



**RFQ-JN-14-16  
ADDENDUM 1  
TABOR STREET PROPERTY ACQUISITION SERVICES  
FOR RECONSTRUCTION**

**DATE:** July 2, 2014  
**FROM:** Jennifer Nellis, Purchasing Agent *JMN*  
**BID DUE DATE:** THURSDAY, JULY 17, 2014 BY 4:00 P.M. OUR CLOCK

The following information is being provided to all prospective bidders and is hereby made a part of the above-referenced bid documents. **Bidders must acknowledge this Addendum 1 with their bid.** This addendum is a total of NUMBER ten (10) page(s) and includes the Power Point and Sign-In Sheet that was shared at the pre-bid meeting.

**CLARIFICATION, ADDITIONAL INFORMATION AND CHANGES:**

- A. The scope of the project has changed. Consultant services are required, as described, on Tabor Rd. between 49<sup>th</sup> Ave. and Ridge Road. The change is to the overall ROW lane width. It has been reduced from 18' on each side of center, to 12' to the East and 16' to the West.
- B. The City prefers to work with a firm that has an office in the Denver metro area, as face to face interactions are crucial and immediate response is critical to achieving the acquisition deadline. The City expects on-site response by the awarded vendor.

1. Question: Have surveys been done, or is surveying included in the scope of work?

**Answer: Boundary surveys of the properties, street frontage, are required.**

2. Question: Will the City be following City right-of-way standards? Plan standards?

**Answer: RTD right-of-way (and plan) standards shall apply.**

3. Question: What is the preferred file format?

**Answer: Auto CAD as noted in the RFQ.**

4. Question: Given that this project is funded with federal money will Administrative Settlements be approved by the City or by RTD?

**Answer: The City will check with RTD and provide an answer in a later addendum.**

5. Question: Is the bid due date on a Tuesday or Thursday?

**Answer: The bid due date is July 17, 2014. That date falls on Thursday.**

6. Question: Are TE's required?

**Answer: Yes. Temporary construction easements will need to be obtained.**

7. Question: Is the CatEx done?

**Answer: Yes, it is. RTD has provided a CatEx to the City for this project.**

8. Question: Will utilities be relocated, and who is responsible for that?

**Answer: The City will ask Xcel and other utilities to pull the pole line back (not necessarily to underground the utilities).**

9. Question: Is the current painted center line in the correct location for the reconstructed section?

**Answer: The center line may need to move to the East.**

10. Question: Has any title work been done yet?

**Answer: No.**

11. Question: Is RTD represented on the selection committee?

**Answer: No, RTD will not participate on the selection committee.**

12. Question: Who has the City been working with at RTD?

**Answer: For environmental concerns, Liz Telford.  
For the IGA, Elizabeth Noreen,  
For Engineering, Greg Straight.**

13. Question: Is the City following the RTD right-of-way process?

**Answer: The City will be following the federal right-of-way process.**

14. Question: Does the City anticipate any relocation issues?

**Answer: No relocation is anticipated.**

15. Question: There is a neighborhood meeting scheduled for August 27<sup>th</sup>. Will property owners be included in that meeting?

**Answer: Invitations will be extended to all those within a 300' radius of the targeted area. This will include property owners.**

16. Question: Does the City have right of entry from all the property owners?

**Answer: The City has obtained right of entry permission from all but Century Link. We will continue to work on that, but note that this area of the property is a parking lot intended for business use.**

17. Question: Are there any residential buildings?

**Answer: There are several old homes. The home on the West side is used as business space. The home on the East side is a residential rental unit.**

18. Question: How many firms will be advanced?

**Answer: No more than three firms will be interviewed. The City intends to award to one firm.**

19. Question: Are there any historical properties?

**Answer: While some of the buildings are old, none are considered historical by the State Historic Preservation Office (SHPO).**

20. Question: Does the City of Wheat Ridge/RTD require Acquisition Agents to have a Colorado Real Estate License?

**Answer: A person does not have to have a real estate license in the State of Colorado to procure property or provide property acquisition services.**

Visit the city website for bid documents, addendum, and project updates [www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us) **POINT OF CONTACT**: Jennifer Nellis, Purchasing Agent, [jnellis@ci.wheatridge.co.us](mailto:jnellis@ci.wheatridge.co.us), fax 303-234-5924, or phone 303-235-2811. Do not contact the requesting department.



