MODIFICATION #1
TO
CONTRACT NUMBER DGS-180713-BOW
BETWEEN
THE COMMONWEALTH OF VIRGINIA
AND
BOWMAN CONSULTING, LTD

This MODIFICATION #1 is an agreement between the Commonwealth of Virginia hereinafter, referred to as "State" or "Commonwealth" or "DGS" (Department of General Services, and Bowman Consulting, LTD., hereinafter referred to as "Bowman Consulting, LTD." or "Contractor" relating to Contract #DGS-180713-BOW dated July 13, 2018,, as amended hereinafter referred to as the "Contract" or "Agreement." This Modification #1 is hereby incorporated into and made an integral part of the Agreement. Except as specifically modified, all other terms and conditions of the Contract remain unchanged.

The purpose of this Modification #1 is to document both parties' agreement to extend the Contract. Following the Initial Term this Contract may be renewed upon the written mutual agreement of both parties for three (3) successive one (1) year periods, under the terms of the current Contract and with reasonable (approximately 90 days) written notice given prior to the expiration of the then current term.

Reference: Contract #DGS-180713-BOW "Special Terms and Conditions B" entitled "Renewal of Contract". Both above referenced parties hereby agree to modify the contract to extend it for one (1) years from July 13, 2019 through July 12, 2020.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

PERSONS SIGNING THIS CONTRACT ARE AUTHORIZED REPRESENTATIVES OF EACH PARTY TO THIS CONTRACT AND ACKNOWLEDGE THAT EACH PARTY AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE CONTRACT.

BOWMAN CONSULTING, LTD	COMMONWEALTH OF VIRGINIA
BY:	BY:
NAME: Richard Stuchell	NAME: Ninikiekwe M. Harris, VCA
TITLE: Project Manager	TITLE: Contract Officer, OCP
DATE: 7/25/19	DATE: 7/26/19

DEPARTMENT OF GENERAL SERVICES

COMMONWEALTH of VIRGINIA

SOLICITATION ~ OFFER ~ AWARD

Non-Professional Services
Sealed Invitation for Bid (IFB) for Appraisal Services
NIGP Commodity Codes:
91814 ~ APPRIASAL CONSULTING SERVICES • 94615 ~ REAL ESTATE APPRAISAL SERVICES • 96866 ~ RIGHT OF WAY SERVICES

1. Contract #:	2. IFB #:	3. Date Issued:	4. Due Date / Time:
TO BE ISSUED AT TIME OF AWARD	TCW-2018-0416	April 16, 2018	May 15, 2018 / 2:00 P.M. EST

5. ISSUING OFFICE:	6. SHIP TO:
Department of General Services Central Procurement Unit (CPU) 1100 Bank Street, Suite 724 Richmond, Virginia 23219	As indicated on eVA Purchase Order

SOLICITATION

7. This is an advertised solicitation consisting of (1) the Purpose; (2) Scope of Work; (3) General and Special Terms and Conditions; and other provisions, representations, certifications, or specifications as per attached or incorporated herein by reference. **Sealed bids for furnishing the Services set forth in the schedule must be returned to the Issuing Office (Item #5 above.)** If hand carried, deliver to the CPU located on the seventh floor of the address indicated above. **Complete bids must be received prior to 2:00 P.M. local time on the Date Due/Time (Item #4 above.)** Bids will be publicly opened at 2:10 P.M. (local time), May 15, 2018, in the CPU Conference Room, 1100 Bank Street, Seventh Floor, Suite 724, Richmond, Virginia.

OPTIONAL PRE-BID CONFERENCE: An optional pre-bid conference will be held at 2:00 P.M. EST on April 26, 2018 in the DGS Central Procurement Unit, 1100 Bank Street, Suite 724, Richmond, Virginia 23219. See Section III for additional information related to this optional pre-bid conference.

CLARIFICATION OF TERMS: If any prospective Bidder has questions about the specifications or other solicitation documents, the prospective Bidders must submit questions in writing via email to procurement@dgs.virginia.gov no later than 5:00 P.M. on May 9, 2018. **No questions will be answered by telephone. Any revisions to the solicitation will be made only by an addendum issued by the Contracting Officer.** Please include "IFB #TCW-2018-0416" in the title of the message The addendum, if necessary, will be posted online at http://www.eva.virginia.gov. It is the responsibility of the Bidder to download the addendum.

