

Request for Qualifications Scope of Work

Site Assessment, Permitting, and Cost Analysis

1. PROJECT BACKGROUND AND PURPOSE

Southeastern Montana Development Corporation (SEMDC) is soliciting qualifications and proposals from experienced firms to conduct a planning-level site assessment, permitting and regulatory review, infrastructure assessment, and preliminary cost analysis for a proposed industrial manufacturing facility in southeastern Montana at or near Colstrip, MT.

The proposed project involves the potential development of a first-of-its-kind facility to manufacture potassium formate from power plant emissions. The purpose of this assignment is to provide the technical and financial information necessary to evaluate potential site locations, identify development and permitting requirements, estimate site, infrastructure, construction, equipment, capital and operating costs, and identify significant risks or constraints that could affect project development.

The selected consultant will work with SEMDC, the project developer, local governments, utilities, regulatory agencies, and other stakeholders as appropriate.

2. SCOPE OF SERVICES

The selected consultant shall provide an independent assessment addressing the following major tasks. Respondents may recommend reasonable modifications or additional services that would improve the usefulness of the assessment.

A. Site Assessment

Evaluate potential sites identified by SEMDC and/or the project developer and identify the relative advantages, limitations, constraints, and development considerations for each site.

The assessment should consider, as applicable:

- Site acreage, configuration, ownership, and availability;
- Existing and planned land use and zoning;
- Site access, transportation, roadway, and rail considerations;
- Electrical power and natural gas availability and capacity;
- Water supply, wastewater, and industrial wastewater considerations;
- Stormwater, drainage, and floodplain considerations;
- Telecommunications and other existing utilities;
- Topography and available geotechnical information;
- Environmental considerations based on available information;
- Workforce availability and proximity to community services; and

- Expansion potential and other factors affecting industrial development.

The consultant shall identify significant infrastructure deficiencies or other conditions that could affect site suitability and provide recommendations regarding preferred site(s).

B. Site Development and Infrastructure Assessment

For the preferred site or sites, identify improvements anticipated to prepare the property for development and support facility operations.

The assessment should address, as applicable:

- Clearing, grubbing, grading, and earthwork;
- Roads, access, parking, and circulation;
- Utility extensions and connections;
- Electrical, natural gas, water, and wastewater infrastructure;
- Stormwater facilities;
- Telecommunications;
- Fire protection infrastructure;
- Site security and fencing; and
- Other significant site improvements.

The consultant shall identify whether existing infrastructure is adequate or whether upgrades, extensions, or new infrastructure will be required.

C. Permitting and Regulatory Assessment

Identify applicable federal, state, and local permits, approvals, registrations, environmental reviews, and regulatory requirements associated with development and operation of the proposed facility.

The review should address, as applicable:

- Land-use and zoning approvals;
- Building and construction requirements;
- Environmental and air-quality requirements;
- Water rights and water-use requirements;
- Wastewater and discharge requirements;
- Stormwater requirements;
- Hazardous materials and waste requirements;
- Fire and life-safety requirements;
- Transportation and access permits;
- Utility-related approvals; and
- Other applicable regulatory requirements.

For significant permits or approvals, identify the responsible agency, general requirements, anticipated timing, and known issues or risks. The consultant is not expected to obtain permits unless specifically authorized by SEMDC.

D. Cost Analysis

Develop planning-level cost estimates sufficient to support preliminary project evaluation and investment decisions.

Cost analysis shall address, as applicable:

Site and Infrastructure Costs

- Site preparation, grading, and earthwork;
- Roads and access;
- Utility infrastructure;
- Water, wastewater, stormwater, and fire protection systems; and
- Other major site improvements.

Facility and Equipment Costs

- Buildings and structures;
- Process-related infrastructure;
- Mechanical and electrical systems;
- Major process equipment;
- Material handling and storage systems;
- Utilities and support equipment;
- Process controls; and
- Safety and environmental equipment.

