



CITY OF MERCED

RFP – Right of Way Services for Highway 59 and Black Rascal Creek Bridge Widening Projects Request for Information Responses

Q - Are both the 10-U Conflict of Interest and 10-Q Disclosure of Lobbying Activities forms required for proposal submission.

A - The 10-U Conflict of Interest form is required as part of the proposal submission for evaluation. The 10-Q can be filled out during the contract process.

Q - Given their involvement in the project's planning and design, is Dokken conflicted from pursuing this right-of-way RFP?

A - We will address that if the consultant decides to submit a proposal.

Q - Are cost proposals to be submitted in Caltrans 10-H1 format?

A - No. Use your own cost format.

Q - Is it the consultant's responsibility to obtain preliminary title reports?

A - No. The City will obtain preliminary title reports.

Q - Is a right of way estimate or datasheet required?

A - This can be placed as an alternate duty.

Q - The RFP states that the City will provide all legal descriptions and work with a title company to close escrow. Does this mean that the consultant is expected to have no role in the escrow process?

A - Correct. We would have the consultant review the purchase and sales agreement.

Q - Should condemnation support be included in the scope of work? If so, would the City also like this service as part of the fee proposals?

A - Condemnation should be placed as an alternate duty.

Q - Should independent appraisal reviews be considered in the scope of work and fee proposals for each project?

A - If Caltrans requires it the yes. If not, then no.



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Q - Should Caltrans Right of Way Certification be included in the scope of work and fee proposals for each project?

A - The City will assume these duties.

Q - The RFP states that the consultant shall provide three (3) full narrative appraisal reports of each take, with consideration for possible condemnation. Will the City consider restricted appraisals?

A - No we would require a comprehensive report that would be used for condemnation purposes.

Q - Will the City be responsible for any Business Goodwill or Furniture, Fixtures, and Equipment (FF&E) appraisal?

A - Yes. Only on commercial property.

Q - In the RFP's Scope of Work, the appraisal scope requires signature by an MAI designee. Would the City consider allowing non-MAI appraisers who have Certified General Appraiser licenses and right of way appraisal experience, and who operate under the supervision of an MAI designee?

A - We would accept the signature of the General Appraiser and would also need the signature of the MAI appraiser.

Q - In the Negotiator scope of work, there is a reference that all work must be consistent with CA Redevelopment laws regarding acquisition and relocations. Is this a relevant reference for this RFP, and if so, can more information be provided?

A - The Negotiator must be familiar with all the relocation of the Caltrans Right of Way Manual. This includes relocations benefits and Uniform Act.

Q - What is the status/schedule for completion of Final Appraisal Maps, Certificate of Sufficiency and Plat Maps & Legal Descriptions? If already prepared, can these items be shared?

A - The final appraisal maps, along with the legal descriptions will be provided to the firm after the award of contract.



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Q - Relocation services “to displaced business, residents, and buildings affected by the grade crossing” are listed in the Scope of Work; however, upon reviewing the project maps and driving the project, we do not see any relocations that will be required other than potential access issues that are not readily apparent on the mapping. To ensure that our cost proposal reflects all the required tasks, could you please clarify whether relocation services will be required and how many parcels will be involved?

A - We are unsure if relocations will be required until we get the final legal plats. Please propose accordingly.

Q - The RFP mentions a car wash, dry cleaner, mini-storage, liquor store, apartments and residential access. During the drive out, we didn't see where there was a car wash, dry cleaner or liquor store. There is a mini-storage on the west side of the project with access off of 16th street, but we didn't see any impacts. Please clarify.

A - Please disregard. This was a typo.

Q - The RFP indicates that all ROW activities must follow the Caltrans ROW Manual. The RFP goes further to say that three full narrative appraisals must be done. The Caltrans requirement is for an appraisal and an appraisal review to be done. Please clarify this requirement for three full narrative appraisals.

A - We would require three full narratives for internal review.

Q - Is there a DBE requirement for this RFP?

A - There was no DBE goal set for this proposal, but we would encourage DBE business to submit. Please include your DBE in your proposal if applicable.

Q - Regarding the 43 parcels listed on the map – are these parcels impacted by any change in access?

A - We are unaware of any access issues.

Q - There are many utilities and fire hydrants in the project area and existing easements shown on the map assumed to be for the utilities – is additional room needed to relocate those facilities?

A - We will know once we have final right of way maps.



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Q - There are two railroads involved with this project, UPRR and San Joaquin Valley RR; has the railroad been sent mapping for their review and approval at this point? Would we be handling the RR coordination as well as the acquisition?

A - No, the City Staff will coordinate with the Railroads.

Q - Will eminent domain support be needed?

A - Please provide this as an extra/optional.

Q - The Special Issues and Requirements section says, "The form of contract is Attachment A. It shall be executed and returned with the Consultant's proposal." Do we understand correctly that you would like to execute the contract prior to being awarded the project and that the executed contract must be included with the proposal? Please confirm as this is an unusual requirement.

A - The Attachment A is for reference only. It's a standard boiler plate contract the City uses.

Q - Regarding the Cost Proposal – are we to provide costs per services (example: cost for appraisal / per parcel) or are we to provide not-to-exceed cost per project? Given the ambiguity of number / type of relocations and number / type of appraisals & review appraisals a total not to exceed cost might be challenging to provide.

A - Provide a cost not to exceed. You will be paid on a time and materials bases.