PERIOD OF CONTRACT: One (1) year Initial Term Contract with four (4) additional successive one (1) year renewal options.

Issued by: Tiffany C. Walker, VCA
Contracting Officer
Email at: tiffany.walker@dgs.virginia.gov

Tiffany C. Walker /s/
Signature

OFFER

In compliance with this Invitation For Bids (IFB) and all conditions imposed in this IFB, the undersigned firm hereby offers and agrees to furnish all goods and services required by this IFB, not to exceed the prices indicated in the Pricing Schedule and the undersigned firm hereby certifies that all information provided below and in any schedule attached hereto is true, correct, and complete.

8. Company Name: Bowman Consulting Group, Ltd.	Contractor's TIN:
Address: 650A Nelms Circle	eVA Vendor ID or DUNS No.: 94-559-0859
City/State/ZIP: Fredericksburg, VA 22405	State Corporation Commission No: 04481982
Signature:	DSBSD Certification No.:
Printed Name: Richard Stuchell	Telephone No.: 540.371.0268
Title: Project Manager, Right of Way and Appraiser	Cell No.: 540-710-3266
Date: 5/9/18	Email: rstuchell@bowmanconsulting.com

9. **BILL TO:** See Section VI: Method of Payment

AWARD

10. ACCEPTED AS TO BID ITEM / CATEGORY NUMBERS:	11. AMOUNT:	12. AWARD DATE:
Region 4, 5, 6, 7 + 9	$95,000	7/13/2018
13. COMMONWEALTH'S REPRESENTATIVE:	**14. COMMONWEALTH OF VIRGINIA**	
Tiffany Walker	By: Tiffany C. Walker	

NOTE: This public body does not discriminate against faith-based organizations in accordance with the *Code of Virginia*, § 2.2-4343.1 or against a bidder because of race, religion, color, sex, national origin, age, disability, sexual orientation, gender identity, political affiliation, or veteran status or any other basis prohibited by state law relating to discrimination in employment. Faith-based organizations may request that the issuing agency not include subparagraph 1.e in General Terms and Condition C. Such a request shall be in writing and explain why an exception should be made in that Invitation to Bid.

AWARD POSTING: Upon the award or the announcement of the decision to award a Contract as a result of this solicitation, the Commonwealth of Virginia, through the Virginia Department of General Services, Central Procurement Unit (CPU), will publicly post such notice online at http://www.eva.virginia.gov for a minimum of ten (10) days.

BID FORM COMPLETION CHECKLIST

This IFB contains several portions, which should be completed and submitted with your bid in order for your bid to be responsive.

Please use the provided checklist below to ensure proper completion of your bid.

Required Items to be Provided with Bid	Bidder Acknowledgement (Initial below when action completed)
1. **Contractor Information** – Complete Bidder Information on Page 1 (#8 – Cover Page) (State Corporation Commission No. if not a sole proprietor and DSBSD Certification No. if certified). Original signature required.	RMS Initial
2. **Authorized Representative** – Complete the required information in Special Term and Condition E (Page 17), entitled "Authorized Representatives"	RMS Initial
3. **Pricing** – Complete Pricing Schedule on Pages 27 - 29. For each area, select whether ALL locations are to be INCLUDED; ALL locations are to be EXCLUDED; or the area is INCLUDED, but locations to be EXCLUDED therefrom have been struck through. Indicate the maximum hourly rate for the services you will provide for each area where services will be provided	RMS Initial
4. **State Corporation Commission** – Attachment A. Complete required information. Original signature Required	RMS Initial
5. **Vendor Data Sheet** – Attachment B. Complete required information. Original signature Required	RMS Initial
6. **Appraiser Data Sheet Information** – Attachment D. Complete required information. Attach a copy of the Real Estate Appraiser Board of the Commonwealth of Virginia issued license and a resume for each appraiser submitting a sheet. Original signature Required	RMS Initial
7. **Qualifications** – Specify for the Contractor's principal by initialing to the right possession of the following, as applicable:	
☒ **Certified General Real Estate Appraiser** license issued by the Real Estate Appraiser Board of the Commonwealth of Virginia	RMS Initial
☐ **Certified Residential Real Estate Appraiser** license issued by the Real Estate Appraiser Board of the Commonwealth of Virginia	Initial
☒ ***"Reviewer experience"*** for any individual performing appraisal reviews, as defined in the Regulations of the Virginia Real Estate Appraiser Board; possession of their Virginia Certified General Real Estate Appraiser license or Certified Residential Real Estate Appraiser license for a minimum of two years, and; have performed a minimum of twelve (12) appraisal review assignments between January 1, 2015 and March 31, 2018	RMS Initial

