

July 24, 2023

ADDENDUM NO. 1

RE: Notice to Consultants

Request for Qualifications – Addendum No. 1

Consulting Project Management & Engineering Services – Four-Project Bundle:

- Mehl Avenue Sidewalk Improvements – New Halls Ferry Road to Old Halls Ferry Road
 - St. Louis County Project No. CR-1888
 - Federal Project No. TAP-4900(644)
 - East-West Gateway TIP No. 7281D-24
- North and South Road Sidewalk Improvements – Olive Boulevard (Route 340) to South of Canton Avenue
 - St. Louis County Project No. AR-1890
 - Federal Project No. TAP-4900(645)
 - East-West Gateway TIP No. 7281C-24
- Hoffmeister Avenue Sidewalk Improvements - Lemay Ferry Road (Route 267) to Broadway (Route 231)
 - St. Louis County Project No. CR-1889
 - Federal Project No. TAP-4900(643)
 - East-West Gateway TIP No. 7281B-24
- Airport Road Multimodal Improvements– Hanley Road to 360' west of New Florissant Road
 - St. Louis County Project No. AR-1887
 - Federal Project No. TAP-5613(612)
 - East-West Gateway TIP No. 7281A-24

ADDENDUM NO. 1 - QUESTIONS AND ANSWERS

Question No.1: Can the embedded Project Manager be from a subconsultant?

Answer No. 1: No, the embedded Project Manager should be from the prime consultant.

Question No. 2: If the prime firm provides the overall Project Manager, is there a requirement for the prime firm to self-perform any specific minimum percentage of the design work?

Answer No. 2: No, there is no minimum percentage of the design work that the prime consultant will be required to self-perform.

Question No. 3: Informational title commitments do not appear to be mentioned in the RFQ; if the consultant is to provide these, do they need to list a title firm as part of their team?

Answer No. 3: Title commitments and necessary subsequent title updates will be obtained by St. Louis County and provided to the consultant. Therefore, respondents to this RFQ do not need to include a title firm as part of the proposed team.

Question No. 4: Appraisal services do not appear to be specifically mentioned in the RFQ; who provides those?

Answer No. 4: The proposed consultant team must include an appraiser from MoDOT's roster of approved appraisers. Appraisal review will also be required from the consultant team.

Question No. 5: How will the approval process for right-of-way offers work?

Answer No. 5: The consultant will be responsible for preparing all offer letters, which will then be submitted to St. Louis County for review and approval. Once approved, offer letters will then be signed by the appropriate leadership from the St. Louis County Department of Transportation & Public Works.

Question No. 6: Does the County anticipate having a waiver-valuation procedure in place by the time these projects will be in right-of-way acquisition, or will all takings require a fee appraisal?

Answer No. 6: It is anticipated that all takings will require a fee appraisal.

Question No. 7: Where does the consultant team's responsibility begin and end relative to eminent domain proceedings?

Answer No. 7: The consultant will send all non-closed parcels to St. Louis County. St. Louis County right-of-way personnel will compile the documents needed for the condemnation petition. County legal personnel will review, approve, and file all petitions with the courts. The consultant will be responsible for testifying in court that the offers were made. The appraiser(s) from the consultant team will also be required to testify as necessary during condemnation hearings.

Question #8: What estimating/bid preparation software does the County currently use (or anticipate using at the time these projects are let)?

Answer #8: The County uses a proprietary database to track project data, milestones, and compile project estimates. It is anticipated that the embedded project manager would have access to this database as necessary throughout the duration of these projects.

ADDENDUM NO. 1 – REVISED DESCRIPTION OF SERVICES REQUIRED

The following services, per the questions and answers listed above, are ADDED to the list of specific consultant scope items:

- Right-of-Way Appraisals
- Right-of-Way Condemnation Support (as necessary)

ADDENDUM NO. 1 – REVISED SERVICES TO BE PROVIDED BY ST. LOUIS COUNTY

The following services, per the questions and answers listed above, are ADDED to the list of services provided by St. Louis County:

- Titles and Title Updates (as necessary)
- Condemnation Petition (if necessary)