

Missouri Department of Transportation

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ADDENDUM 001
Request for Proposal
Commercial Real Estate Marketing and Brokerage Services for
the Former MoDOT Joplin District Office Property
RFP 6-150128RJ

Offerors should acknowledge receipt of Addendum 001 (ONE) by signing and including it with the original proposal. The due date for receipt of proposal **has not** changed by this Addendum; the due date is **January 28, 2015 2:00PM Local Time**. Accordingly, the following clarifications, and or additional information, are believed to be of general interest to all potential Offerors. All other terms and conditions remain unchanged and in full force.

Name and Title of Signer (Print or type)	Name and Title of Department Authority Rebecca L. Jackson, CPPO, CPPB General Services Procurement Manager
Contractor/Offeror Signature _____ (Signature of person authorized to sign)	Department of Transportation <i>Rebecca L. Jackson, CPPO, CPPB</i> _____ (Authorizing Signature)
Date Signed:	Date Signed: 01/12/2015

Question #1: It is our understanding from the RFP that if any entity the MoDOT has spoken to regarding this property prior to the issuance of this RFP subsequently purchases this property from MoDOT during the term of the Contract, that any brokerage firm (The Offeror) will be denied payment of a real estate commission. Is this correct?

Answer #1: MoDOT has spoken to the State of Missouri and Joplin School Districts and any sale to either one of these entities will be processed directly with MHTC and not the Offeror. To clarify this, Section (5) Paragraph (B) Real Property Sale and Conveyance shall be removed and replaced with the following language:

This RFP is issued upon the express condition that should MHTC, in its sole discretion, sell the Subject Property to the State of Missouri or the Joplin School District, it shall not be deemed in breach of the RFP or the Resulting Agreement, as this term is defined herein, with the successful Offeror; the sales proceeds from such sale will be excluded from the basis upon which any commission or price quoted by the successful Offeror will be calculated; the Resulting Agreement with the successful Offeror shall terminate upon closing of said sale; and the successful Offeror shall be excused from further performance of the services under the Resulting Agreement.



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Question #2: If that is the case, how would MoDOT expect any brokerage firm, ours included, to make an offer under this RFP?

Answer #2: There is the potential for significant earnings if an Offeror sells this property to another buyer not already excluded per the RFP.

Question #3: In consideration of the questions above, would MoDOT consider a reduced commission structure for any entity that has spoken to MoDOT prior to the issuance of this RFP?

Answer #3: No.

Question #4: Will MoDOT consider the Auction Method of Marketing this property, which would encompass any one or multiple methods of auction to the highest bidder in a time-defined way?

Answer #4: Refer to Section (3)(A)B of the RFP.

Question #5: Does the MoDOT have any objection to the Purchaser, rather than the MoDOT, paying our commission?

Answer #5: Yes.

Question #6: Is there a lease in place now between MoDOT and the Joplin Public Schools and if so, can we get a copy of the lease.

Answer #6: There is, however, the lease will be fulfilled by the facility sale date and should not impact a firms' ability to respond to this RFP. Parties are directed to Chapter 610 RSMo governing all requests for open records. MoDOT's Open Record processes are outlined at the following link: <http://www.modot.org/about/OpenRecords.htm>

Question #7: What is the square footage of the building and are there a set of building plans we can review?

Answer #7: 34,928 square feet and no.

Question #8: Does MoDOT have an appraisal of the property and if so, can we get a copy of it.

Answer #8: MoDOT does not have a current appraisal of this property and that is why the successful Offeror will have to perform a current market analysis. Parties are directed to Chapter 610 RSMo governing all requests for open records. MoDOT's Open Record processes are outlined at the following link: <http://www.modot.org/about/OpenRecords.htm>

Question #9: Will the MoDOT furnish a Phase 1 Environmental Assessment on the property?

Answer #9: Refer to Section (5)(B)6 of the RFP.

Question #10: Is there any current abatement necessary (asbestos, lead-based paint, etc.)?

Answer #10: Refer to Section (5)(B)7A of the RFP.

Question #11: Is there any deferred maintenance on the building (electrical, HVAC, coatings, floor coverings, roofing etc.)?

Answer #11: All relevant information is included in the RFP.