



Tribal Land Acquisition Grant Program - FY 25

Bid #: BD-25-1042-ENV-ENV01-107667

## I. Grant Opportunity Summary:

**A. PROPOSALS SOUGHT FOR:** Financial assistance to Massachusetts tribal governments to acquire land (in fee) or a Conservation Restriction (“CR”) to support restoration of tribal relationships to their ancestral land and to qualified non-profits and other eligible Applicants collaborating with a Massachusetts tribal government to acquire a Conservation Restriction over land being acquired in fee by the tribal government or to facilitate the conveyance of land to a Massachusetts tribal government subject to a perpetual charitable trust obligation to maintain the land in a natural, scenic, or open condition for conservation purposes. Acquired lands must be retained predominantly in their natural, scenic or open condition or in agricultural, farming or forest use in perpetuity. Restoration in this context is intended to recognize the relationship between tribes and the land and to facilitate the renewal and revitalization of cultural lifeways.

Applicants may choose to package several adjacent landholdings into one proposal and may submit multiple proposals to address potential acquisitions that are not adjacent. However, applicants are not guaranteed a grant and EEA reserves the right to award only one grant per applicant should demand exceed available funding.

**B. OVERVIEW AND GOALS:** The Executive Office of Energy and Environmental Affairs (“EEA”) protects, conserves, and restores the natural resources of the Commonwealth. The FY 2025 Tribal Land Acquisition Grant Program fulfills this mission by providing funding to assist tribal governments and collaborating organizations in acquiring interests in land. The Tribal Land Acquisition Grant Program is a component of the Healey-Driscoll Administration’s goals of advancing Environmental Justice, conserving natural resources and open space, and addressing climate change. This is a reimbursement program.

### C. ELIGIBLE PROJECTS:

- 1) Purchase of land in fee and associated transaction/due diligence costs by an eligible Applicant.
- 2) Purchase of a perpetual CR and associated transaction/due diligence costs by an eligible Applicant.
- 3) Transaction/due diligence costs for the donation of land or a CR to an eligible Applicant.

**D. ELIGIBLE APPLICANTS:** This BID is open to Massachusetts tribal governments and to qualified 501(c)(3) organizations that have been formed for conservation purposes consistent with Section 4 of Chapter 180 of the General Laws, municipalities, and other entities eligible to hold a CR who document that they are working in collaboration with a Massachusetts tribal government to 1) acquire a CR over a parcel of land that is being acquired in fee by the tribal government; or 2) facilitate conveyance of land to the tribal government subject to a perpetual, legally enforceable charitable trust obligation to maintain the land in a natural, scenic, or open condition for conservation purposes.

**E. APPLICATION DEADLINE:** November 8, 2024, at 4pm.

**F. FUNDING AVAILABILITY:** The maximum grant award for the purchase of land or a CR is \$750,000, including acquisition and due diligence costs. In instances where a fee interest is being acquired by an eligible Applicant and a CR over the same land by a different party collaborating with that eligible Applicant each party may be granted up to \$750,000, including due diligence costs. The maximum award for due diligence costs related to a gift of land or CR is \$50,000. Exceptions may be made at the Secretary’s discretion. There is no guarantee that monies will be awarded.

**G. REIMBURSEMENT REQUIREMENTS:** This is a reimbursement program. Approved expenditures must not be made until after a selected applicant has an executed contract with the Commonwealth. However, reimbursement for due diligence costs may be requested once incurred and need not wait until the property has been acquired. See further detail in Section 2F “Budget Requirements”.

**H. TOTAL ANTICIPATED DURATION OF CONTRACT(S):** Contracts issued pursuant to this BID must expend all eligible project costs on or before June 30, 2026, to be eligible for reimbursement. See further detail on anticipated duration of contract(s) in Section 2.H.

**I. REGULATIONS, STATUTES, OR AUTHORIZATION GOVERNING THIS GRANT PROGRAM:** Subject to 815 CMR 2.00, this grant program provides funding to assist Applicants in acquiring property interests for conservation, as authorized in Chapter 286 of the Acts of 2014, Chapter 209 of the Acts of 2018, Chapter 102, Section 2A of the Acts of 2021 (An Act Relative to Immediate Covid-19 Recovery Needs), and Chapter 140 of the Acts of 2024.