COMMONWEALTH OF VIRGINIA
Department of General Services
Director, Central Procurement Unit
1100 Bank Street, Suite 724
Richmond, VA 23219
Email: procurement@dgs.virginia.gov
Web: http://www.dgs.virginia.gov

CONTRACTOR
Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, VA 22405
Tel.: 540.371.0268
Fax: 540.371.3479
Email: rstuchell@bowmanconsulting.com

F. **CANCELLATION OF CONTRACT:** The purchasing agency reserves the right to cancel and terminate any resulting Contract, in part or in whole, without penalty, upon 60 days written notice to the Contractor. In the event the initial Contract period is for more than 12 months, the resulting Contract may also be terminated by the Contractor, without penalty, after the initial 12 months of the Contract period upon 60 days written notice to the other party. Any Contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

G. **AWARD:** The Commonwealth reserves the right to make multiple awards as a result of this solicitation. The award(s) will be made to the lowest responsive and responsible bidder(s) meeting the requirements of the solicitation. The Commonwealth reserves the right to conduct any tests it may deem advisable and to make all evaluations. The Commonwealth also reserves the right to reject any or all bids, in whole or in part, to waive informalities and to delete items prior to making the award, whenever it is deemed in the sole opinion of the procuring public body to be in its best interest.

H. **BANKRUPTCY:** If Contractor becomes insolvent, takes any step leading to its cessation as a going concern, fails to pay its debts as they become due, or ceases business operations continuously for longer than fifteen (15) business days, then the Commonwealth may immediately terminate this Contract on notice to Contractor, unless Contractor immediately gives the Commonwealth adequate assurance of the future performance of this Contract or the applicable order. If bankruptcy proceedings are commenced with respect to Contractor, and if this Contract has not otherwise terminated, then the Commonwealth may suspend all further performance of this Contract until Contractor assumes this Contract and provides adequate assurance of performance thereof or rejects this Contract pursuant to Section 365 of the Bankruptcy Code or any similar or successor provision, it being agreed by the Commonwealth and Contractor that this is an executory Contract. Any such suspension of further performance by the Commonwealth pending Contractor's assumption or rejection shall not be a breach of this Contract, and shall not affect the rights of the Commonwealth to pursue or enforce any of its rights under this Contract or otherwise.