# Tabor Street Property Acquisition

RFQ-JN-14-16 RFQ Meeting

July 2, 2014  
10:30 am



## Agenda

- Staff Introductions
- Project Overview
- Schedules
- Funding
- Q&A

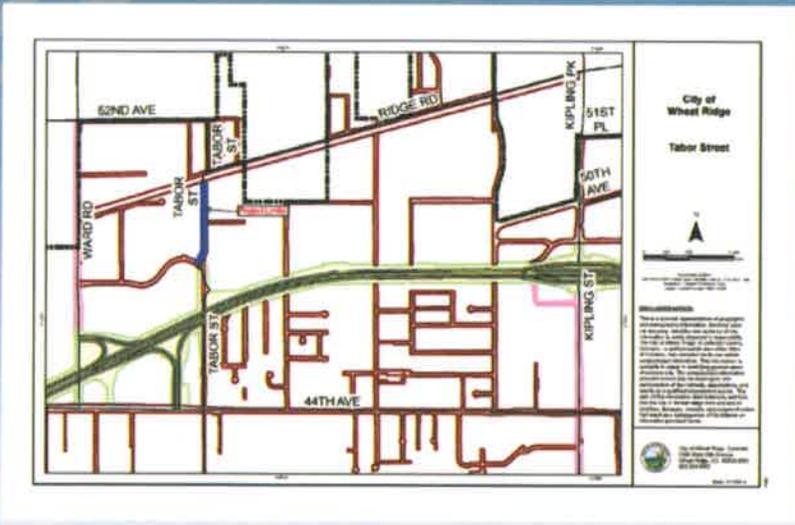


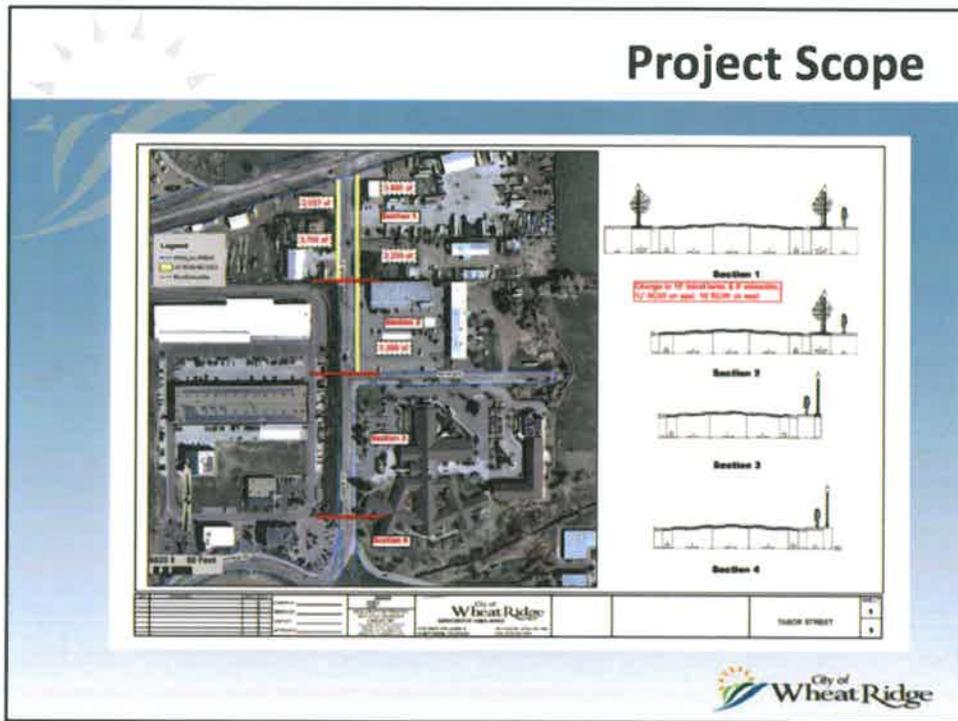
## Staff Introductions

- City Staff
  - Mark Westberg – Project Supervisor
  - Jennifer Nellis – Purchasing Agent
  - Scott Brink – Public Works Director
  - Steve Nguyen – Engineering Manager
  - Jason Bray – Engineering Technician
- RTD Staff
  - Anyone?