**J. CONTACT INFORMATION:**

Darya Mattes  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street – 10th Floor  
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617-721-4864  
[Darya.mattes@mass.gov](mailto:Darya.mattes@mass.gov)

## 2. PERFORMANCE AND CONTRACT SPECIFICATIONS

**A. ELIGIBLE APPLICANTS:**

This BID is open to Massachusetts tribal governments and to qualified 501(c)(3) organizations that have been formed for conservation purposes consistent with Section 4 of Chapter 180 of the General Laws, municipalities, and other entities eligible to hold a CR who document that they are working in collaboration with a Massachusetts tribal government to: 1) acquire a CR over a parcel of land that is being acquired in fee by the tribal government; or 2) facilitate conveyance of land to the tribal government subject to a perpetual, legally enforceable charitable trust obligation to maintain the land in a natural, scenic, or open condition for conservation purposes.

**B. ELIGIBLE PROJECT(S)/SCOPE(S) OF WORK:**

EEA seeks to further the conservation of land that assists in the restoration of tribes to their ancestral land in accordance with the state’s Environmental Justice strategy. Eligible projects include:

1) *Purchase of land*

Eligible Applicants (Massachusetts tribal governments or entities collaborating with a Massachusetts tribal government to acquire and convey land to that tribal government subject to a perpetual charitable trust obligation) may request grant funding for reimbursement of acquisition and eligible due diligence costs associated with the purchase of the fee interest in land to be held by a Massachusetts tribal government. Land to be acquired in fee may already be encumbered by an Agricultural Preservation, Conservation, Historic, or Watershed Protection Restriction. Eligibility for funding is limited to costs associated with the

purchase of land to be held for conservation purposes in perpetuity, as further described in Section 2.I.

*2) Purchase of a Conservation Restriction (CR).*

Eligible Applicants (Massachusetts tribal government or an entity acquiring a CR over land that a collaborating Massachusetts tribal government is acquiring in fee) may request grant funding for reimbursement of acquisition and eligible due diligence costs associated with the conveyance of a perpetual CR as defined in G.L. c. 184, § 31. Conversion of a term-limited CR to a permanent CR is eligible.

*3) Due diligence costs for gifts of land or a CR to an eligible Applicant*

Any eligible Applicant may request grant funding for reimbursement of eligible due diligence costs associated with a land or CR gift to a Massachusetts tribal government.

Land that is already permanently protected through Article 97 (e.g., was purchased by a public entity with EEA grant funding or municipal funding for open space protection) or is already held in fee by a land trust, is not eligible for funding. However, land purchased by a non-profit organization no earlier than two years prior to the posting date of this bid document with the sole intention of pre-purchasing the land until the Applicant receives a potential Tribal Land Acquisition grant or at the explicit written request of the applicant with the sole intent to transfer the land to the applicant may be eligible for funding. Any exercise of this exemption is at the risk of the non-profit organization and the Applicant. EEA does not guarantee funding as a result of this exemption.

**NOTE: Preservation of Agricultural Land:** Executive Order 193 discourages the irreversible conversion of the Commonwealth's productive agricultural land base. State grants shall not be used to encourage the irreversible conversion of agricultural land to other uses when feasible alternatives are available. In the event that all feasible alternatives have been explored, and the conversion of suitable agricultural lands to non-agricultural use, such as habitat, remains the only feasible alternative to protection of open space, a mitigation plan must be developed to be eligible for reimbursement under a state grant. Projects that would convert any prime agricultural lands should consult with the Department of Agricultural Resources at (617) 626-1700 prior to applying.

**C. APPRAISAL REQUIREMENTS:**

Funded projects will require an appropriate appraisal that is consistent with EEA's [Appraisal Standards](#). At a minimum, at the point of application proposals to acquire any property must be accompanied by an opinion of value, market analysis, or other credible attestation as to the value of the property by an accredited professional. If not provided at the time of application, successful proponents will need to provide the appropriate type of valuation or appraisal listed below prior to the execution of a grant contract. Valuations must be dated no earlier than one year prior to the application submission deadline.

A. *Parcels with an estimated total project cost equal to or greater than \$350,000:*

One full narrative appraisal by a real estate appraiser certified or licensed pursuant to G.L. c. 112.