I. **BID PRICES:** Bid prices shall be in the form of a hourly rate price for each item during the Contract period.

J. **BREACH:** The Contractor shall be deemed in breach of this agreement if the Contractor:

1. Fails to provide any service by the specified delivery date;

SERVICES AND PRICING SCHEDULE

Area Area(s) where Bidder will provide Appraisal Services. (Mark your selection with an "X" and, if so choosing, identify any excluded locations from the Area by striking through the location listed to the left)	Service		
	Appraisal Report	Appraisal Report Review	Appraisal Consultation
#1 – Bristol **Counties:** Bland, Buchanan, Dickenson, Grayson, Lee, Russell, Scott, Smyth, Tazewell, Washington, Wise and Wythe **Cities:** Bristol, Norton **Towns:** Abingdon, Appalachia, Big Stone Gap, Bluefield, Cedar Bluff, Chilhowie, Cleveland, Clinchco, Clinchport, Clintwood, Coeburn, Damascus, Duffield, Dungannon, Fries, Gate City, Glade Spring, Grundy, Haysi, Honaker, Independence, Jonesville, Lebanon, Marion, Nickelsville, Pennington Gap, Pocahontas, Pound, Richlands, Rural Retreat, Saltville, St. Charles, St. Paul, Tazewell, Troutdale, Weber City, Wise and Wytheville ☐ Include All of the Area ☑ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$_____/Hour	$_____/Hour	$_____/Hour
#2 – Salem **Counties:** Bedford, Botetourt, Carroll, Craig, Floyd, Franklin, Giles, Henry, Montgomery, Patrick, Pulaski and Roanoke **Cities:** Galax, Martinsville, Radford, Roanoke and Salem **Towns:** Bedford, Blacksburg, Boones Mill, Buchanan, Christiansburg, Dublin, Fincastle, Floyd, Glen Lyn, Hillsville, Narrows, New Castle, Pearisburg, Pembroke, Pulaski, Rich Creek, Ridgeway, Rocky Mount, Stuart, Troutville and Vinton ☐ Include All of the Area ☑ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$_____/Hour	$_____/Hour	$_____/Hour
#3 – Lynchburg **Counties:** Amherst, Appomattox, Buckingham, Campbell, Charlotte, Cumberland, Halifax, Nelson, Pittsylvania and Prince Edward **Cities:** Danville, Lynchburg **Towns:** Altavista, Amherst, Appomattox, Brookneal, Charlotte Court House, Chatham, Dillwyn, Drakes Branch, Farmville, Gretna, Halifax, Hurt, Keysville, Pamplin City, Phenix, Scottsburg, South Boston and Virgilina ☐ Include All of the Area ☑ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$_____/Hour	$_____/Hour	$_____/Hour

Area Area(s) where Bidder will provide Appraisal Services. (Mark your selection with an "X" and, if so choosing, identify any excluded locations from the Area by striking through the location listed to the left)	Service		
	Appraisal Report	Appraisal Report Review	Appraisal Consultation
#4 – Richmond **Counties:** Amelia, Brunswick, Charles City, Chesterfield, Dinwiddie, Goochland, Hanover, Henrico, Lunenburg, Mecklenburg, New Kent, Nottoway, Powhatan and Prince George **Cities:** Colonial Heights, Hopewell, Petersburg and Richmond **Towns:** Alberta, Ashland, Blackstone, Boydton, Brodnax, Burkeville, Chase City, Clarksville, Crewe, Kenbridge, La Crosse, Lawrenceville, McKenney, South Hill and Victoria ☑ Include All of the Area ☐ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$112.12__/Hour	$142.71__/Hour	$142.71__/Hour
#5 – Norfolk **Counties:** Accomack Isle of Wight, James City, Northampton, Southampton, Surry, Sussex, York and Greensville. **Cities:** Chesapeake, Emporia, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach and Williamsburg **Towns:** Accomac, Belle Haven, Bloxom, Boykins, Branchville, Cape Charles, Capron, Cheriton, Chincoteague, Claremont, Courtland, Dendron, Eastville, Exmore, Hallwood, Ivor, Jarratt, Keller, Melfa, Nassawadox, Newsoms, Onancock, Onley, Painter, Parksley, Saxis, Smithfield*, Stony Creek, Surry, Tangier, Wachapreague, Wakefield, Waverly and Windsor ☑ Include All of the Area ☐ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$112.12__/Hour	$142.71__/Hour	$142.71__/Hour
#6 – Fredericksburg **Counties:** Caroline, Essex, Gloucester, King and Queen, King George, King William, Lancaster, Mathews, Middlesex, Northumberland, Richmond, Spotsylvania, Stafford and Westmoreland **Cities:** Fredericksburg **Towns:** Bowling Green, Colonial Beach, Irvington, Kilmarnock, Montross, Port Royal, Tappahannock, Urbanna, Warsaw, West Point and White Stone ☑ Include All of the Area ☐ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$112.12__/Hour	$142.71__/Hour	$142.71__/Hour

