



Purchasing Division

ADDENDUM NO. 1

DATE: March 2, 2020
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Contract for Professional Right of Way Acquisition Services RFP-4760-20-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. The proposed fee is described in Section 4.10 (Page 19) and Section 5.0, E. (page 21) of the Request for Proposal (RFP). Is the RFP requesting a general fee sheet of hourly rates of consultant and subconsultant personnel, and/or flat rate fees for certain categories of services, if applicable, mileage reimbursement as cost per mile, copies as cost per copy, etc., with the understanding that the selected consultant will later prepare specific cost proposals for each assignment using the hourly rates and costs stated in the general rate sheet? Or, is the RFP requesting a proposed total fee for all of the right of way services for all of the projects identified in the table on page 12 of the RFP?

A. Yes, the RFP is requesting a general fee sheet of hourly rates of consultant and subconsultant personnel, and/or flat rate fees for certain categories of services, if applicable, mileage reimbursement as cost per mile, copies as cost per copy, etc., with the understanding that the selected consultant will later prepare specific cost proposals for each assignment using the hourly rates and costs stated in the general rate sheet.

2. Q. Will the City, or a professional land survey consultant firm retained by the City, prepare all right of way plans and legal descriptions for all right of way parcels to be acquired? If the answer to this question is yes, is it reasonable to assume that the RFP is NOT asking for proposers to provide any services associated with the preparation of right of way plans and legal descriptions for the right of way parcels to be acquired?

A. The City, or a professional land survey consultant firm retained by the City, will prepare all right of way plans and legal descriptions for all right of way parcels to be acquired. The proposers are not to provide any services associated with the preparation of right of way plans and legal descriptions.

3. Q. Section 4.2.3 of the RFP indicates that proposers should include a title company that can provide title commitments, vesting deeds and other title information, as requested, and closing services, including issuance of title insurance policies. Is this correct?

A. Correct.

4. Q. As to title services, will the selected consultant be requested to provide title commitments, vesting deeds and other title information for some of the acquisition parcels and it will NOT be requested to provide title commitments, vesting deeds and other title information for the other

acquisition parcels (with such title being provided by the City, or another consultant, e.g. the professional land surveying firm that prepares the right of way plans and legal descriptions?)? If the answer is yes, would the City be willing to provide a rough allocation of these responsibilities, e.g. selected consultant to provide 60% of title for right of way parcels, 40% of title will come from other sources.

A. Assume 100% is responsibility of consultant.

5. Q. Will the CDOT provide all appraisal review services? Or should proposals include fee proposals for providing appraisal review?

A. CDOT will not provide appraisal review services. Proposals should include fee proposals for providing appraisal review.

6. Q. Under 2.2 (Page 5) the solicitation discusses drawings and specifications. Does the City have preliminary ROW plans or design plans for the projects identified in 4.1 (Page 12) they could share in order to evaluate the complexity of acquisitions and appraisals or has the City prepared an estimate or allocations of the number of anticipated appraisals and waiver valuations identified in section 4.2.1 (Page 13)?

A. Draft Right of Way Plans have been prepared for 24 Road from Patterson to I-70 and G Road from 23 1/2 Road to 24 1/2 Road projects. Both are considered preliminary and will most likely change but are provided for reference. Less than 10% of the acquisitions are anticipated to fall within the waiver valuations threshold.

7. Q. Section 4.2 states in part "It is expected that only acquisitions of Temporary Construction Easements will be required for this project.". However, the table in Section 4.1 and subsequent Scope of Services described in the RFP suggest a need for more complex acquisitions/ROW services. Please clarify to what level of complexity in ROW services should the Offeror assume in a response to this RFP.

A. Acquisitions of right-of-way, easements, temporary construction easements and relocation services will be necessary to fulfill the scope of the RFP.

8. Q. How many contracts does the City expect to award as a result of this RFP?

A. The intent is to issue a primary contract and then identify a secondary if the primary does not have the capacity to meet project schedules.

9. Q. Should the Strategy and Implementation Plan assume a combined delivery of all projects noted in Section 4.1 (table) or just one specific project as an example?

A. Strategy and Implementation Plan should assume combined delivery of all projects on the schedule provided in Section 4.1

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,



Duane Hoff Jr., Senior Buyer
City of Grand Junction, Colorado