

3/27/2020



STATE OF MONTANA  
REQUEST FOR PROPOSAL ADDENDUM  
TO BE OPENED: May 14, 2020 after 4:00 p.m.  
TITLE: DAISY DEAN  
MARTINSDALE, MT

ADDENDUM NO. 1

To All Offerors:

Attached are written questions received in response to this RFP. These questions, along with the State's response, become an official amendment to this RFP.

All other terms of the subject "Request for Proposal" are to remain as previously stated.

**Acknowledgment of Addendum:**

The offeror for this solicitation must acknowledge receipt of this addendum. This page must be submitted at the time set for the proposal opening or the proposal may be disqualified from further consideration.

I acknowledge receipt of Addendum No1

Signed: \_\_\_\_\_

Company Name: \_\_\_\_\_

Date: \_\_\_\_\_

Sincerely,

Clive Rooney, Area Manager  
DNRC, North Eastern Land Office  
613 Northeast Main Street  
Lewistown, MT 59457  
406-538-7789  
clrooney@mt.gov

| Question Number | Page Number | Section Number                        | Questions & Answers for RFP Daisy Dean   |
|-----------------|-------------|---------------------------------------|--|
| 1.              | 8           | 4.8                                   | <p>Question: Could the DNRC clarify whether the 10% deposit should be calculated from the Minimum Base Fee for the parcels on with the proposer is bidding?</p> <p>Answer: The 10% bid deposit is calculated from the proponents bid for base rent. If the proponent is bidding a base rent that is higher than the minimum, then they should provide 10% of their bid amount.</p> |
| 2.              | 8           | 4.8                                   | <p>Question: If the successful proposer fails to enter into a lease, but the next highest-scoring bidder does enter into a lease, would the successful proposer then be refunded their bid deposit?</p> <p>Answer: If the DNRC selects a proposal and the proponent does not enter into a lease, the bid deposit is not refundable. DNRC staffing resources are expended</p>       |
| 3.              | 12          | 7.2                                   | <p>Question: Could the DNRC please provide examples of the types of economic assumptions that it would like included in the analysis of the project?</p> <p>Answer: Proponent should explain all factors used to calculate projected costs of the project. (factors may include: timing, overhead, materials, revenue sources, debt service, etc.)</p>                             |
| 4.              | 13          | 9.1.1                                 | <p>Question: Can DNRC provide clarity regarding the discrepancy for market adjustment timing within the RFP and the lease within the appendix?</p> <p>Answer: The RFP is amended to reflect a market adjustment after the 35<sup>th</sup> year, as shown in the lease in RFP Exhibit B.</p>  |
| 5.              | 54          | RFP Exhibit B Lease (Lease Exhibit C) | <p>Question: Can DNRC provide insight into how a proposal with a market adjustment period similar to that in the appendix would be considered?</p> <p>Answer: It is up to the proponent to ensure that their proposal is competitive, including financial components such as a market adjustment at more or less frequent intervals.</p>   |