without buildings. If this option is chosen the successful offeror must submit a down payment of 25% of the offer and the deed to the replacement site. The balance to be paid at the time of possession. Under this option MHTC will have up to two (2) years to relocate their facility. Under this option, offeror must agree to provide for the completion of the Conley Road/Business I-70 connection road.

OPTION B: Offeror may indicate below a firm offer of cash payment to the Missouri Highways and Transportation Commission for the subject property. If this option is chosen the successful offeror must submit a down payment of 25% of the offer. The balance to be paid at the time of possession. Under this option MHTC will have up to three (3) years to relocate their facility. Under this option, offeror must agree to provide for the completion of the Conley Road/Business I-70 connection road.

**ATTACHMENT (A):
PROPOSAL FORM**

**Columbia Operations Facility
Boone County
Columbia, Missouri**

Proposal Opening Date: October 3, 2005

This Proposal Form must be completed, sealed and received by the Missouri Department of Transportation no later than 2:00 p.m. on the specified date. All proposals must be mailed or hand carried to:

Missouri Department of Transportation
General Services
1320 Creek Trail Drive, P.O. Box 270
Jefferson City, Missouri 65102

All proposals will be opened and read at the above time, date and location.

Submitted by: _____

Phone Number: () _____ Owner/Agent
Facsimile Number: () _____

Address: _____

The undersigned, having examined and being familiar with local conditions including applicable model building codes, ordinances, requirements, etc., affecting the premises and with all sections and attachments of this specification package issued by the Missouri Department of Transportation, hereby certifies that, with the exception of any appended variances, the premises meets or will meet all of the above:

*** OFFEROR SHALL ENTER AN AMOUNT OR THE WORDS
"NO PROPOSAL" IN ALL BLANK AREAS PROVIDED**

It is possible for offerors to submit proposals for all three (3) options.

Initial _____

Date _____

1. **BASE PROPOSAL:** The Offeror may indicate below a firm fixed one-time payment in addition to the base proposal to the Missouri Highways and Transportation Commission to furnish the Facility Relocation and Land Development Services as stipulated herein. (Refer to Summary of Proposal.)

	Dollars (\$_____).
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2. **OPTION A:** The Offeror may indicate below a firm offer of cash payment to the Missouri Highways and Transportation Commission for the subject property **PLUS** an acceptable MoDOT Operations Facility building site without building. (Refer to Summary of Proposal.)

	Dollars (\$_____).
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3. **OPTION B:** The Offeror may indicate below a firm offer of cash payment to the Missouri Highways and Transportation Commission for the subject property. (Refer to Summary of Proposal.)

	Dollars (\$_____).
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4. **Variance(s) Requested:** Check this box if this proposal is contingent upon any variances to provisions of the Specifications and/or Attachment(s). All variances to the Specifications and Attachment(s) must be fully explained on a separate document attached to the completed Proposal Forms. Failure to comply with this requirement may result in disqualification of the proposal or, at the discretion of the state, insistence on full compliance with Specifications.

5. **Specific Site Information:** The Offeror shall provide the proposed site address. (If the state has a choice of more than one site, please submit a separate proposal form for each site.) **Submit plat map and/or survey of proposed property.**

Address of Proposed
Property:

Initial _____

Date _____

- 5.1 The proposed premises are currently:
 (a) owned by the Offeror
 (b) Offeror has a signed option to purchase contract
 (c) Offeror is acquiring an option to purchase contract
 (d) Offeror has a verbal agreement with the owner
 (e) Offeror has no ownership rights or obligations
 (f) Broker representing an individual
 (g) Other _____
- 5.2 In order to comply with local zoning requirements, the proposed premises:
 (a) are zoned correctly
 (b) must be rezoned
- 5.3 The proposed site
 (a) Has the minimum required 15 useable acres
 (b) Has more than the minimum required 15 useable acres
 (c) Has less than the minimum required 15 useable acres
- 5.4 The sewer at the proposed site will be
 (a) public
 (b) private
- 5.5 The water at the proposed site will be
 (a) public
 (b) private
- 5.6 3-phase electric is available at the proposed site
 (a) Yes
 (b) No
- 5.7 The gas at the proposed site will be
 (a) Cooperative
 (b) Propane
 (c) Other _____
- 5.8 Survey/Plat attached
 (a) Yes
 (b) No

**ATTACHMENT (C)
OFFICE FURNITURE**

www.doc.missouri.gov/mve

MVE Number	Description	Quantity
CI-22-ML	2 drawer lateral file	14
CI-24-ML	4 drawer lateral file	6
CI-35-ML	5 drawer lateral file	8
CI-42-ML	2 drawer lateral file	2
CI-45-ML	5 drawer lateral file	4
J-1400	Desk	3
J-1404	U - Shaped desk	1
J-1405	Credenza	2
J-1406 B	Credenza	1
J-1409	60" book case	5
J-1411	2 drawer lateral file	6
J-1418	Table	2
J-1604	42" square tables	8
J-1613	36" D table	1
J-541	Chairs	32
J-554ED	Chair	2
J-561	Secretarial chairs	2
J-577E	Chair	14
J-578E	Chair	15
M-125	Shelf filing	1
	Flat files - 24 drawers total to cover 10' wall	

Pre-Proposal Conference Notes from August 17, 2005

Site specifications

- Noted that proposed sites including access to site must accommodate large equipment including tandem dump trucks and tractor-trailers.
- Noted that we have 24/7 operations and the proposed site cannot have noise or light restrictions.
- Copy of the boundary survey for 511 Conley Road attached.
- No more than 5% finished grade must be achieved.

Office Furniture

- Additional descriptions are available at Missouri Vocational Enterprises (MVE) website: www.doc.missouri.gov/mve

Proposal and Process

- There may be a competitive negotiation phase, if needed.
- Proposal receipt method: formal sealed proposals.
- Multiple options may be submitted by one individual/firm.
- A base proposal offer and an option offer may be submitted on the same form (Attachment A)
- Direct all questions about the proposal, preferably in written form to
Clayton Hanks
P.O. Box 270
1320 Creek Trail Drive
Jefferson City, MO 65102
573-522-9565
Clayton.Hanks@modot.mo.gov
- We recommend that the successful Offeror have MoDOT review submittals as they come in to avoid any issues at the end of construction. We also intend to have a MoDOT representative inspecting the project as it progresses.

Connection Road (Required with all proposals)

- The amount of participation in the project and anticipated time line should be indicated in the proposal. The exact type of road that will be required to be constructed will depend on the proposed development of our existing site as well as Offeror supplied traffic studies forecasting the traffic count on this new road.
- Offeror will need to keep in mind that some design work will also need to be completed on the directional road (blue line) that will be located next to the connection road. This design work will be necessary to determine the placement of the connection road.