

Missouri Department of Transportation

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ADDENDUM 001 REQUEST FOR BID SL16-008-R7 Title Services

Bidders shall acknowledge receipt of Addendum 001 (ONE) by signing and including it with original bid. The due date for receipt of this bid **does change** by this Addendum. Accordingly, the following clarifications, additions/deletions, questions and answers are believed to be of general interest to all potential bidders. All other terms and conditions remain unchanged and in full force.

Name and Title of Signer (Print or type)	Name and Title of Department Authority Stephanie Austin Rashid, CPPB General Services Specialist
Bidder Signature	Department of Transportation <i>Stephanie Austin Rashid</i> <u>Authorizing Signature</u>
<u>Signature of person authorized to sign</u>	
Date Signed:	Date Signed: October 21, 2015

CHANGE IN CLOSING DATE

Closing Date has changed to Thursday, October 29, 2015 at 10:00 am Local Time.

Question/Comment 1: Scope of Work, Item B-Commitment to Insure cannot be held open for more than 180 days so would need contract to add an additional line in the first paragraph of Commitments to Insure to state that: any commitment that is held open for policy beyond 180 days will require an automatic update to keep it open and will need to be charged accordingly.

Answer: MoDOT is ok with keeping it open for 180 days at no additional cost rather than 120 days– we agree to change to 180 days.

Question/Comment 2: Scope of Work, Item B, (5)- In our search we will reflect any severance of mineral rights that are reported in the chain of title; however, the St. Louis metro area does not insure mineral rights.

Answer: MoDOT would like to still have any (including mineral rights) items of record listed – We are fine with the mineral rights being noted on the exceptions page.



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Question/Comment 3: Scope of Work, Item B, (14)- A commitment to insure will require an insurance amount to be provided at the time of order; otherwise, the commitment will be issued in the amount of \$10,000 which is the minimum amount that MoDOT will required under the contract.

Answer: We are unable to determine the relation between the question and the Bid paragraph (14) which this question is stated to pertain.

Question/Comment 4: Scope of Work, Escrow Services- (3) Please confirm that a Closing Protection Letter issued by the underwriter of the commitment on the transaction will suffice.

Answer: Please submit a sample of what you are proposing with bid document.

Question/Comment 5: Scope of Work, Escrow Services- (5) Any legal descriptions that are created by MoDOT will need to be approved for insurability.

Answer: Ok.

Question/Comment 6: Scope of Work, Title Insurance- Item (1) states policy due in 30 days but Item (2) states 45 days. Can you please clarify?

Answer: It should be 30 days in both places as well as it is stated on the pricing page.

Question/Comment 7: Pricing Page, Chain of Title- Are you requesting a price per year or is there a specific number of years that you will be outlining?

Answer: Chain of Title on pricing page should be per request. Please fill in pricing below:

Chain of Title-Per Request:

\$_____

Question/Comment 8: Introduction and General information state that the contract is through 11/30/2016; however, the Bid Submission 3.1.6 states the contract period is through 9/30/2016.

Answer: 11/30/16 is the correct date.

Question/Comment 9: We were curious if the fee structure could be tiered to account for residential property versus commercial property OR if you required it be one firm price?

Answer: One firm price for both.