



**CITY OF O'FALLON, MISSOURI
PURCHASING DEPARTMENT**
100 North Main Street
O'Fallon, MO 63366
T: (636) 379-5527

RFP NUMBER:	26-012	RFP ISSUE DATE:	01/23/2026
RFP DESCRIPTION:	REAL ESTATE BROKERAGE SERVICES		
RFP OPENING DATE:	02/19/2026	RFP OPENING TIME:	12:00 P.M. CST

February 12, 2026

ADDENDUM #3

The purpose of this addendum is to address any questions received on or before February 10, 2026, at 12:00PM CST. The time period for questions is closed.

Questions:

1. Can you provide a copy of any floor plans and surveys that you have?

Answer: See attachments below.

2. What knowledge do you have about the existing electrical services?

Answer: There are 4 services/meters for the various buildings. There are three with 220 single-phase electric and one with 3-phase electric going into the old streets garage.

Reminder:

The due date and time remain the same for this project. This is to remind all bidders that sealed proposals for **RFP #26-012 Real Estate Brokerage Services** must be submitted by 12:00 P.M. CST, February 19, 2026, to:

Christine Grabin, Purchasing Agent
City of O'Fallon, Missouri
100 North Main Street
O'Fallon, Missouri 63366

Addendum information will be available over the Internet at www.ofallonmo.gov Adobe Acrobat® Reader may be required to view this document. We strongly suggest that you check for any addenda a minimum forty-eight hours (48) in advance of the bid deadline. Due to revisions, the bidders must acknowledge the Addendum(s) on the bid form.

Attachments: Survey
Floor Plan
Parcel Consolidation

END OF ADDENDUM #3

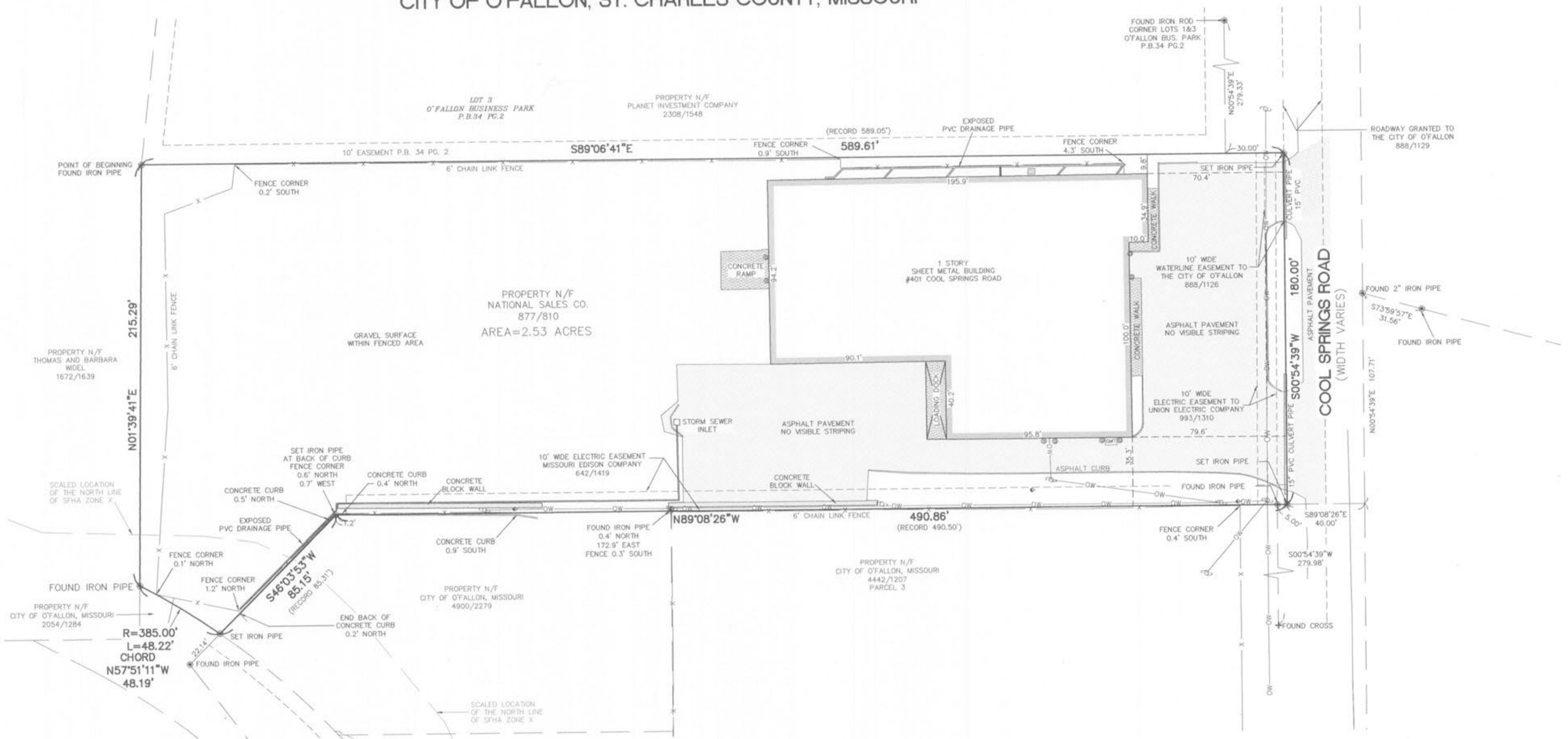
SCALE : 1" = 30'
0' 15' 30' 30'



