



Purchasing Division

ADDENDUM NO. 1

DATE: July 12, 2016
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Professional Services Consultant for Right of Way Acquisition, Relocation Advisory, and Appraisal Services RFP-4268-16-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to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.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. What is the duration for the temporary easements (six months, one year, etc.)?
A. January 2017-July 2017.
2. Q. The RFP confirms that there will not be any displaced persons or businesses. It indicates there will be personal property moves. Can you elaborate on the parcels and personal property you anticipate needing relocation?
A. The personal property moves are anticipated to limited to just sign relocations.
3. Q. Confirm the City will replace all improvements where indicated (i.e. they will replace all improvements so that the owner will not be compensated for the improvements). If not this increases effort of appraisals, value findings and negotiations.
A. The City will either improve the existing area or return it to its original state.
4. Q. The RFP says there will be 9 permanent easements but they are not shown on the plans. This will affect the valuation and could affect the \$5000 appraisal threshold. Can you offer more information on the size and location of these?
A. We are working with Xcel for these permanent easements. All areas of concern will be made by the end of July. They will be for the under-grounding of overhead utilities. All are anticipated to be under the \$5000 threshold.
5. Q. Chapter 4 of the CDOT ROW manual allows for the use of value findings up to \$10,000 and in some cases up to \$25,000. Will the city consider raising it's \$5000 threshold to save the cost and time of obtaining appraisals?

- A. To be consistent with the May 20, 2016 copy of CDOT's Chapter 4 Right of Way Manual, the City will use value findings up to \$10,000. Also consistent with the manual, for parcels with a value of \$5,000 or more, the agent will be required to offer the property owner the option of getting an appraisal paid for by the City.

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

All other conditions of subject remain the same.

Respectfully,

A handwritten signature in black ink, appearing to read "Duane Hoff Jr.", written in a cursive style.

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