B. *Parcels with an estimated total project cost less than \$350,000:*

One narrative appraisal by a real estate appraiser licensed pursuant to G.L. c. 112 OR one contracted market analysis by an appropriate party licensed pursuant to G.L. c. 112 OR one contracted opinion of value, completed by an appropriate party licensed pursuant to G.L. c. 112.

**NOTE: The Applicant or a project partner of the Applicant must be the client for the appraisal, market analysis, or opinion of value. The owner of the property cannot be the client and cannot donate money to cover the cost.**

Applications for projects that involve the donation of land or a CR to the Applicant **DO NOT** require an appraisal, market analysis, or opinion of value.

## **D. EVALUATION CRITERIA:**

Each application will be scored based on the degree to which it is consistent with the criteria below.

### **1. Organizational Characteristics (up to 15 points)**

Massachusetts tribal governments or other eligible Applicants with:

- Capacity to successfully complete a purchase or gift of conservation land or to steward acquired land in a manner consistent with the purposes of this grant program; and
- A clear, written expression of the Applicant's (and the tribal government's, if different from the Applicant) intended relationship with and to the land and a commitment to maintain the land in perpetuity for conservation, consistent with the purposes of this grant program as described in Section 1A.

### **2. Land Acquisition Restores the Tribe to its Ancestral Homelands (up to 15 points)**

The proposed land acquisition demonstrably advances restoration of the tribal government to its ancestral homelands, has cultural and/or historical significance to the tribal government, and can help revitalize Tribal traditions through access or connections to the land.

### **3. Biodiversity and Natural Resource Protection (up to 12 points)**

The acquisition by virtue of its size, location, and other characteristics will protect or enhance natural resources and biodiversity.

### **4. Climate Resilience (up to 12 points)**

The land that is proposed for conservation promotes resilience to climate hazards including flooding, erosion and extreme heat, builds social resilience for the tribal government's citizens and surrounding area to be able to better adapt to the impacts of climate change, or enhances resilience of ecosystems or wildlife to the impacts of climate change.

### **5. Stewardship Planning (up to 15 points)**

A clear, written expression of the Applicant's intended management of the land or CR into the future including stewardship practices and the relationship between the tribal government, its citizens and the environment.

### **6. Overall Project Quality and Importance (up to 15 points)**

Overall quality and importance of the proposed project considering the combination of criteria described above.

### **7. Financial Contribution (up to 10 points)**

No match is required. Those providing one will earn points toward the selection of their funding proposal.

- i. 0-25% of requested grant – 4 points
- ii. 26-50% of requested grant – 6 points
- iii. 51-99% of requested grant – 8 points
- iv. 100% or greater of requested grant – 10 points

### **8. Letters of Support (up to 6 points)**

Letters of support from tribal governments, other government entities, community members and other supporters of the project.

## **E. FUNDING AVAILABILITY, BUDGETING GUIDELINES & ALLOWABLE EXPENDITURES:**

- Reimbursement rate: Up to 100% of the total eligible project cost
- Maximum award amount:
- 1) \$750,000 for purchase of land in fee or a CR and associated due diligence costs; or
  - 2) \$50,000 for due diligence costs for a gift of land or CR.

Applicants must submit, at a minimum, an opinion of value, market analysis, narrative appraisal, or other credible attestation as to the value of the property (see Section C, Appraisal Requirements, for additional detail), the estimated total eligible project cost, and the specific grant request as part of the application package.

The Tribal Land Acquisition Grant Program is a reimbursement program. Expenses incurred prior to the execution of a contract with the Commonwealth are not eligible for reimbursement. However, reimbursement for due diligence costs may be requested once incurred and need not wait until the property interest has been acquired. All approved project costs must be expended by the applicant on or before June 30, 2026, to be eligible for reimbursement. Project costs are subject to approval by EEA. Only eligible acquisition and due diligence costs approved by EEA and expended by the Applicant directly or by an entity pre-acquiring the property and transferring the property to a Massachusetts tribal government will be eligible for reimbursement following completion of the transfer to a Massachusetts tribal government. Applicants must provide documentation of their incurred costs when filing for reimbursement. For acquisitions, reimbursement will be calculated using the lesser of the final purchase price OR the appraised value.