ALTA/ACSM LAND TITLE SURVEY
A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF
FRACTIONAL SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LEGEND

	FIRE HYDRANT
	WATER VALVE
	WATER METER VAULT
	IRRIGATION CONTROL VALVE
	GAS VALVE
	GAS METER
	LIGHT STANDARD
	CLEAN OUT
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER INLET
	PIPE BOLLARD
	SIGN
	BUSH
	TREE
	UTILITY POLE
	OVERHEAD UTILITY WIRES
	GUY WIRE



LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF "O'FALLON BUSINESS PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 2 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 AND THE EASTERLY PROLONGATION THEREOF, SOUTH 89 DEGREES 00 MINUTES 53 SECONDS EAST, 589.61 FEET TO THE NORTH LINE OF COOL SPRINGS ROAD, 40 FEET wide; THENCE ALONG THE NORTH LINE SAID COOL SPRINGS ROAD, SOUTH 00 DEGREES 54 MINUTES 39 SECONDS WEST 180.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE OF COOL SPRINGS ROAD AND ALONG THE NORTH LINE OF PROPERTIES CONVEYED TO THE CITY OF O'FALLON ACCORDING TO THE DEEDS RECORDED IN BOOK 4442, PAGE 1207 AND BOOK 4900, PAGE 1279 OF SAID RECORDS, WITH THE DEEDS OF DECEMBER 20, 2000, SECONDS 385.00 FEET AND A CHORD BARS 00 DEGREES 57 MINUTES 53 SECONDS WEST, 48.22 FEET, A LEAD DISTANCE OF 48.22 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO WDEL ACCORDING TO THE DEED RECORDED IN BOOK 1672, PAGE 1639 OF SAID RECORDS; THENCE ALONG SAID EAST LINE OF PROPERTY CONVEYED TO WDEL, NORTH 01 DEGREES 39 MINUTES 41 SECONDS EAST 215.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES.

BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983. THIS DESCRIPTION IS INTENDED TO DESCRIBE THE SAME TRACT RECORDED IN BOOK 877, PAGE 810 OF THE ST. CHARLES COUNTY RECORDS.

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.
2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF NATIONAL SALES CO. ACCORDING TO THE DEED RECORDED IN BOOK 877, PAGE 810 OF THE ST. CHARLES COUNTY RECORDS.
3. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 201830241E, WITH AN EFFECTIVE DATE OF AUGUST 2, 1996, PART OF THIS PROPERTY LIES WITHIN SFHA ZONE X.
5. EASEMENT RECORDED IN BOOK 1001, PAGE 201 DOES NOT AFFECT PROPERTY.
6. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY ASSURED TITLE COMPANY, FILE NO. 823100, WITH AN EFFECTIVE DATE OF DECEMBER 15, 2010. THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B- SECTION 2 OF THE ABOVE MENTIONED TITLE COMMITMENT.
7. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, WHICH ARE NOT APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
8. THIS SURVEY IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI LAND SURVEYING ACT, AS AMENDED, AND THE PROFESSIONAL LAND SURVEYOR'S CODE OF ETHICS.
9. THIS SURVEY IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI LAND SURVEYING ACT, AS AMENDED, AND THE PROFESSIONAL LAND SURVEYOR'S CODE OF ETHICS.

