



MISSOULA COUNTY
REQUEST FOR QUALIFICATIONS ADDENDUM

IFB NAME: Larchmont Golf Course – Master Planning & Building Improvements Projects

DUE DATE: August 20th, 2026 @ 5:00p.m.

ADDENDUM NUMBER: 1

To All Offerors:

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

All other terms of the subject "Invitation for Bid" remain as previously stated.

Addendum Format is as follows:

Page 1: Cover page

Pages 2-4: Contractor received questions and correlating responses

Acknowledgement of Addendum:

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

I acknowledge receipt of Addendum No. 1

Signed: _____

Company Name: _____

Date: _____

Question #1: Is there an anticipated timeline for integration with or number of revisions anticipated for NGF cost benefit analysis coordination? Alternatively, are we only sharing the finalized master plan to see how it aligns to the prior report and expected revenues?

Response #1: There is no anticipated timeline, nor number of revisions. Although we want to have this project have defined timelines, when it comes to the cost benefit analysis/ROI portion of the project, it is expected to take place towards the end of the projects master plan, which is anticipated to be next spring. That being said, we do expect several months of analysis and discussion following the master planning, and also the potential for one/two revisions, based off of feedback from consultants that are selected to review this information. Additionally, regarding the alignment of the master plan, we want the master plan to take into account the NGF report, but not be tied to its findings.

Question #2: Is there a target date for beginning or finishing construction of Phase 1 scope

Response #2: The date for the Phase 1 construction will mainly hinge on the budget cycle for Missoula County. The budget for Missoula County runs June 30th – July 1st, because of this, budget requests are due in the spring. If we are able to get through the master planning phase over the fall and winter of 2026, and have schematic designs of Phase 1 construction completed by January/February so that we can have them priced out, with estimates being returned in March/April for budget submission, we see the potential for this work to take place in the late fall of 2027. If we are not able to complete the master planning phase by spring of 2027, then we see this being pushed out an additional year. Budgets will then be submitted in late winter/early spring of 2028, and pending approval, construction will then take place in the fall of 2028.

Question #3: Is there a target budget or maximum beyond which will be prohibitive to limit the Phase 1 scope to?

Response #3: There is no specific target budget, and we are hesitant to put a budget cap on this as we don't want it to limit the design. We want the designs to adequately address the current needs without being bound by a number on day one. That being

said, we are Missoula County, so the design needs to be sensitive to the overall project costs. Please reference the NGF report, for the estimated costs of the “high priority” items and “low priority” items. We understand the numbers indicated for the maintenance building are likely severely under budgeted, but this is the current reference the team has for budget impact.

Question #4: Is construction to happen outside of the outdoor golf play season and not impact open outdoor season? Will phasing or partial closure be considered for larger project scopes or will winter work be expected?

Response #4: We see a combination of both taking place. With Montana’s long winters, we don’t see a scenario where we can avoid winter work, but at the same time, we want to approach the construction with wisdom and avoid winter heat/cover costs. In an ideal setting, we would start the maintenance building project in the fall, allowing for the foundations and slabs to be placed in the warmer months of the fall, in preparation for construction of the building to take place over the winter. That being said, this is only theoretical at this time, and will need to be further evaluated following the master planning/design phase.

Question #5: Pending response to schedule question noted above, confirm alignment to schedule of bringing a General Contractor on board to assist in preliminary pricing. Is there consideration of bringing them on during master planning instead of after?

Response #5: Although there is value in the assistance of having a general contractor on board during master planning, we do not plan to do so. Missoula County has to follow the same process as a GC/CM solicitation as they do with bringing a General Contractor (GC) on early. Because of this, we are proposing taking the schematic designs and soliciting bidding services from local GCs to get estimates for the designs on this project. However, this will be a collaborative effort with the design team, so if there is concern with that approach, we welcome conversation with the design team regarding this matter following their selection.

Question #6: Are there existing site drawings available or will existing conditions need to be generated by the awardee

Response #6: Yes, there are existing site drawings, which will be provided to the selected firm. However, it is still anticipated that existing conditions will need to be generated by the awardee. We ultimately see the maintenance building receiving substantial changes if it is retained, we see these changes being at a level where existing drawings will not suffice. We see this same scenario taking place with the clubhouse, although not at the same level.

Questions #7: Why are there Construction Administration Services desired when the scope of the work is planning with construction at a later phase? – please clarify

Response #7: Although this project will focus on master planning and schematic designs, that will only be the first phase, which will be used as the basis for budgeting and project phasing. It is expected that the same firm that is selected for the planning phase, will also be retaining into the construction drawing phase, and then the construction phase. Because of that desire, we want the selected firm to be able to provide construction administration services associated with their design.

Question #8: Is there a copy of the NGF report available?

Response #8: Please reference **NGF Report - Exhibit A**, which is posted on Missoula County's bids and proposals page