



REQUEST FOR QUALIFICATIONS AND PROPOSALS (RFQ-P)
Wier Building Mixed Use Development
AMENDMENT 2 ISSUED AUGUST 28, 2026

All information and requirements in the original RFQ-P still apply, except for the revisions included in **RED** in this Amendment. Changes from Amendment 1 issued July 16, 2026 remain in **RED** in this Amendment.

ISSUE DATE:	June 24, 2026
RFQ-P AMENDMENT 1 ISSUE DATE:	July 16, 2026
RFQ-P AMENDMENT 2 ISSUE DATE:	August 28, 2026
DUE DATE:	October 15, 2026
OWNER NAME:	Musselshell County
OWNER CONTACT INFORMATION:	Theresa Doumitt, Project Manager 506 Main Street, Roundup, MT, 59072
PHONE NUMBER:	406.323.3793
EMAIL:	tdoumitt@hotmail.com
SITE LOCATION:	215 Main Street, Roundup, MT, 59072

Submissions are due by 5:00pm MST on October 15, 2026. Submissions should reach the address below by the deadline stated. Late submissions may be rejected.

PLEASE SEND ALL RFQ-P'S TO: Musselshell County
Clerk & Records Office
506 Main Street
Roundup, MT 59072

INFORMATION MEETING: An informational meeting **was** held via a Teams Meeting on Monday, July 13th at 1:00pm MST and a walkthrough **was** held Monday, July 20th at 1pm (flashlight required). The Teams link can be requested by emailing tdoumitt@hotmail.com OR calling 406.323.3793. A recorded copy of the information meeting and any questions can be requested by emailing OR calling the same contact above. Questions will be made public unless specifically marked "Confidential".

OBJECTIVE: The Board of Commissioners, Musselshell County, Montana is requesting Statements of Qualifications and Development Proposals to be used in selecting a developer for the revitalization of the improved Wier Building. Improvements completed under County ownership are listed on page 2. The purpose of the RFQ-P is to offer the property for private development, use, and ownership and select a

developer who will renovate the Site consistent to Musselshell County’s Development Objectives. The development plan must be consistent with the City of Roundup’s Downtown Master Plan and fitting with the western character of Roundup. The end-use and final operation of the building is to be determined by the developer. A Development Agreement will be created between the County and Developer with a defined timeline. The Market Analysis with general community information and renderings from visioning work is linked on the Resources page.

The County has an active Commercial Property-Assessed Capital Enhancement (CPACE) Program that developers can utilize for low-cost, long-term loans to pay for energy efficiency improvements, water efficiency improvements, and renewable energy systems. The County also offers a Community Development Block Grant Loan Program. And lastly, the property falls within the City of Roundup’s Tax Increment Finance (TIF) District and thus developers are eligible to apply for TIF grant funds for the project. See Resources page for information about CPACE, CDBG, and TIF Programs.

SITE INFORMATION:

Address:
215 Main Street
Roundup, MT 59072

Property Legal:
Roundup Original Townsite, S13, T08 N, R25 E, Lots 8, 9, 10, 11 and the South 18.5 feet of Lot 7, Block 17, of Townsite of Roundup, in the City of Roundup, Musselshell County, Montana according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #14588.

Property GeoCode:
23-1717-13-3-18-02-0000

Previous Sales Notes:
The property was owned from 1929 to 2024 by the Wier Furniture family. On 10/4/2024 the property was purchased by Musselshell County.

2025 DOR Taxable Market Value:
Land Assessed Value - \$23,040
Building Value - \$532,450
Total Assessed Value - \$555,490
2024 Taxes: \$3,856.73

Site Specifics
Land Size: 16,660 SF
Acres: 0.382
Zoning: Central Business District (mixed use as defined in Sec. 28-238 of the Roundup City Code) – see Resource page for link

Front Feet: 118.5’ – Main Street
Lot Depth: 146’
Frontage: Very Good

The property consists of a two-story brick retail and commercial building located on Main Street in the heart of Roundup, Montana’s downtown Business District. Marketing analysis and zoning supports and allows for housing rentals as well. The building under improvement totals 26,720 SF on the 1st and 2nd floors and 13,924 SF of basement for a grand total of 40,644 SF. A historic freight elevator is still in place in the southern portion of the building.

