



**PLEASANT VIEW CITY
REQUEST FOR PROPOSALS
PROPERTY ACQUISITION SERVICES
FOR ZONE 1 RESERVOIR AND TRANSMISSION LINE**

**ADDENDUM 1
September 10, 2019**

The following questions and responses are hereby made part of the Request for Proposals.

1. How many property owners will the project impact?
 - a. The number is unknown, but likely 3-6 property owners.
2. How many fee acquisitions, perpetual easements and temporary construction easements are there and what type does each ownership have affecting them?
 - a. Again, the exact number is unknown at this time. We can estimate that 1-2 fee acquisitions and 2-5 easement will be needed.
3. Do you know what the size of each acquisition and easement involved in the project? This would be helpful in trying to determine a work plan for the project.
 - a. The acquisition will be 1-2 acres, with 20-ft wide permanent easements and additional 20-30-ft wide temporary construction easements.
4. If the acquisition value for the ownership is less than \$10,000.00 is the City going to allow Administrative Compensation Estimate (ACE) to be done to lower the cost and number of appraisals?
 - a. Yes
5. Will the City provide the information on how their negotiations went with the property owners prior to the RFP which sounds like they were unsuccessful?
 - a. The City's negotiations consisted of initial contact with most of the property owners to get each owner's initial reaction to the possible acquisition or easement. When the reactions were not positive, the City suspended efforts and subsequently issued this RFP.
6. Will the City provide property owner names, addresses and phone numbers?
 - a. Yes, the City will provide known names, addresses, and phone numbers.
7. The RFP states the City or Jones Civil will provide the legal descriptions of the property acquisitions and easements but not the Warranty Deeds or Easement Deeds. Is the City expecting the Acquisition agent or company to prepare those legal documents?
 - a. The City will prepare the warranty deeds and easement documents.
8. What closing costs is the City going to pay? Greenbelt roll back taxes, the title reports are normally part of the closing costs the City pays because they have to be updated just prior to closing.
 - a. The City will pay all normal closing costs.
9. Does the City have an estimated time line to have the parcels acquired by? The RFP states the need to acquire this land is not currently time-critical but they may use their powers of eminent domain in



the future. If some of the property owners are not willing sellers after the City has negotiated with them, at what point does condemnation come into play?

- a. There is no strict deadline for the acquisition. Please submit a proposed schedule with your Proposal.
 - b. The City would like the Proposer to submit a recommended approach in the Proposal. This should include how to prepare for and when to proceed with eminent domain.
10. Can you provide an address as to where the project is located at? Looking at the Exhibit A, it appears the location is in the area of 3800 North and 1500 West. Is that correct?
- a. That is correct. There are no dedicated streets currently where the project is located.