10. THIS SURVEY IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI LAND SURVEYING ACT, AS AMENDED, AND THE PROFESSIONAL LAND SURVEYOR'S CODE OF ETHICS.
11. EASEMENT GRANTED UNION ELECTRIC COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 993 PAGE 1310. LOCATED AS SHOWN.

12. WATERLINE EASEMENT GRANTED CITY OF O'FALLON ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 888 PAGE 1123. THIS IS NOT AN EASEMENT, DEDICATES WATERLINE LOCATED WITHIN EASEMENT RECORDED IN BOOK 888 PAGE 1126.
13. WATERLINE EASEMENT GRANTED CITY OF O'FALLON ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 888 PAGE 1126, LOCATED AS SHOWN.
14. ROADWAY GRANTED CITY OF O'FALLON ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 888 PAGE 1129. DOES NOT AFFECT PROPERTY.
15. ELECTRIC LINE EASEMENT GRANTED MISSOURI EDISON CO ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 642 PAGE 1419. LOCATED AS SHOWN.
16. ELECTRIC LINE EASEMENT GRANTED MISSOURI EDISON COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 614 PAGE 618. DOES NOT AFFECT PROPERTY.
17. COMMISSIONERS REPORT GRANTED STATE OF MISSOURI ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 412 PAGE 457. DOES NOT AFFECT PROPERTY.

ALTA/ACSM CERTIFICATION
TO: CITY OF O'FALLON, MISSOURI AND ASSURED TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPE IN 2005, AND INCLUDES ITEMS 1, 3, 4, 6, 7A, 8, 9, 11A AND 13 OF TABLE 1 THEREIN, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPE, AND THE EFFECTIVE ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



PREPARED FOR: CITY OF O'FALLON, MISSOURI 100 NORTH MAIN STREET O'FALLON, MO. 63366	DATE: 12/09/10 SCALE: 1"=30' PROJECT NO: 10-775 FILE NAME: 10-775.DWG	ALTA/ACSM LAND TITLE SURVEY
REV-1: 01/09/11 TITLE COMMITMENT	REV-2: 01/11/11-COMMIT TO ALTA	
REV-3:		
REV-4:		

FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710



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February 6, 2026

ADDENDUM #2

The purpose of this addendum is to publish the sign-in sheet for the optional tour that was held on February 5, 2026, at 10:00 A.M. at 401 South Cool Springs Road, O'Fallon, MO 63366.

All questions must be submitted in writing to Christine Grabin, Purchasing Agent, no later than 12:00 P.M. CST on February 10, 2026, via email cgrabin@ofallonmo.gov. The City will only respond, via addendum, by 12:00 P.M. CST on February 13, 2026, to questions from Respondents. Answers to questions will only be distributed via addendum and posted on our website <http://www.ofallonmo.gov> under Bid Opportunities.

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Attachments: Tour Sign-In Sheet

END OF ADDENDUM #2

Bid #: 26-012

Project Name: RFP Real Estate Brokerage Services

Department: Public Works

Date: 02/05/2026

Time: 10:00A A.M. CST

Type of Meeting:

Mandatory

Optional

Location of Meeting: 401 South Cool Springs Road, O'Fallon, MO



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January 29, 2026

ADDENDUM #1

The purpose of this addendum is to notify all potential proposers of an optional on-site tour of properties. The tour will begin at 401 South Cool Springs Road, O'Fallon, MO 63366 at 10:00 A.M. CST on February 5, 2026. The tour will be hosted by the Director of Public Works, Stephen L. Bender, P.E. Please ask for him when you arrive. All questions must be submitted in writing to Christine Grabin, Purchasing Agent, no later than 12:00 P.M. CST on February 10, 2026, via email cgrabin@ofallonmo.gov. The City will only respond, via addendum, by 12:00 P.M. CST on February 13, 2026, to questions from Respondents. Answers to questions will only be distributed via addendum and posted on our website <http://www.ofallonmo.gov> under Bid Opportunities.

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END OF ADDENDUM #1