This structure is historically significant to the Roundup community, because it is the largest building on Main Street and holds rich cultural heritage. The building was built in 1914 by W.E. Wynne and owned by Frank Michael Wall, one of the leading businessmen of early Roundup. It was originally called the Wall Building. It has many businesses and countless stories over its long history. It was the home of the U.S. Post Office, Wall General Store, Weir Furniture, Firm’s Flower Shop, VanDyke’s Supermarket, a barber shop, Dr. R.T. O’Neill, Dr.

Luther Egge, Liggett-Hecker Agency (later Able, Inc.) and Overend's Title Company (later Andy Spranger). From 1929 to 1989 Wier Furniture conducted business in the south part of the building. The property was purchased from Able, Inc. by John and Jean Rae in 1974, and was owned by the Rae family until 2024.

As of October 4, 2024, the property is owned by Musselshell County and has been vacant since 1989. The County has repaired the structural issues identified in the Southwest corner of the building and rebuilt the roof for the southern one-third of the building, so that ceiling heights now meet code requirements for rentals. The County also abated the asbestos (except for that found in the windows), and abated the flaking lead-based paint (non-flaking lead-based paint and lead-containing paint remains). A new roof was installed with 6" of poly-iso rigid insulation to enable energy efficiency goals. **On July 15, 2026 the County was informed that some revisions to the roof work are required and the County's goal is to have that work completed by October 15, 2026.** All improvements were completed in alignment with State Historic Preservation Office (SHPO) standards and under their approval.

ALTERNATE: Musselshell County, Montana currently owns two vacant lots to the North of the Wier Building and is interested in adding those lots to the agreement with the chosen developer. Please include in your proposal the additional price that you would be willing to offer for each of the two (2) vacant lots located to the North of the building and the proposed uses of these properties.

SOUTHERNMOST LOT:

Current Owner:

Musselshell County

Address:

229 Main Street
Roundup, MT 59072

Property Legal:

Roundup Original Townsite, S13, T08 N, R25 E,
BLOCK 17, Lot 6, & N 6 1/2 FT LOT 7

Property GeoCode:

23-1717-13-3-18-03-0000

Site Specifics:

Land Size: 4,410 SF

Acres: 0.103

Zoning: Commercial

Front Feet: 31.5' – Main Street

Lot Depth: 140'

Frontage: Very Good

The property consists of a vacant lot with the utilities raised to grade and marked with magnetic tape.

MIDDLE LOT:

Current Owner:

Musselshell County

Addresses:

231 Main Street
Roundup, MT 59072

Property Legal:

Roundup Original Townsite, S13, T08 N, R25 E,
BLOCK 17, Lot 5

Property GeoCode:

23-1717-13-3-18-05-0000

Site Specifics:

Land Size: 3,500 SF

Acres: 0.08

Zoning: Commercial

Front Feet: 25' – Main Street

Lot Depth: 140'

Frontage: Very Good

The property consists of a vacant lot with the utilities raised to grade and marked with magnetic tape.

DEVELOPMENT OBJECTIVES:

The development objectives were identified through our community's visioning efforts, Needs Assessment, the County and City Growth Policies, and the Market Analysis and Renderings (created in partnership with the EPA and Kansas State University – Technical Assistance to Brownfields (KSU-TAB)). Developers should carefully consider how they are addressing these objectives. The County prefers mixed-use development that meets the community's greatest needs of providing affordable workforce housing and retail/commercial spaces; however, other creative uses will be considered based on merit. The County will give preference to and prioritize proposals that met these needs.