- Eligible expense categories:**
- Title search
  - Acquisition (appraised value or negotiated price, whichever is less)
  - Other contractual services, such as consultants to negotiate transaction terms, facilitate due diligence, draft contracts and other documents associated with the project, and other services for the conservation transaction (include sufficient detail in project budget)
  - Baseline Documentation Report
  - Chapter 21E assessment
  - Survey
  - Legal fees associated with the acquisition
  - Recording fees

- Ineligible expense categories:**  
*Please note that this is not a complete list.*
- Application preparation or submission costs in response to BID
  - Staff salaries
  - Trail construction
  - Signage
  - Stewardship or monitoring endowments
  - Equipment or goods

All contracts shall be subject to available funding, whether through the appropriation and authorization of sufficient funds or the receipt of sufficient revenues. If available funding ceases for any reason, a contract shall be deemed under suspension and contract performance must halt. A contractor will not be entitled to compensation for any performance provided during the period of contract suspension. EEA may lift the suspension if available funding is received. In the absence of foreseeable available funding, EEA may terminate the contract.

**F. BUDGET REQUIREMENTS:**

The grant award will not exceed \$750,000 for the purchase of land and associated due diligence costs or a CR and associated due diligence costs or \$50,000 for due diligence costs associated with the gift of land or CR. The final reimbursement amount will be determined by the total amount spent, as documented by the Applicant. A perpetual CR or a deed to the tribal government containing language creating a perpetual, judicially enforceable charitable trust must be recorded for the land at the appropriate Registry of Deeds or Registry District of the Land Court before successful applicants acquiring land or a CR can be reimbursed for the acquisition.

### **G. PROJECT TERMS:**

Awarded projects will be required to abide by the Standard Commonwealth of Massachusetts Terms and Conditions. All final contracts are subject to successful negotiation of a Final Scope of Services. EEA does not guarantee that any contracts may result from this BID, or that any particular funding amount will be awarded. Awarded contracts will be reviewed during their course and, upon request by the Contractor, may be extended or otherwise amended at the sole discretion of EEA. Any extension granted will not necessarily change the monetary value of the contract.

Tribal governments must agree to a limited waiver of sovereign immunity for the purpose of enforcement of grant contract terms and other grant requirements and for the purpose of enforcement of the CR or charitable trust on lands to be acquired by the tribe.

### **H. Anticipated Duration of Contracts:**

Expected date of contract execution is about 30 days from the application deadline. All contracts will end on or before June 30, 2026. To be eligible for reimbursement, the land purchase and other reimbursable expenditures must be incurred on or before this date. Extension of the contract is at the sole discretion of EEA and is unlikely to occur.

**I. DELIVERABLES:** Land or a Conservation Restriction acquired with funding from the Tribal Land Acquisition Grant Program must be permanently protected in one of the following ways:

- A) The acquisition of land (fee interest) under this BID requires a Massachusetts tribal government to either:
- 1) Convey a perpetual CR under G.L. c. 184, §§ 31-33, to a qualified entity not affiliated with the tribal government, and with sufficient separation from the tribal government, to monitor and enforce the terms of a CR, such as a not-for-profit land trust, municipality, or state agency.

Or

- 2) Take title subject to a perpetual charitable trust creating a legal obligation, enforceable in Massachusetts courts, to maintain the land in perpetuity in a natural, scenic, or open condition for conservation purposes.

The CR or deed or other appropriate document creating a charitable trust obligation must be recorded at the appropriate Registry of Deeds with the deed for the land acquired/protected with the grant. A CR granted by a tribal government or a deed to a tribal government (or other document creating a charitable trust obligation applicable to a tribal government) must include language waiving sovereign immunity for the purposes of enforcement of the CR or charitable trust obligation, as appropriate.

- B) The acquisition of a Conservation Restriction under G.L. c. 184, §§ 31-33, by a tribal government requires that the CR be co-held by the tribal government and an entity eligible to hold a perpetual CR, such as a not-for-profit corporation, municipality, or state agency, and recorded at the appropriate Registry of Deeds with the deed for the land.

The acquisition of a CR by a qualified entity working in collaboration with a tribal government over a parcel of land that is being acquired in fee by the tribal government requires the recording of a CR under MGL Ch. 184 Section 31-33 at the appropriate Registry of Deeds with the deed for the land.

