



New Jersey Turnpike Authority

1 TURNPIKE PLAZA - P.O. BOX 5042 - WOODBRIDGE, NEW JERSEY 07095
TELEPHONE (732) 750-5300

PHILIP D. MURPHY
GOVERNOR

SHEILA Y. OLIVER
LIEUTENANT GOVERNOR

DIANE GUTIERREZ-SCACCEITI, Chair
ULISES E. DIAZ, *Vice Chair*
MICHAEL R. DuPONT, *Treasurer*
RONALD GRAVINO, *Commissioner*
JOHN D. MINELLA, *Commissioner*
RAPHAEL SALERMO, *Commissioner*
JOHN M. KELLER, *Executive Director*

July 27, 2022

TO ALL PROPOSERS:

RE: New Jersey Turnpike Authority
Request for Qualifications
Title Search and Insurance Services
RM-171559

Response to Inquiries

Dear Sir/Madam:

Below are the New Jersey Turnpike Authority's response to inquiries received with respect to the above-referenced Request for Qualifications ("RFQ").

Responses to Inquiries:

1. Page 24 #4: Commitment to Quality management – you are asking for written affirmation. Can I just address in writing as part of my bid or is there a need for a separate letter to the Authority on this issue?

ANSWER: Proposers should provide a written affirmation incorporating points set forth in 4 a, b and c that describes their Quality Management.

2. Page 22, #1 a: If a bidder has experience throughout the state of New Jersey, please explain what the difference is between Northern and Southern New Jersey style closings?

ANSWER: Historically, in a "Southern" style closing, the title company may act as the escrow and settlement agent, as contrasted with a "Northern style" closing, where the Buyer's Attorney is the escrow and settlement agent.

3. Based on current contract year, can the Authority estimate what percent of parcels have easements (and may have required plotting)?

ANSWER: The Authority does not require title companies to plot easements.

4. Can the Authority estimate the expected average, and range of insurable value of the parcels to be insured?

ANSWER: No.

5. What is the expected percent of parcels with insurance?

ANSWER: The majority of the Authority purchases are fee purchases and permanent easements which will require insurance.

6. For files including insurance, please clarify if SEARCH and EXAMINATION may be billed as two separate fees. Section III, 2(D)3 (pass through charges) did not include the term county search which is also a pass-through item per the Manual of Rates and Charges.

ANSWER: The Authority will compensate charges pursuant to the Manual of Rates and Charges.

7. Section III, 2(D)(1) Page 18. properties without title insurance. If the neighboring parcel under common ownership was the result of a separate acquisition by the owner (not a common chain of title) would the authority pay a separate \$1000 fee?

ANSWER: The Authority reviews extensive title searches and examinations and considers each on a case-by-case basis, for which additional compensation may be considered.

8. Can the Authority provide a sample of an IPPM?

<https://www.njta.com/doing-business/professional-services>

The above link will take the user to a page on the Authority website; must scroll down to the Document Library, click on the Sample Design Plans, download the Zip File, and open the zip file.

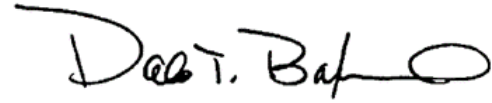
The IPPMs are depicted on sheets 67, 68, and 69 of the Sample Design Plans.

9. Will site visits be required to plot out easements or can the title agent rely upon surveys and IPPM's provided by the Authority?

ANSWER: Plotting of easements is not done by the Title Company.

PROPOSALS ARE DUE ON Wednesday, August 3, 2022 at 4:00 PM EST.

Very truly yours,

A handwritten signature in black ink that reads "Dale T. Barnfield". The signature is written in a cursive style with a large initial "D" and a long horizontal stroke at the end.

Dale Barnfield
Director
Procurement and Materials Management