Development objectives for this Site include, but are not limited to the following. Inclusion of all objective is not required.

- Redevelop the property as a mixed-use development that creates affordable workforce housing and Main Street commercial and retail spaces for public/private benefit.
- Maintain the historic appearance of the structure to compliment the western character and quality of Roundup architecture.
- Activate the streetscape to generate street-level activity and provide a safe, inviting pedestrian experience.
- Meet realistic vehicle parking needs. Project design that eliminates surface parking may be ranked more favorably (for example, if alley parking is created).
- Attract diverse businesses that provide residents and visitors with a wide range of opportunities that attract more patrons downtown and offer a strong retail, professional, tourism, and/or entertainment destination. **Three businesses have already expressed strong interest in commercial space in the building to the County's Project Manager without any advertising.**
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values to achieve a catalytic economic development effect.
- Create an environment that increases the perception and reality of public safety. Examples include public art, lighting, and alley activation.
- Consideration of other priorities included in KSU-TAB's Market Analysis and Renderings. These documents can be access through the link on the Resources page.

CONTENT OF QUALIFICATIONS AND PROPOSALS:

To be considered for selection, offerors must submit a complete response to this RFQ-P. Proposals must be on standard 8½" x 11" paper. All supporting documentation must be on paper no larger than 11" x 17".

Four (4) copies of each RFQ-P along with an electronic copy on a flash drive in PDF format must be submitted to the County as a complete package, no later than 5:00 p.m. on or before **October 15, 2026**. All responses must be submitted in a sealed envelope plainly marked "RFQ-P – Wier Building Revitalization Project." Please make an effort to minimize the file size of the PDF.

Upon review of the submitted material, the County may select a developer based on the submitted material or reduce the list of applicants to approximately three (3) for oral presentations.

The Commission prefers that each proposal contain the following information:

1) Cover Letter

- a) Include the firm's legal name, address, and phone number as well as the contact person's name, title, phone number, and email address.
- b) The letter must be signed by a principal or authorized officer including a statement that the officer may make legally binding commitments for the entity. In the case of a joint venture each developer taking a financial responsibility should sign the letter.
- c) A description of the firm's prior experience, including any similar projects, location, total construction cost, and name of a local official knowledgeable regarding the firm's performance. Please include photographs of successfully completed projects with similar scopes of work.
- d) A description of the firm's current work activities.
- e) List of five references for similarly completed projects.

2) Executive Summary

- a) Summary of design concept
- b) Product mix (breakdown of proposed type and number of uses)
- c) Monetary value of the project
- d) Schedule
- e) Purchase price of the building and, as an alternate, the purchase price of each of the two (2) lots to the North of the building.
- f) Why you are interested in developing in Roundup
- g) Any other items you deem important to your proposal

3) Team

- a) Show team structure in an organization chart and how communication with the team will be handled. Please indicate who will represent your team at public meetings with Commission.
- b) Provide experience and qualifications for key team members and briefly describe their direct responsibilities for this project.
- c) Provide the Project Manager's project commitments outside of this proposal and percent availability to manage this project.

4) Conceptual Design

The proposal should present a concept of the project that demonstrate the developer's understanding of the Development Objectives and how they are specifically addressed in the proposed development. Please do not include any drawings or photographs of facades or other features that are not included in the cost estimate or are not being provided by the developer. Any features that are shown that are not included should be clearly called out.