Any CR associated with an acquisition funded by the Tribal Land Acquisition Grant Program must be reviewed and approved by EEA's Division of Conservation Services ("DCS"), signed by the Secretary of Energy and Environmental Affairs, and recorded at the Registry of Deeds prior to requesting reimbursement. A model CR is available on the [DCS website](#) along with the CR review form. When prepared, the draft CR and CR review form

should be e-mailed to DCS for review prior to signature, using the contact information on the DCS website. Please allow adequate time for CR review and approval by the necessary parties.

Any deed or other document creating a perpetual, judicially enforceable charitable trust obligation for a tribal government to maintain land acquired with funding from the Tribal Land Acquisition Grant Program in a natural, scenic, or open condition for conservation purposes must be reviewed and approved by DCS, executed, and recorded or registered with the land court, as applicable. When prepared, the draft documents should be e-mailed to DCS for review prior to signature, using the contact information on the DCS website. Please allow adequate time for review and approval.

**J. REPORTING:**

No interim reports are required.

**K. INVOICING/REIMBURSEMENT:**

The Tribal Land Acquisition Grant Program is a reimbursement program. Award recipients must submit the following documentation when filing for reimbursement:

- Request for reimbursement outlining costs incurred and documenting expenses (e.g., invoices from contractors, cancelled checks from the Applicant, wire transfer statements, bank statements, or attested statement of Treasurer indicating the amount of payment and date paid).
- Copies of recorded documents (as applicable)
  - o CR
  - o Deed or other document creating a charitable trust obligation
- Copy of title certification (not title insurance)
- Copy of recent survey (recorded)
- GIS Data Entry Form (provided once contract has been executed)

### 3. INSTRUCTIONS FOR APPLICATION SUBMISSION

**A. APPLICATION SUBMISSION INSTRUCTIONS:**

Submit an electronic copy of the proposal via email to [darya.mattes@mass.gov](mailto:darya.mattes@mass.gov). Each proposal must clearly indicate that it is an application to the Tribal Land Acquisition Grant Program. Failure to provide applicable application content listed below may result in the disqualification of the Proposal. Proposals must be submitted on or before November 8, 2024 at 4:00 PM.

Project proposals must be no longer than eight written pages, plus maps, graphics, photos, and attachments, and include applicable application content listed below. Proposals should provide application content in a manner that addresses consistency with the evaluation criteria listed here and described in detail in Section 2D of this BID;

- Organizational Characteristics
- Land Acquisition Restores the Tribe to its Ancestral Homelands
- Biodiversity and Natural Resource Protection
- Climate Resilience
- Stewardship Planning
- Overall Project Quality and Importance
- Financial Contribution
- Letters of Support

### Application Content:

- Applicant information including the applicant name and address; the name, title, email, and phone number of a designated point of contact; and documentation of approval to submit the application and committing to any optional matching funding from the appropriate governing body.
- Project information including a project title, street address, and type & amount of grant funding requested (i.e., fee or CR purchase, due diligence costs, or a combination thereof);
- A brief description or “executive summary” of the grant proposal.
- Characteristics of the land to be protected including the property interest to be acquired or donated, the acreage, existence of other conserved land in the vicinity, the natural characteristics and ecological value of the property (e.g., occurrence of wetlands, presence of BioMap designated habitat types such as Critical Natural Landscape or Forest Core); location in or near an area with an EJ population; and presence of historical or cultural resources, particularly those of significance to the tribal government.
- Description of the legal mechanism whereby the land will be permanently protected.
- Maps: a USGS topographic map with the parcel(s) associated with the grant proposal clearly identified is required with all proposals. Applicants are strongly encouraged to include other maps, graphics, and images that are responsive to the review criteria and the required application elements.
- Characterization of the climate resiliency benefits of the proposed acquisition including the land’s climate resiliency score as defined by The Nature Conservancy’s [Resilient Mapping Tool](#).
- Information on the Applicant relevant to the review criteria such land conservation and stewardship capabilities; a copy of any relevant formal resolution or other writing adopted by the legislative or executive of the tribal government regarding the tribal government’s intentions for land conservation and/or stewardship; any laws, regulations, bylaws, plans, guidelines, or policies governing land acquisition and/or stewardship by the tribal government; and information on resources and intentions for post-acquisition land management including budget for land stewardship and responsible personnel and intended relationship with and to the land.
- Information on the Applicant’s intended management of the land or CR into the future including stewardship practices and the relationship between the tribal government, its citizens and the environment.
- Parcel/Property interest to be acquired including owner, location (street address, map/parcel), presence of buildings or any other development, encroachments, and any encumbrances including mortgages, liens, and easements.
- Appraisal – brief summary (appraised value of the property interest, party doing the appraisal, type, and date) and the appraisal itself as an attachment (at the time of application an opinion of value, market analysis, or other credible attestation as to the value of the property will suffice, but if a full narrative appraisal is required it must be provided before a contract will be signed by EEA – see Section 2C above).
- Budget summary detailing requested grant funds intended for land acquisition and for specific due diligence costs, including a breakdown of the requested grant funds by state fiscal year (FY25 and FY26).
- An anticipated timeline for completion of proposed due diligence activities as well as the projected closing date for any property interests to be acquired.
- Documentation of eligibility as Massachusetts tribal government, such as documents establishing presence within Massachusetts, tribal governance documents, documents demonstrating tribal status, or other relevant documents showing eligibility.
- If applicable, a commitment letter from an entity to which a CR will be conveyed or that will work with the Applicant to create a charitable trust obligation.
- If applicable, a letter of commitment from any collaborating organization or tribal government.
- Letters of support, if any.

