

**QUESTIONS AND ANSWERS IV FOR:
RFQ #17-03, FOR ENGINEERING SERVICES 1/24/17**

1. In the Project Background (page 2) the RFQ says “provide assistance with easement acquisition”, however on page 4 in the Scope of Work it says, “Engineer shall negotiate with property owners for an agreed upon price from GUC, procure the necessary easement and land acquisition documents and deliver those to GUC for execution.” Will the right of way consultant be negotiating to the point of closing with GUC performing the closing or will all acquisition services be performed by the land consultant?

We anticipate that the right of way agent will negotiate the purchase of the easement up to obtaining the owners signature on the agreement. Greenville Utilities will record the documents.

2. The RFQ is unclear with respect to land valuation. It says on page 4 in the Scope of Work, “shall negotiate with the property owners for an agreed upon price from GUC”. Does this mean GUC will perform a market analysis and provide property values or will the land consultant be responsible for this task working with GUC? Should appraisal services be included in land acquisition pricing?

For easement acquisition, Greenville Utilities typically relies upon information from the Pitt County Tax Assessor’s Office to estimate land values. However, appraisal services will be employed if necessary. This question will be explored further during scope development and fee negotiation with the selected firm.

3. There is no mention in the RFQ of acquisition under the Uniform Act. Assuming GUC is at least a quasi-governmental agency of the City of Greenville; will acquisitions need to be performed using uniform act guidelines? If yes, appraisals will need to be performed on at least some of the parcels and UA guidelines for offer letters, timelines, etc. will need to be observed.

This question will be explored further during scope development and fee negotiation with the selected firm.

4. Property research (page 4) does not include any reference to title opinions or limited title opinions nor does it fix a range of years framing the research (i.e. 30 years). Is it accurate to assume that a reasonable title search will be required and that supplemental title research in pursuit of easements outside that search range (in years) may be required on an as-needed basis?

This question will be explored further during scope development and fee negotiation with the selected firm.

5. There is no mention in the RFQ of eminent domain or condemnation. Will parcels identified for condemnation be turned over to GUC for processing? If yes, how will it be determined that a reasonable effort has been made on the part of the land consultant to negotiate in good faith has been made?

This question will be explored further during scope development and fee negotiation with the selected firm.

6. There is no mention in the RFQ with respect to payment for the easements. Will payment be made directly by GUC or will other payment arrangements be required on the part of the land consultant (i.e. checks, drafts, etc.)?

Greenville Utilities will make the payment directly to the land owner.

7. What format would you prefer the deliverables in (digital files and paper copies and/or a combination of both)?

Projects files will be delivered in WORD, AUTOCAD and/or PDF formats as appropriate.

8. What procured material specifications and certifications information will be provided and in what format?
Documents will be provided in WORD and PDF formats.
9. Will a full-time, on-site crew be required during the construction phase of the project? If so, do you have an estimated time of construction?
This question will be addressed during scope development and fee negotiation with the selected firm.
10. Will as-built surveying be needed during construction of the pipeline?
This question will be addressed during scope development and fee negotiation with the selected firm.
11. Will you require SUE at the tie in locations on either end of the line?
This question will be addressed during scope development and fee negotiation with the selected firm.
12. Do you have parcel level GIS data to provide for a base?
Greenville Utilities will provide GIS data on existing parcels and GUC owned utilities.
13. Should we state in our proposal that we will stake out the alignment w/ permanent and temp workspace?
This question will be addressed during scope development and fee negotiation with the selected firm.
14. Also, there isn't any mention of construction staking. Is the contractor going to be responsible for staking or can you advice?
This question will be addressed during scope development and fee negotiation with the selected firm.