12-23-24 Posting Date
LUC-Corduroy Road
PID No. 119725
City of Oregon
Response Due Date: 01-17-25

Communications Restrictions

Please note the following policy concerning communication between Consultants and the City of Oregon during the announcement and selection process:

During the time period between advertisement and the announcement of final consultant selection, communication with consultants (or their agents) shall be limited as follows:

Communications which are strictly prohibited:

Any discussions or marketing activities related to this specific project.

Allowable communications include:

Technical or scope of services questions specific to the project or RFP requirements.

Project Description

The City of Oregon is requesting Letters of Interest (LoI) from Consultants for Right of Way Acquisition Services for the local-let Corduroy Road Bridge Replacement Project (PID 119725). The project consists of the replacement of an existing bridge structure on Corduroy Road over Otter Creek that is located between N Yarrow Street and Torch Street. The new structure will be a 28-ft span pre-cast reinforced concrete three-sided flat top culvert on pile supported footings with reinforced concrete wingwalls.

The project will require R/W acquisition in the form of temporary and/or permanent takes from three property owners, one of which is the City of Toledo Water Treatment Plant. All work under the agreement will conform to the applicable provisions of the ODOT Right of Way appraisal and acquisition policies.

The agreement must be in compliance with the most current Scope Definitions for Right of Way Services as published on the following ODOT Website:

http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/Pages/ConsultantForms.aspx

Contract 1: Right of Way Acquisition Services
Contract 2: Right of Way Acquisition Services - Appraisal Review

Firms interested in receiving a copy of the Right of Way Plans can contact Deputy City Engineer Rodney Shultz at rshultz@oregonohio.org.

Estimated Construction Cost: $ 1,475,000.00

Prequalification Requirements

Prequalification requirements for this agreement are listed below. For all prequalification categories other than FINANCIAL MANAGEMENT SYSTEM EVALUATION the requirement may be met by the prime consultant or a subconsultant.

Also, please note that only individuals (not firms) are prequalified for right of way acquisition services. In instances where prequalification for these services is required, a prequalified individual, either employed by the prime consultant or a subconsultant, must be named in order to meet the requirement.

For agreements that require prequalification in FINANCIAL MANAGEMENT SYSTEM EVALUATION, the prime consultant and **all subconsultants that provide engineering and design related services** must be prequalified in this category. Engineering and Design Related Services are defined as follows:

> Program management, construction management, feasibility studies, preliminary engineering, design engineering, surveying, mapping, or architectural related services with respect to a highway construction project subject to 23 U.S.C. 112(a) as defined in 23 U.S.C 112(b)(2)(A); and
>
> Professional services of an architectural or engineering nature, as defined by State law (ORC 5526), which are required to or may logically or justifiably be performed or approved by a person licensed, registered, or certified to provide the services with respect to a highway construction project to 23 U.S.C. 112(a) and defined in 40 U.S.C. 1102(2).

Contract 1: Right of Way Acquisition Services

Required Prequalification, Combination of Prime Consultant and Subconsultants

RIGHT OF WAY ACQUISITION SERVICES:

- Project Management for Right of Way Acquisition Services;
- Title Research;
- Value Analysis;
- Appraisal;
- Negotiation;
- Closing

Contract 2: Right of Way Acquisition Services - Appraisal Review

Required Prequalification, Combination of Prime Consultant and Subconsultants

RIGHT OF WAY ACQUISITION SERVICES:

- Project Management for Right of Way Acquisition Services;
- Appraisal Review

Selection Subfactors

Prime and subconsultant experience in local projects and management for Right of Way Acquisition Services listed above in accordance with ODOT's acquisition policies and procedures.

Prospective Right of Way Acquisition consultants shall demonstrate prior experience and success with the management and negotiation of parcels for Local-let Federal projects of a similar nature and complexity.

The Right of Way Acquisition services shall be completed by the established milestone dates.

Contract Type and Payment Method

Refer to the ODOT's Manual for Administration of Contracts for Professional Services, Volume 1: Consultant Contract Administration, Sections 4.3.A and 4.3.B for guidance concerning the appropriate contract type and payment method. Based on this guidance, contract type and payment method will be determined during the scope of services and negotiation process.

Estimated Date of Authorization

It is anticipated that the selected Consultant will be authorized to proceed by March 2025.

Completion Schedule

The Right of Way Acquisition work must be completed within seven (7) months from the date of authorization.

Disadvantaged Business Enterprise (DBE) Participation Goal

NONE

Suspended or Debarred Firms

Firms included on the current Federal list of firms suspended or debarred are not eligible for selection.

Terms and Conditions

The Department's *Specifications for Consulting Services 2016 Edition* will be included in all agreements selected under this request for letters of interest.

Compliance with Title VI of the Civil Rights Act of 1964

The City of Oregon, in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, all bidders including disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, disability, low-income status, or limited English proficiency in consideration for an award.

Selection Procedures

The City of Oregon will directly select a consultant based on the Letter of Interest (LoI). The requirements for the LoI and the Programmatic Consultant Selection Rating Form that will be used to select the consultant are shown below.

Firms interested in being considered for selection should respond by submitting three (3) copies of the Letter of Interest and one (1) electronic pdf file of the entire qualification package to the following address **by 4:30 PM on the response due date** listed above.

Paul Roman, P.E.
Director of Public Service
City of Oregon
5330 Seaman Road
Oregon, Ohio 43616
proman@oregonohio.org

Responses received after 4:30 PM on the response due date will not be considered.