**Public records:** Please note that all responses and information submitted in response to this BID are subject to the Massachusetts Public Records Law, G.L. c. 66, § 10, and to G.L. c. 4, §§ 7 & 26. Any statements in submitted responses that are inconsistent with these statutes, including marking of information as confidential, shall be disregarded. Please do not submit any information that the Applicant may not wish to disclose publicly, such as home addresses or personal telephone numbers, social security numbers, or other similar information.

**B. DOCUMENTATION REQUIRED IF SELECTED TO RECEIVE FUNDING:**

If selected, the following forms will be required to execute a contract. Applicants are encouraged to review these forms prior to submission of a BID.

- [Commonwealth Terms and Conditions](#)
- [Commonwealth W-9 Request](#) for Taxpayer Identification Number and Certification
- [Contractor Authorized Signature Verification Form](#)
- [Authorization for Electronic Funds Payment](#)

**C. EVALUATION PROCESS:**

A grant application review team composed of EEA staff will evaluate all applications and draft recommendations. subject to review and final approval by the Secretary of EEA.

**4. Deadlines and Procurement Calendar**

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| <b>A. RELEASE OF BID:</b>                | September 27, 2024  |
| <b>B. INFORMATION SESSIONS:</b>          | October 7, 2024, 12:30 pm, <b>in person</b><br>(attendance at this session highly preferred)  |
|  | DFW Headquarters<br>1 Rabbit Hill Road<br>Westborough, MA 01581   |
|  | October 9, 2024, 3:00 pm, <b>remote</b>   |
|  | To register click on the link below:<br><br><a href="https://zoom.us/meeting/register/tj0lfu-rrjMrHdKaUWCWQ3cl9kOWI19i2bcO">https://zoom.us/meeting/register/tj0lfu-rrjMrHdKaUWCWQ3cl9kOWI19i2bcO</a> |
| <b>C. APPLICATION DUE DATE:</b>          | November 8, 2024 at 4pm   |
| <b>D. ESTIMATED AWARD DATE:</b>          | November 29, 2024   |
| <b>E. ESTIMATED CONTRACT START DATE:</b> | December 13, 2024   |

**5. MISCELLANEOUS**

- A. TYPE OF PROCUREMENT:** Grant
- B. USE OF THIS PROCUREMENT BY SINGLE OR MULTIPLE DEPARTMENTS:** This BID is single department procurement. All contracts awarded under this BID will be utilized solely by EEA.
- C. REQUEST FOR SINGLE OR MULTIPLE CONTRACTORS:** This BID may result in multiple contracts.

**D. BID DISTRIBUTION METHOD:** This BID has been distributed electronically using the Commbuys system. It is the responsibility of every Applicant to check Commbuys for any addenda or modifications to a BID to which they intend to respond. The Commonwealth of Massachusetts and its subdivisions accept no liability and will provide no accommodations to Applicants who fail to check for amended BIDs and submit inadequate or incorrect responses. Potential Applicants are advised to check the “last change” field on the summary page of BIDs for which they intend to submit a response to ensure they have the most recent BID files.