

Municipal River Terminal long-term operator RFP: Q&A, as of 1/10/13

Q #1: What is status of South Dock Reconstruction Project?

A: Contract completion date is May 7, 2013. Per the January 4, 2013 construction progress meeting, the approximate schedule is as follows:

- installation of south dock yard aggregate about to start
- continuing to infill middle dock with materials on hand
- about to start dredging for remaining middle dock fill
- after infilling middle dock, yard aggregate will be installed
- final work at both docks comprises concrete craneway, ladders and kevels

Unforeseen river or weather conditions could interrupt these tasks.

Q #2: Is it contemplated the Variable Lease Payment would be paid monthly, quarterly, or annually?

A: Per the RFP, "Lessee shall propose a schedule for the tiered variable lease payments."

Q #3: Does the Authority have historical volume information (commodity and tonnage) at MRT? If so, will this information be made available?

A: The Authority does have historical volume information for the MRT; however, pursuant to current and previous lease requirements, this information shall be held confidential.

Q #4: Has the current operator (lessee) been subject to periodic audits similar to those proposed in the RFP materials? If so, is it possible to review the findings of those audits?

A: During the course of the last long-term lease, the Authority did not exercise its right to audit the Lessee's MRT operations.

Q #5: At what stage is it anticipated that a Proposer would be able to perform detailed, confirmatory due-diligence (title review, site-visit, dock inspections, etc.)?

A. Proposers may perform title searches whenever they wish. Two years ago the Authority undertook title searches for the three MRT parcels to satisfy our lender's requirements before receiving our \$3.9M construction loan for the South Dock Reconstruction project.

The Authority conducted two site walk-throughs in September, 2012, which were attended by the three RFP recipients and others. If any team would like to return to the site, please contact Susan Taylor (taylor@stlouis-mo.gov).