

Missouri Department of Transportation
Patrick K. McKenna, Director

1.888.ASK MODOT (275.6636)

December 2, 2022

Dear Consultant:

The Missouri Highways and Transportation Commission is requesting the services of a consulting firm to perform the described right of way services for MoDOT project NW0002, Route 752, Route 59 and Route U, Buchanan County.

Please note this RFQ (Request for Qualifications) solicitation is based on qualifications only. Each submittal will be reviewed and rated according to the firm's qualifications as outlined in this document. No bid for cost of services should be included with this RFQ.

Once consultants are rated and considered as "qualified", a detailed scope of services and set of plans will be provided to the qualified firms to prepare a cost of services. A firm will be selected to enter into a Memorandum of Understanding with the Missouri Department of Transportation for the specified services based on their qualification rating and cost.

If your firm would like to be considered for these consulting services, you may express your interest by responding to the appropriate office, which is indicated on the attachments. Limit your letter of interest to no more than three pages. This letter should include a statement to indicate your firm's understanding of the project. It should also include any other information which might help us in the selection process, including key personnel you would assign to the project and the backgrounds of those individuals, and any sub-consultants you would propose to use, and an indication of your firm's approach to promoting and developing a diverse workforce. MoDOT is committed to reflecting the diversity of the communities we serve and we expect our partners to do the same. We will utilize the consultant information already on file so we will not need a lengthy submittal of other general company information. In addition, please attach one page with detailed information on similar projects that your key personnel have worked on. Indicate the role your key personnel played in the projects and include reference contact information.

MoDOT will evaluate firms based on: Project Understanding & Innovation, Past Performance, Qualifications of Personnel Assigned, General Experience of Firm, Familiarity/Capability, Accessibility of Firm & Staff and cost associated with defined services outline in the Scope of Services. Firm's not providing a response on approach to workforce diversity will be considered non-responsive to this solicitation.

We request all letters be received by 3:00 pm, January 31, 2023, at the appropriate office. All participants will be notified by letter of the results of the RFQ before February 15, 2023.

Sincerely,



Travis Koestner, P.E.
State Design Engineer

DISTRICT OFFICE

Northwest District
Martin Liles, P.E., District Engineer
Missouri Department of Transportation
3602 North Belt Highway
St. Joseph, MO 64507

Contact
Megan Atha
Right of Way Manager
816-387-2497
Megan.Atha@MoDOT.mo.gov
Email responses are encouraged

Northwest District

Northwest District, Route 59/U/759 Intersection Buchanan County	
Job No:	NW0002
Location:	Route 59, Route U, and Route 752 intersection in St. Joseph, MO.
Proposed Improvement:	<p>This project will provide for Right of Way (ROW) and Relocation Services outlined more specifically in the Scope of Services. The successful Offeror agrees to provide to MHTC ROW and Relocation services for Project NW0002, which is for intersection improvements at Mo 752, US 59 and Route U in Buchanan County.</p> <p>The project has a ROW acquisition estimate of \$1,000,000.00. It is anticipated that project acquisitions will begin in February 2023 and will include 40 parcels. ROW clearance in January 2024 and project letting in March 2024. Construction of the project is anticipated to begin in the spring of 2024 and run through the fall of 2025. The ROW consulting firm will supplement MoDOT's staff and provide the necessary services to continue the Missouri Department of Transportation's ROW needs for this ongoing project when staff is unavailable. Task orders will be at the discretion of MoDOT's ROW Manager. The specific services required for this project will cover the range of those typically provided by a full-service land acquisition and relocation assistance consultant including appraisals. Some tasks listed herein may be unnecessary, and, if necessary, others of a more specialized nature may be added.</p> <p>The Offerors agree to perform specific services within the above stated scope of work to include, but not be limited to the following:</p> <ol style="list-style-type: none">1. Public Involvement. The selected consultant, with the assistance and guidance of MoDOT, may be required to provide all necessary handouts/graphics and attend informational presentations regarding ROW procedures provided

by MoDOT, at formal public hearings, or at one (or more) separate public meetings.

2. Appraisals

- The Consultant will secure the necessary appraisals and appraisal reviews by qualified appraisers from the MoDOT approved list.

3. Negotiations

- The Consultant will secure the necessary right of way and easements by negotiation or condemnation, if necessary, for construction of this project.

- The consultant shall negotiate all acquisitions in accordance with MoDOT's Engineering Policy Guide (EPG), the laws of the State of Missouri, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended and the implementing regulations (49 CFR Part 24). This may include but is not limited to the following: Describing the acquisition, referencing plans or plats, explaining right of way and construction plans, project schedule and other project details. Clearly explain details related to the appraisal or value determination and how the offer was developed, as well as answering other necessary valuation questions.

- The consultant shall prepare all necessary documents for review and signature by the ROW Manager. The only offer allowed to be made is that which has been approved by MoDOT. The consultant may not present any counteroffer or agree to any engineering plans revisions or changes without express permission by MoDOT. The consultant is to relay all concerns, counter offers, or issues to the ROW Manager or designee for review and consideration.