Scope of Services

The ODOT Right of Way Scope of Services is available on the ODOT Website below.

http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/Pages/ConsultantForms.aspx

The Scope of Services for **Contract 1 Right of Way Acquisition Services** shall, as a minimum, include the following:

1. Project Administration & Management
2. Project Mobilization Meeting & Project Timeline
3. Title/Title Updates closings
4. Office & Field Review
5. Appraisal & Appraisal Updates
6. Property Owner Contact & Meetings
7. Acquisition (Negotiations)
8. Mortgage Release
9. Administrative Settlement
10. Billing Packages
11. All closing activities
12. Appropriation coordination
13. Monthly Project Status reports
14. Preparation of Individual Parcel Files
15. Completed Parcel File Deliveries
16. Prepare Project Certification for City of Oregon

The Scope of Services for **Contract 2: Right of Way Acquisition Services - Appraisal Review** shall include the following:

The selected consultant shall provide the appraisal review services for the appraisals completed by the City's appraisal consultant for all formats. The selected consultant shall also develop the parcel impact notes, and appraisal problem analysis as needed. The appraisal review duration shall be no more than 30 calendar days from date of appraisal delivery to reviewer. Included as part of the scope shall be management of the appraisal review process.

Requirements for Letters of Interest, Programmatic Selection Process

A. Instructions for Preparing and Submitting a Letter of Interest

1. Provide the information requested in the Letter of Interest Content (Item B below), in the same order listed, in a letter signed by an officer of the firm. Do not send additional forms, resumes, brochures, or other material.

2. Letters of Interest shall be limited to ten (10) 8½" x 11" single sided pages plus two (2) pages for the Project Approach (Item B.5 below).

3. Please adhere to the following requirements in preparing and binding letters of interest:

   a. Please use a minimum font size of 12-point and maintain margins of 1" on all four sides.
   b. Page numbers must be centered at the bottom of each page.
   c. Use 8½" x 11" paper only.
   d. Bind letters of interest by stapling at the upper left hand corner only. Do not utilize any other binding system.
   e. Do not provide tabbed inserts or other features that may interfere with machine copying.

B. Letter of Interest Content

1. List the types of services for which your firm is currently prequalified by the Ohio Department of Transportation.

2. List significant subconsultants, their current prequalification categories and the percentage of work to be performed by each subconsultant.

3. List the Project Manager and other key staff members, including key subconsultant staff. Include project engineers for important disciplines and staff members that will be responsible for the work, and the project responsibility of each.

   Address the experience of the key staff members on similar projects, and the staff qualifications relative to the selection subfactors noted.

4. Describe the capacity of your staff and their ability to perform the work in a timely manner, relative to present workload, and the availability of the assigned staff.

5. Provide a description of your Project Approach, not to exceed two pages. Confirm that the firm has visited the site and address your firm's: 1) Technical approach; 2) Understanding of the project; 3) Qualifications for the project; 4) Knowledge and experience concerning relevant ODOT and local standards, procedures and guidance documents; 5) Innovative ideas; 6) Project specific plan for ensuring increased quality, reduced project delivery time and reduced project costs.

   For projects with DBE goals in which the consultant did not succeed in obtaining enough DBE participation to meet the goal, provide documentation that it made adequate good faith efforts, as defined in 49 CFR 26.53, to meet the goal.

Items 1 thru 4 must be included within the 10-page body of the LoI. Remaining space within the ten (10) pages may be utilized to provide personnel resumes or additional information concerning general qualifications.

Consultant Selection Rating Form
for
Programmatic Selections

Project: **LUC-Corduroy Rd Bridge**
PID: **119725**
Project Type: **R/W Acquisition**
District: **2**
Selection Committee Members:
Dir. of Public Service – Oregon
Deputy City Engineer – Oregon
Staff Engineer - Oregon
Firm Name:

Category	**Total Value**	**Scoring Criteria**	**Score**
Management & Team			
Project Manager	10	See Note 1, Exhibit 1	
Strength/Experience of Assigned Staff including Subconsultants	25	See Note 2, Exhibit 1	
Firm's Current Workload/ Availability of Personnel	10	See Note 4, Exhibit 1	
Consultant's Past Performance	30	See Note 3, Exhibit 1	
Project Approach	25		
Total	100		

If Applicable: Adequate good faith efforts made to meet DBE goal Y/N

Exhibit 1 - Consultant Selection Rating Form Notes

1. The proposed project manager for each consultant shall be ranked, with the highest ranked project manager receiving the greatest number of points, and lower ranked project managers receiving commensurately lower scores. The rankings and scores should be based on each project manager's experience on similar projects and past performance for the LPA and other agencies. The selection committee may contact ODOT and outside agencies if necessary. Any subfactors identified should be weighed heavily in the differential scoring.

   Differential scoring should consider the relative importance of the project manager's role in the success of a given project. The project manager's role in a simple project may be less important than for a complex project, and differential scoring should reflect this, with higher differentials assigned to projects that require a larger role for the project manager.

2. The experience and strength of the assigned staff, including subconsultant staff, should be ranked and scored as noted for Number 1 above, with higher differential scores assigned on more difficult projects. Any subfactors identified in the project notification should be weighed heavily in the differential scoring.

   As above, other agencies may be contacted.

3. The consultant's past performance on similar projects shall be ranked and scored on a relative, differential scoring type basis, with the highest ranked consultant receiving a commensurately greater number of points. The selection team should consider ODOT CES performance ratings if available, and consult other agencies as appropriate. The use of CES ratings shall place emphasis on the specific type of services requested.

   The differential scoring should consider the complexity of the project and any subfactors identified in the project notification.

4. The consultant's workload and availability of qualified personnel, equipment and facilities shall be ranked and scored on a relative, differential scoring type basis. The scoring shall consider quantifiable concerns regarding the ability of a firm (or firms) rated higher in other categories to complete the work with staff members named in the letter of interest.