Items to address in the conceptual design include:

- a) Programming: A range of square footage may be provided for each of the proposed components.
 - i. Mixed-Use Development
 - (1) Total building size (GSF)
 - (2) The amount of street level commercial space
 - (3) The amount of office space
 - (4) The # and type of dwelling units (i.e., apartments, condo, for sale, for rent)
 - (5) The amount of space dedicated to uses other than commercial, office, and residential.
 - ii. Explain your parking philosophy and any creative parking strategies that may be utilized for the site that may include the following:
 - (1) # of publicly available parking spaces

- (2) # of private parking spaces
- (3) Describe any modern parking management systems or smart technology that will be used.
- (4) Identify any contemplated parking structures (including plans for long-term ownership, maintenance, and capital repairs), and address the approach to parking fees.
- iii. Public Space - the amount of public space dedicated on the site and in alternate lots.
- b) Design guidelines or renderings and diagrams that support design decisions:
 - i. Building frontage
 - ii. Parking
 - iii. Loading and service
 - iv. Building character and materials
 - v. Building elevations and shadow considerations
 - vi. Details, fixtures, and other elements that define the character of the site.
 - vii. Any exterior art features or other open space amenities included in the proposal.
- c) Provide scaled site plan indicating:
 - i. Building dimensions
 - ii. Setbacks
 - iii. Road and alley widths
 - iv. Sizes of public space
 - v. Public vs. private streets, walkways, and plazas
- d) If the project is to be phased, both a narrative of the phasing should be provided along with a site plan depicting the phasing. It is important that the periods of transition between the phasing be explicitly explained.
- 5) Schedule – Provide a design and preliminary construction schedule, including time for County Review and comment of plan submission.
- 6) Financials – information listed below, at your request and clearly marked, can be made confidential.
 - a) A pro forma financial analysis that demonstrates the feasibility of the proposed project. Please include a breakdown by project component showing the sources and uses of funds. This would include cost and revenue from parking, retail, office, apartments, and any other uses included in the project. Developer should be prepared to show rate of return on the project, as well as developer fees, if any, that are associated with the project.
 - b) An offer to purchase the site. Please present as an Alternate, the purchase price of each of the two (2) lots to the North of the building.
 - c) Outline the proposed financing structure, including anticipated sources of equity and debt, and clearly state any requested public financing or other support.
 - d) Outline the estimated tax benefit to the County. This may include tax base enhancement, the creation and/or retention of jobs, the provision of retail goods and services, an estimate of the taxable real estate value upon completion and annual real estate taxes.
- 7) Ownership and Management
 - a) Outline the contemplated ownership (short-term and long-term).
 - b) Identify any anticipated transfers.
 - c) Identify the management company that will manage the overall, long-term operations.

EVALUATION CRITERIA:

Selection criteria will be applied with the following numerical rating factors assigned: A total of 100 points maximum value for selection of said proposals.

- 1) Project Team (20 Points)
 - a) Team's approach to facilitate project coordination and delivery.
 - b) Project management and availability - experience and availability of staff for the proposed project; their professional reputation, integrity, and competence; and their experience with similar projects.
 - c) Present and projected workloads.
 - d) Capability to perform all or most aspects of the project, especially if branch of home office.
 - e) Quality of projects previously undertaken and capability to complete projects without having major cost escalations or overruns.
- 2) Conceptual Design (20 Points)
 - a) Overall quality of proposal - degree to which preliminary development concept and site design meets the development objectives.
 - b) Market targeted (housing type, retail, office, parking, etc.).
 - c) Responsiveness to Community Vision goals and objectives.
 - d) Degree of familiarity with and proximity to the geographic location of the project.
 - e) Capability to incorporate and blend aesthetic and architectural concepts with the project design while meeting the relevant market needs.
- 3) Project Financing, Market Analysis, and Ownership (30 Points)
 - a) Demonstrated market viability and long-term commitment to the project.
 - b) Demonstrated financial ability to complete the project through the pro forma.
 - c) Purchase price and ability to pay on timeline committed.
- 4) Timeline and schedule (30 Points)
 - a) Intention to move through the design/planning/review/construction process without delay.
 - b) Demonstration of Team's ability to maintain schedules or meet deadlines.
 - c) Consideration of impact to Downtown Roundup business and residential community through construction schedule.