- When negotiations result in an agreement for approved just compensation or a MoDOT approved administrative settlement, the consultant shall prepare the necessary documents and secure notarized signatures from the owner or their

	<p>representatives as well as any tenants to submit for payment.</p> <ul style="list-style-type: none">• At a minimum, the consultant's agent(s) must take the following acquisition actions on each ROW parcel being acquired on the project: Deliver each owner's notice of intended acquisition letter (60-day notice letter), acquisition brochures, copy of appraisal, plans, offer letters, and unsigned documents and agreements by means of personal contact or certified mail. Maintain a detailed written negotiator's log of contacts with each property owner to document negotiations, efforts to achieve amicable settlements, responsiveness to owners' counter proposals, and suggestions for changes in plans.• Utilize the MoDOT approved forms, letters and agreements.• MoDOT forms in negotiation packets shall include but not limited to the following documents:<ul style="list-style-type: none">o Notice of Intended Acquisition Lettero Offer lettero Appraisal or waiver valuationo Pathways for Progress brochureo Conveyance documents (Deed or Easement Documents)o Escrow Agreement, if applicableo Pro Rata Real Estate Tax Claim formo Plan sheet, portion of plan sheet or plat illustrating the acquisition and the remaindero When applicable and appropriate, provide Request for Allocation of Gross Proceeds, (Form 7-7.3).o MoDOT Public Participation Survey (Title VI Survey).• Complete negotiations on all parcels on the project to settlement stage or condemnation prior to the scheduled project ROW clearance date, as determined by the ROW Manager and Project Manager.• Consultant will complete all documents necessary to facilitate the payment of settlements to property owners. Some payments may be handled through a local title company. This will be
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	<p>determined during the initial pre-acquisition meeting.</p> <ul style="list-style-type: none">• MoDOT forms utilized in the payrolling process shall include but are not limited to:<ul style="list-style-type: none">o Negotiator Report and Noteso A419 formo Vendor Input form• MoDOT will be responsible to pay for fees associated with the final processing of payments to property owners and title insurance.• When negotiations result in condemnation, the consultant shall submit all necessary completed files and documents to the ROW Manager. Condemnation forms to be completed are as follows:<ul style="list-style-type: none">o Condemnation Information Worksheet• See additional documents to be completed in Section 7. Condemnation / Legal Processing. <p>4. Relocation Services</p> <ul style="list-style-type: none">•The consultant will provide relocation assistance to eligible displaced individuals and businesses. All relocation services must be performed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended and the implementing regulations (49 CFR Part 24). State laws and regulations shall also be adhered to when delivering the Relocation Assistance program.•Conduct personal interviews with all occupants to be relocated and prepare a Relocation Plan in accordance with the EPG. Identify specific relocation needs and suggest solutions.•Evaluate and make eligibility determination for relocation claims, including replacement housing supplemental payments, down payment and/or supplemental rent payments, moving payments, last resort housing plans, business relocation benefits, business reestablishment evaluations, and loss of tangible personal property evaluations. Prepare the necessary documents and secure signatures for processing of all payments of relocation claims. Submit claimants' requests for appeal of a determination of ineligibility for all or a portion of
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	<p>relocation assistance payment to the ROW Manager.</p> <ul style="list-style-type: none">•Inspect replacement housing and assure that it meets applicable decent, safe and sanitary standards. Minimize hardship to the displaced occupants by providing counseling, information as to other sources of assistance, methods of claiming relocation benefits, and such other help as may be appropriate. Coordinate the settlement on replacement dwellings, as necessary, with claimants and their attorney or representative.•Issue Notice to Vacate to displaced according to the needs of the project. The initial 90 day notice should be given at the time the offer of the State's determination of just compensation has been made to the owner and the displaced has received a written statement of benefits, or offer of replacement housing.•Current and detailed contact reports shall be maintained in each relocation file, documenting all actions relating to the relocation including dates, places, and names. Contact reports will be typed when package is submitted for payment.•Secure moving cost estimates from reputable Missouri licensed moving companies. This includes the payment, by the consultant, of any estimating fees that may be required by moving companies (reimbursed by MoDOT). <p>5. Mediation</p> <ul style="list-style-type: none">• The consultant shall cooperate and assist in offering Mediation to property owners when necessary with the District Right of Way Manager and Regional Counsels Office of MoDOT to assist in the processing of all parcel files not yet acquired. The consultant will make available staff and information as may be required by MoDOT representatives.• Consultant will coordinate with a local mediation firm to facilitate mediation with property owners. Mediation may be held via video conference or in person depending on the local regulations and comfort level of the participants at the time. <p>6. Legal Processing</p>
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	<p>The consultant shall cooperate and assist when necessary, with the legal representatives of MoDOT to assist in the processing of all cases for legal action. Act as MoDOT representative during legal cases and hearings associated with assigned parcel and project.</p> <p>The consultant will make available staff and information as may be required by MoDOT legal representatives.</p>
Length:	0.455 miles
Approximate Construction Cost:	\$4,498,000
DBE Goal (if applicable)	Zero
Consultant Services Required:	
Other Comments:	<p>Interviews or presentation will not be required for the consultant selection.</p> <p>Tentative Date of Consultant Selection – February 2023</p>

Rating Criteria w/Weighted Values

Project Understanding & Innovation	25 Points Max
Past Performance	15 Points Max
Qualifications of Personnel Assigned	25 Points Max
General Experience of Firm	10 Points Max
Familiarity/Capability	15 Points Max
Accessibility of Firm & Staff	<u>10 Points Max</u>
	100 Points Max Total
Low bid for cost of Services	Pass/Fail