Capital and Operating Costs

Prepare a preliminary total capital cost assessment, including, as applicable:

- Land and site costs;
- Site development and infrastructure;
- Buildings;
- Process equipment and installation;
- Engineering and design;
- Permitting and regulatory costs;
- Construction management;
- Contingency; and
- Other significant project costs.

Develop a preliminary operating cost assessment addressing major expenses such as labor, utilities, raw materials, maintenance, equipment replacement, waste management, insurance, taxes and fees, and administrative costs.

The consultant shall identify the basis of estimates, assumptions, exclusions, anticipated accuracy, and costs requiring additional engineering or vendor quotations. Significant equipment assumptions, procurement considerations, and potential long-lead items should also be identified.

E. Risk and Feasibility Assessment

Identify significant factors that could affect project development, construction, permitting, operation, cost, schedule, or overall feasibility.

The assessment should identify:

- Site-specific constraints;
- Infrastructure limitations;
- Permitting and regulatory risks;
- Construction and schedule risks;
- Cost uncertainties;
- Utility availability concerns;
- Additional information or studies that may be required; and
- Recommended actions or next steps.

The consultant shall distinguish between known conditions, assumptions, and matters requiring additional investigation.

3. DELIVERABLES

The consultant shall provide a final report presenting the findings, analysis, cost estimates, and recommendations developed through the assignment.

At a minimum, the final report shall include:

1. Executive Summary;
2. Project Description and Key Assumptions;
3. Site Assessment and Site Comparison;
4. Site Development and Infrastructure Requirements;
5. Permitting and Regulatory Assessment;
6. Preliminary Cost Analysis, including site, construction, equipment, capital, and operating costs;
7. Project Risks, Constraints, and Feasibility Considerations;
8. Recommended Site and/or Development Approach, if appropriate; and
9. Recommended Next Steps and Additional Studies.

The final report shall be provided electronically in searchable PDF format along with a printed copy. Supporting spreadsheets, cost models, schedules, and other analytical materials developed for the project shall be provided in their original, editable formats when applicable.

4. COORDINATION AND SCHEDULE

The selected consultant shall maintain regular communication with SEMDC and the project developer throughout the assignment and coordinate with applicable agencies, utilities, local governments, property owners, and other stakeholders as appropriate.

The consultant should anticipate, at a minimum:

- An initial project kickoff meeting;
- Periodic coordination during the assessment;
- A project update meeting; and
- A final presentation of findings and recommendations.

Respondents shall provide a proposed schedule identifying major tasks, milestones, preliminary findings, draft report, final report and presentation.

SEMDC anticipates that the assessment will be completed within **twelve weeks** following execution of the agreement and issuance of a notice to proceed.

5. ASSUMPTIONS AND LIMITATIONS

This assignment is intended to provide a planning-level assessment and shall not be considered a substitute for detailed engineering, architectural design, geotechnical investigation, environmental studies, permitting applications, construction documents, or other professional services that may be required during subsequent project phases.

The consultant shall clearly identify:

- Assumptions and data sources;
- Information provided by SEMDC or the project developer;
- Information requiring verification;
- Cost estimate limitations and anticipated accuracy;
- Major exclusions; and
- Additional studies or investigations recommended.

6. OPTIONAL SERVICES

Respondents may identify additional services that would provide value or improve the project's ability to proceed to the next stage of development. Optional services shall be clearly identified and separately priced.

7. PROPOSAL REQUIREMENTS

Respondents should address their qualifications and proposed approach to completing the Scope of Work. Proposals shall include, at a minimum:

- Firm qualifications and relevant experience;
- Experience with similar industrial, manufacturing, site assessment, or economic development projects;
- Proposed project approach and methodology;
- Key personnel and their roles;
- Proposed schedule;
- References for similar work;
- Fee proposal, including optional services;
- Assumptions and exclusions; and
- Any recommended modifications or additions to the Scope of Work.

SEMDC reserves the right to negotiate the final Scope of Work, schedule, and fee with the selected consultant.