FINAL SELECTION AND NEGOTIATION:

Final selection of the development team will occur by the **middle of November 2026**, following the review of the proposals and interviews. Unsuccessful offerors will be notified as soon as possible. Upon selection of the best final proposal, the County will negotiate final business and performance terms with the selected development team. The commencement of negotiations does not commit the County to accept any or all terms of the proposal, and negotiations may be terminated by the County at any time, in which case the County reserves the right to enter into negotiations with any other party.

These negotiations may result in minor or major changes to the proposal, including both the business terms and the project. Successful negotiations will result in an award recommendation. Agreements addressing business terms, performance benchmarks, and legal recommendations will be entered into between the parties. The County reserves the right to reject, in whole or in part, any or all proposals. If deemed appropriate to achieve the goals for the development of the Site, the County reserves the right to make no selection and re-issue an RFQ-P. The terms and conditions of any development agreement and any other contracts or agreements resulting from this RFQ-P process are subject to approval by the City of Roundup.

NO COMMITMENT:

This RFQ-P does not commit the County to award a contract or to pay any costs incurred in the preparations or submission of proposals, or costs incurred in making necessary studies for the preparation thereof or to procure or contract for services or supplies. The County reserves the right to reject any or all proposals received in response to this RFQ-P and to negotiate with any vendors or other firms in any manner deemed to be in the best interest of the County.

This invitation to submit contains no contractual proposal of any kind; any proposal submitted will be regarded as a proposal by the vendor and not as an acceptance by the vendor of any proposal by the County. No contractual relationship will exist except pursuant to a written contract document signed by the authorized procurement official of the County and by the successful vendor(s) chosen by the County.

WITHDRAWALS AND MODIFICATIONS:

Proposals may be modified or withdraw in writing, prior to the proposal closing date and time specified therein. Proposals may not be modified or withdrawn after that time.

RESOURCES

The following resources can be accessed through the link below. If you have any difficulties accessing and downloading the data OR would like to receive this link electronically, please contact Theresa Doumitt at 406.323.3793.

Musselshell County - Wier Building Project Resources

<https://1drv.ms/f/c/be4fe4dbda3105e4/Eks3TVqCpNtEmODRW9VH4m0BjdMBCUnmvyP4ndp34cYVFQ?e=0jMf6a>

1. KSU-TAB Market Analysis – January 2025
2. KSU-TAB Renderings – January 2025
3. County Scope of Work Completion Statement – June 2026
4. County Before and After Pictures – March 2026
5. Brownfields Assessment – Phase I Environmental Site Assessment – April 2024
6. Brownfields Cleanup Planning and Cost Estimate – July 2024
7. **Brownfields Cleanup FULL SPEC_2025 – April 2025**
8. Structural Report from Structural Engineering Design – May 2024
9. Roundup Downtown Master Plan – 2018
10. Roundup Community Needs Assessment – 2023
11. C-PACE Program Information – 2 files
12. Musselshell County Community Development Block Loan Program – Program is in the process of being re-established, so request contact information from Wier Building Project Manager, Theresa Doumitt. 406.323.3793
13. City of Roundup Tax Increment Finance (TIF) District Program – Program is in the process of being established, so request contact information from Wier Building Project Manager, Theresa Doumitt. 406.323.3793
14. Zoning Information – The Wier Building is within the Central Business District (mixed use as defined in Sec. 28-238 of the Roundup City Code found at:
https://library.municode.com/mt/roundup/codes/code_of_ordinances?nodeId=CD_OR_D_CH28ZO_ARTIXCBCEBUDI_S28-237PEUS) as well as in linked folder above.

ADDITIONAL INFORMATION PROVIDE FROM KSU-TAB: The KSU-TAB team has witnessed the following multi-purpose facilities be successful and the County offers these as examples.

