

Addendum No. 1

RFP #05-104-3256

Turnkey Right-of-Way Acquisition Services for Uniontown to Brownsville

Following are the answers to questions submitted in response to the above referenced RFP as of September 12, 2005. All of the questions have been listed verbatim, as received by the Pennsylvania Turnpike Commission.

1. Is an on site field office required?

Yes. An on site field office will be required, however, the Commission will endeavor to see that a vacant property, acquired for the project, is available for such use.

2. Are right-of-way plans available for inspection and use in drafting a proposal?

Yes. Preliminary right-of-way plans will be available for inspection at the Commission's Western Regional Office. Contact John Frank, at (412) 841-5180.

3. Of the 43 open claims and the 28 remaining claims, how many will require relocation activities?

Approximate Business Relocations: 4

Approximate Residential Relocations: 12

For specific information regarding the status of all relocations, contact John Frank at (412) 841-5180.

4. Is a report showing the status of all active claims available for review?

Contact John Frank, at (412) 841-5180 for specific information regarding the current status of open claims.

5. When were right-of-way activities on this project suspended?

Acquisition activities for this project were suspended in March, 2005.

6. In regards to Task 1, have appraisals been completed on the 43 active claims? Do any need to be updated?

Some appraisals were completed; however, they are now over six (6) months old and all must be updated accordingly.

7. In regards to Task 3, as the “Selection of the appraisers by the Consultants must be on a competitive basis” are we only to address the services associate with ordering appraisals and the competitive bid process or do you expect appraisal fees for the individual claims to be part of our fee proposal?

The Commission expects estimated appraisal fees to be included as a part of the cost proposal.

8. What is the anticipated Award date?

January, 2006

9. What is the anticipated Notice to Proceed date on the first 45 parcels?

Notice to Proceed for the first 45 parcels will be given immediately upon execution of a contract with the Commission.

10. What is the anticipated Notice to Proceed dated for the remaining parcels?

At this time the Commission has not determined when Notice to Proceed for the remaining parcels will be given.

11. Is there a page limit on the Technical Proposal?

There is no page limit for the Technical Proposal.

12. Will the consultant be responsible for interim property management (boarding and sealing, disconnection of utilities, demolition contracts, etc.) or will the Commission’s Property Management division handle such activities?

The Consultant will be responsible for some property management activities such as collecting rents from occupied properties after closing, boarding and sealing if required and monitoring vacated properties prior to demolition. The Consultant will not be responsible for demolition contracts.

13. From Page 10 of the RFP: “At this time there are approximately 73 open right-of-way claims in Phase II of the project. All of the remaining claims are partial takes.” Does this mean that there are more than 73 total claims, or is the second sentence referring to the 28 claims with no acquisition activity? What is the approximate number and breakdown (partial & total takes) of all acquisition claims on the project?

The approximate breakdown is as follows:

73 claims remaining
73 partial takes
0 total takes
16 relocations
28 claims with no activity
45 claims in various stages of acquisition

14. Task 8 of the RFP is Relocation Assistance and Payments. Has a relocation plan been completed, and does it need to be updated?

A relocation plan was previously prepared, it will need to be updated.

15. About how many outdoor advertising devices are there on the project?

To date, no outdoor advertising devices have been identified.

16. Approximately how many full title searches remain to be completed, and what kind of properties are they (residential, commercial, industrial, etc.)?

Approximately 10 full title searches remain. All of the previously completed title searches will need to be updated prior to closing.

17. How does the Commission like to handle moving cost estimate payments; pay the estimator directly or have the Consultant pay the estimator and receive reimbursement through normal monthly billing?

Requests for moving payments are processed by the Commission and paid directly to the moving company and/or the claimant if proof of payment is shown.