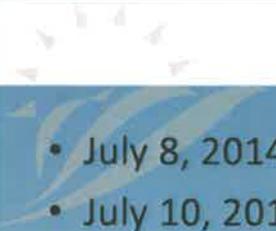


## Project Overview





- ### Requested Services
- Boundary Survey – 5 properties
  - ROW Plans
  - Property Acquisition
- City of Wheat Ridge



## Selection Schedule

- July 8, 2014 – Deadline for Questions
- July 10, 2014 – Final Addendum Issued
- July 17, 2014 by 4:00 pm – Submittal Due
- July 30, 2014 – Short List Selected
- August 8, 2014 – Short List Interviews
- August 14, 2014 – Contract Negotiation Done
- **August 25, 2014 – City Council Meeting**



## Project Schedule

- August 27, 2014 – Neighborhood Meeting
- August 29, 2014 – Preliminary Plans Done
- September 8, 2014 – NTP Issued
- November 14, 2014 – Final Plans Done
- December 19, 2014 – ROW Plans Approved
- March 9, 2015 – Out to Bid
- April 22, 2015 – ROW Clearance Obtained
- April 27, 2015 – Council Awards Construction



## Federal Funding

- \$740,228 Federal Funding
  - \$120,000 Engineering – Design & Construction
    - \$? – ROW Consultant
  - \$130,000 ROW Acquisition
  - \$480,000 Construction
- Cost Plus Fixed Fee
- DBE/SBE Goal = 20% for construction only



## Questions

- Q & A will be included in an Addendum





**RFQ RECOMMENDED MEETING SIGN-IN SHEET**

DATE & TIME: WEDNESDAY, July 2, 2014, AT 10:30 A.M. LOCAL TIME  
 LOCATION: 2<sup>nd</sup> Floor Conference Room, CITY HALL, WHEAT RIDGE, CO  
 BID NO. & PROJECT: RFQ-JN-14-16 Tabor Street Property Acquisition Services for Reconstruction  
 BID DUE DATE/TIME: THURSDAY, JULY 17, 2014 4 P.M. OUR CLOCK

City representatives:  
 Jennifer Nellis - Purch.  
 Cindy Revols - Purching

Attendees (please print clearly)

Print your Name & Title	Company Name	Phone Number And Email
Larry Krisinger Bobbie Parker	Universal Field Sv.	larry_welle 303-993-6036 lkrisinger@ufsvr.com
J PARKER E.V.P	H.C. Peck's Assoc.	303-623-6112 jparker@hpeck.com
Mike Anders V.P.	H.C. Peck's Assoc.	(3)623-6112 manders@hpeck.com
GREG 'BARECK' BUS DEV REP	Summit Resources	720-360-7718 gregbarecki@summitresources.com
Mark Wilson Project Manager	Survey Systems	303-591-3474 mwilson@surveysystems.net
Stacy for Gary Shironaka, President	Growing Bear Co. (Inc)	970-353-6964 bid@growingbear.com
Scott Akerbelt Surveyor	MARTIN/MARTIN INT	720-544-5462 SAKERBELT@MARTINMARTIN.COM

~~MARTIN~~

Attendees (please print clearly)

Print your Name & Title	Company Name	Phone Number And Email
Jason L. Bray Engineering Tech	City of Wheat Ridge	3-235-2868 / jbray@ci.wheatridge.co.us
Steve Nygren Engineer's Mgr	"	3-235-2862 / snguyen@ci.wheatridge.co.us
SCOTT BRINK Public Works Director	"	3-235-2860 (sbrink@ci.wheatridge.co.us)
CHRIS COBLE MAINTENANCE DIRECTOR	BLACK LABEL	303-506-9780 Chris@blacklabel.net
MATT WESTON Public Project Supervisor	City of Wheat Ridge	303-235-2863 mweston@ci.wheatridge.co.us