1. The Farm and Odd Fellows in Minneapolis, KS - <https://www.thefarmminneapolis.com/>. The lower level offers games (10-person foosball, shuffleboard, pool, and so much more), the middle level is a coffee shop, and the upper level is a brewery and restaurant. Minneapolis, KS has a population of about 1,900 and the closest larger town (population about 45,000) is located about 25 miles away.
2. Smiley Building in Durango, CO - <https://smileybuilding.com/>. It has long-term office space, short-term rental office space (& micro-offices), residential units, a café, maker spaces, art studios, and more.
3. FlyteCo Tower in Denver, CO - <https://flytecotower.com/>. FlyteCo® Tower is a brewery, bar, restaurant, and entertainment venue.

**QUESTIONS AND ANSWERS FROM JULY 13, 2026
VIRTUAL INFORMATION MEETING**

Question 1: Is Musselshell County's Community Development Block Loan Program for housing or for infrastructure?

Answer 1: Musselshell County's Community Development Block Loan Program is actually a revolving loan program for economic development. The total funding in the program is about \$125,000 and the County is currently reworking the program guidelines. For more information, please contact the Wier Building Project Manager, Theresa Doumitt at 406.323.3793.

Question 2: Since the external building envelope is already secure and there is some mitigation that still needs completed, is the County okay with the renovation timeline going into early next year?

Answer 2: The County is okay with the renovations extending into next year (2027).

Question 3: Regarding abatement of the remaining lead-based and lead containing paint and asbestos in the building, where is it and will a formal cleanup phase be required?

Answer 3: The remaining asbestos is located on the 2nd floor in the window glaze of the Main Street facing windows. Upon consulting the County's hazardous materials expert, **the answer given during the information call was INCORRECT regarding who is required to abate the remaining hazardous material. Developers have to follow federal and state regulations for abatement. PLEASE call Roger Herman, Tetra Tech's Asbestos, Lead & IH Services Manager, at 406.670.0638 for details about the location of the remaining hazardous materials and cleanup guidelines.**

Question 4: Is the County open to receiving different concept options for the use of the building with the cost of each defined?

Answer 4: Yes, the County is open to reviewing any and all concept options. The County prefers mixed-use development that meets the community's greatest needs of providing affordable workforce housing and retail/commercial spaces; however, other creative uses will be considered based on merit. The County will give preference to and prioritize proposals that met the community's greatest needs.

LEGAL NOTICE:

**MUSSELSHELL COUNTY WIER BUILDING PROJECT
REQUEST FOR QUALIFICATIONS – PROPOSALS**

Musselshell County is soliciting requests for proposals and qualifications to be used in the selection of a developer for the Wier Building Revitalization Project located at:

215 Main Street, Roundup, MT, 59072 (Roundup Original Townsite, S13, T08 N, R25 E, Lots 8, 9, 10, 11 and the South 18.5 feet of Lot 7, Block 17)

and, as an alternate, the proposed development of the two (2) lots located at:

229 Main Street, Roundup, MT, 59072 (Roundup Original Townsite, S13, T08 N, R25 E, BLOCK 17, Lot 6, & N 6 1/2 FT LOT 7) AND 231 Main Street, Roundup, MT, 59072 (Roundup Original Townsite, S13, T08 N, R25 E, BLOCK 17, Lot 5)

The purpose of this invitation for proposals and qualifications is to offer the above-described properties for private development, use, and ownership. This RFQ-P is a request for a development plan for the properties located at 215 Main Street, Roundup, MT, 59072; 229 Main Street, Roundup, MT, 59072; and 231 Main Street, Roundup, MT, 59072. The level of design and operation of the project must be commensurate with high-quality, historic architecture. Respondents must show demonstrated successes in redevelopment and renovation, and other large-scale developments.

Please contact Theresa Doumitt at 406.323.3793 to request the detailed RFQ-P packet with information related to the property, improvements, and the RFQ-P requirements. Please send all RFQ-P's to Musselshell County, Clerk & Records Office, 506 Main Street, Roundup, MT, 59072 by end of day September 1, 2026.

Published the weeks of June 29, 2026 and July 6, 2026 in the Roundup Record Tribune and the Yellowstone County News.