Area Area(s) where Bidder will provide Appraisal Services. (Mark your selection with an "X" and, if so choosing, identify any excluded locations from the Area by striking through the location listed to the left)	Service		
	Appraisal Report	Appraisal Report Review	Appraisal Consultation
#7 – Culpeper **Counties:** Albemarle, Culpeper, Fauquier, Fluvanna, Greene, Louisa, Madison, Orange and Rappahannock **Cities:** Charlottesville **Towns:** Culpeper, Gordonsville, Louisa, Madison, Mineral, Orange, Remington, Scottsville, Stanardsville, The Plains, Warrenton and Washington ☑ Include All of the Area ☐ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$112.12__/Hour	$142.71__/Hour	$142.71__/Hour
#8 – Staunton **Counties:** Alleghany, Augusta, Bath, Clarke, Frederick, Highland, Page, Rockbridge, Rockingham, Shenandoah and Warren **Cities:** Buena Vista, Covington, Harrisonburg, Lexington, Staunton, Waynesboro and Winchester **Towns:** Berryville, Boyce, Bridgewater, Broadway, Clifton Forge, Craigsville, Dayton, Edinburg, Elkton, Front Royal, Glasgow, Goshen, Grottoes, Iron Gate, Luray, Middletown, Monterey, Mount Crawford Mount, Jackson, New Market, Shenandoah, Stanley, Stephens City, Strasburg, Timberville, Toms Brook and Woodstock ☐ Include All of the Area ☑ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$_____/Hour	$_____/Hour	$_____/Hour
#9 – Northern Virginia **Counties:** Arlington, Fairfax, Loudoun and Prince William **Cities:** Alexandria, Fairfax, Falls Church, Manassas and Manassas Park **Towns:** Clifton, Dumfries, Hamilton, Haymarket, Herndon, Hillsboro, Leesburg, Lovettsville, Middleburg, Occoquan, Purcellville, Quantico, Round Hill and Vienna ☑ Include All of the Area ☐ Exclude All of the Area ☐ Include the Area, But Exclude Localities stricken through as reflected above.	$112.12__/Hour	$142.71__/Hour	$142.71__/Hour

ATTACHMENT A
VIRGINIA STATE CORPORATION COMMISSION (SCC) FORM

Virginia State Corporation Commission ("SCC") Registration must be completed and returned with the Bid

The undersigned Offeror:

☒ is a corporation or other business entity with the following SCC identification number: 04481982.

-OR-

☐ is not a corporation, limited liability company, limited partnership, registered limited liability partnership, or business trust

-OR-

☐ is an out-of-state business entity that does not regularly and continuously maintain as part of its ordinary and customary business any employees, agents, offices, facilities, or inventories in Virginia (not counting any employees or agents in Virginia who merely solicit orders that require acceptance outside Virginia before they become Contracts, and not counting any incidental presence of the Offeror in Virginia that is needed in order to assemble, maintain, and repair goods in accordance with the Contracts by which such goods were sold and shipped into Virginia from Offeror's out-of-state location)

-OR-

☐ is an out-of-state business entity that is including with this proposal an opinion of legal counsel which accurately and completely discloses the undersigned Offeror's current contacts with Virginia and describes why those contacts do not constitute the transaction of business in Virginia within the meaning of § 13.1-757 or other similar provisions in Titles 13.1 or 50 of the *Code of Virginia*.

** NOTE **

☐ Check this box if you have not completed any of the foregoing options, but currently have pending before the SCC an application for authority to transact business in the Commonwealth of Virginia and wish to be considered for a waiver to allow you to submit the SCC identification number after the due date for proposals.*

Signature: _____

Name: Richard Stuchell
(Print)

Title: Project Manager, Right of Way and Appraiser

Name of Firm: Bowman Consulting Group, Ltd.

Date: 5/9/18

* THE COMMONWEALTH, IN ITS SOLE DISCRETION, RESERVES THE RIGHT TO DETERMINE WHETHER TO ALLOW SUCH A WAIVER.

ATTACHMENT B
VENDOR DATA SHEET

Note: The following information is required as part of your response to this bid. Failure to submit all information requested may result in the purchasing agency requiring prompt submission of missing information. The vendor must have the capability and capacity in all respects to fully satisfy all of the contractual requirements.

