ADDENDUM NO. 1  DATE: March 18, 2010

TO:     ALL BIDDERS       IFB # 9265

OWNER: UNIVERSITY OF CENTRAL MISSOURI   PROCEMEMENT AND MATERIALS MANAGEMENT  
102 W. SOUTH STREET   WARRENSBURG, MO 64093

PROJECT: UNIVERSITY (FORMER) REINHART RUFF FARM LAND LEASE 
{MAX B. SWISHER AIRPORT PROPERTY PLAN} (141 ACRES M/L)

THIS ADDENDUM IS ISSUED AS PART OF THE BID DOCUMENTS FOR THIS BID AND 
AMENDS ONLY THOSE ITEMS SPECIFICALLY DEFINED HERELN. PLEASE ACKNOWLEDGE 
THE RECEIPT OF THIS ADDENDUM ON THE PRICING PAGE. FAILURE TO DO SO MAY 
DISQUALIFY THE BIDDER.

This addendum forms a part of the Bid Documents and modifies the Bidding Documents; 
Dated March 12, 2010.

In preparing bids, the Bidder shall take into consideration the following items. Information shown herein 
supersedes requirements issued under previous date.

CHANGE:

The last day for questions regarding this IFB is 2:00 p.m. CST, 

GENERAL CLARIFICATIONS: QUESTION AND ANSWER FORMAT

QUESTION: Is it ok for the bid to be handwritten? 
ANSWER: Yes, bids may be hand-written. All handwriting should be legible and the intent of the 
response should be stated in a manner that avoids confusion.

QUESTION: Can Method of Performance be submitted separately and typed? 
ANSWER: Yes

QUESTION: If the Farming Agent were to construct temporary electric fencing for better 
management would it be property of the university or the farming agent? 
ANSWER: If fencing were “temporary” such as pickets, spools, and wire hooked up for what is
generally accepted as temporary, the University would consider this to be equipment used for the operation and maintenance of the venture and that property would be removed upon the termination of the lease.

**HOWEVER:** Fencing repairs or additions, to include rebuilding of sections of the current perimeter and interior fencing rows (if necessary), additions of wire strands, gate repairs and maintenance, even if the repairs are required to improve the current condition of the land facility in order to facilitate viable grazing operations and represents improvements to the current facility; shall be deemed to be permanent maintenance repairs and will be considered infrastructure in place and shall be deemed to be University property at the termination of the lease period. If those repairs prove to be of a substantial nature, the Farming Agent shall notify the University Contract Administrator of the expected expense and the University may or may not negotiate on the issue, if deemed reasonable.

**QUESTION:** Would it be acceptable to graze 60-65 bred cows on this property during the summer months.

**ANSWER:** This would be considered to be within the boundaries of no more than 70 yearling steers or heifers, however, when calves drop the bred cows would then fall into the category of Cow-Calf pairs of which no more than 45 pairs would be allowed, per the Contract terms.

**NOTE:** The goal is to establish reasonable limitations on the land use by limiting the number of grazing animals, in order to preserve the characteristics of the land and avoid “over-grazing.” Responsible land-use techniques to both control noxious weeds and over growth and to limit run-off, excessive manure and waste run-offs and over-grazing are the responsibility of the Farm-Agent. If the Farm Agent failed to run operations within tolerances of the contract, failed to properly control or contain livestock, or allowed for over-grazing, especially in dry years, the University reserves the right to terminate the agreement for cause or to renew the agreement during renewal periods. In addition, in terms of controlling noxious weeds and over growth-NO Logging or Tree removal, other than general low-lying brush is allowed without written consent and approval by the University.

**QUESTION:** There are some gates that are lying on the ground that looked to have been taken down from around the property. Do those now belong to UCM. Are they going to be used there or would I have to supply all gates?

**ANSWER:** If there are gates on the ground on the property it is assumed they came with the property and are therefore property of UCM. If that is the case, they may be used. Ultimately, the Farmer Agent is responsible for properly maintaining the security of and the enclosure of any livestock on the property. If the gates are not present or not functional it will be the Farmer Agent’s role to take corrective action. The University is renting the property in its current state. Liability for proper fencing and gating will be the responsibility of the Livestock owner.
QUESTION: Is there or will there be access to any electrical service.

ANSWER: Unknown at this time. If there is adequate and sufficient electrical service on the property and it is in proper state of service according to all code and regulatory requirements, then Farmer Agent may use that access provided a separate meter and account is established with the local electric utility servicing the area. At the request of the University, copies of those electric bills shall be provided upon proper written request of the Farmer Agent for the purposes of monitoring activity and uses of University property.

If there is NOT adequate and sufficient electrical service on the property, the Farmer Agent may have proper service installed or may contract with the University Facilities, Planning, and Operations Department to have service installed. Prior to doing so, all aspects of the project must be addressed and discussed and written approval must be received by the University prior to any such operations on University property. In any event, improvements will be considered permanent upgrades to the property and will become property of the University upon termination of the lease agreement.

By the order of:
Michael D. Sibert
Buyer of Record
March 18, 2010

END OF ADDENDUM