1. Vendor's Primary Contact:

   Name: Richard Stuchell Phone: 540.371.0268

2. Years in Business: Indicate the length of time you have been in business providing this type of goods or services:

   13 Years 8 Months

3. Vendor Information:

   FIN or FEI Number (If Company, Corporation, or Partnership): 54-1762351

   Social Security Number (If Individual): _____

4. Indicate below a listing of at least three (3) current or recent accounts, either commercial or governmental, that your company is servicing, has serviced, or has provided similar goods and/or services. Include the length of service and the name, address, and telephone number of the point of contact.

   a. Company: Loudon County Contact: John Powell
   Address: 1 Harrison St. SE, Leesburg, VA 20177
   Phone :(703) 777.0544 Email: john.powell@loudoun.gov
   Project: Multiple Projects
   Dates of Service: May 2016 - Present $ Value: $50,000+

   b. Company: Virginia Department of Transportation Contact: Jim Damer
   Address: 1601 Orange Rd., Culpeper, VA 22701
   Phone :(540) 829.7703 Email: james.damer@vdot.virginia.gov
   Project: Multiple Projects
   Dates of Service: November 2012 - March 2013 $ Value: $100,000+

   c. Company: City of Danville Contact: Brian Dunevant
   Address: 427 Patton St., Danville, VA 24541
   Phone :(434) 799.6528 Email: dunevbl@danvilleva.gov
   Project: Fluvana - Xion Crossroads, Waterline
   Dates of Service: February 2017 - Present $ Value: $10,000

I certify the accuracy of this information.

Signed: _____ **Title:** Project Manager, Appraiser

ATTACHMENT D
Real Estate Appraiser Data Sheet

By my signature below, I hereby certify and warrant to the factual accuracy of the responses in this Attachment D, and to provide Appraisal Services as stipulated in this Contract, and at the accepted Bid pricing.

Signature: _____

Name in which appraiser holds Virginia license: Richard Stuchell

License Number: 4001011856

License Held (Attach a copy of the active license):

✓ Certified General Real Estate Appraiser

_____ Certified Residential Real Estate Appraiser

_____ Licensed Residential Real Estate Appraiser

_____ Appraiser Trainee

1. I certify and warrant that there is no complaint on file or pending against me or my firm with the Virginia Real Estate Appraiser Board that may be grounds for disciplinary action under 18 VAC 130-20-160. (*If there is, then Bidder please attach any supporting documentation or information with your Bid about the filing that you would like considered*)

2. I certify that there has been no finding by the Virginia Real Estate Appraiser Board, including via a Consent Order, against me or my firm in the past five (5) years, which provided grounds for disciplinary action under 18 VAC 130-20-160. (*If there is, then Bidder is to attach a separate sheet identifying the case number(s), the violation(s) and the sanction(s) together with any additional information about the finding that you would like considered*)

3. If you would like to be evaluated for performing *appraisal reviews*, do you have "reviewer experience," as defined in the Regulations of the Virginia Real Estate Appraiser Board, and have you held your current Virginia Certified General Real Estate Appraiser license or Certified Residential Real Estate Appraiser license for a minimum of two years and have you performed a minimum of twelve appraisal review assignments between January 1, 2015 and March 31, 2018? _____ No X Yes

4. Have you completed training in application of the current edition of UASFLA that was approved for appraiser continuing education credit? X No _____ Yes

5. For each appraiser performing services under the Contract please provide a copy of their license and a resume that includes:

   a. any professional designations held

   b. education and appraisal related coursework

   c. Experience with detail of any particular specialty or expertise regarding property type, intended use, specific appraisal guidelines (e.g., UASFLA, Uniform Act), analytical method or other area and of any experience reviewing appraisals. Such description should include the length of time performing such specialty or developing such expertise and the approximate number of the related assignments over an identified period of time.

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
11-30-2018

NUMBER
4001011856

REAL ESTATE APPRAISER BOARD

CERTIFIED GENERAL REAL ESTATE APPRAISER

RICHARD DAVID STUCHELL
10012 SHADOWRIDGE COURT
FREDERICKSBURG, VA 22407

DPOR

Status can be verified at http://www.dpor.virginia.gov

Jay W. DeBoer Director

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (05/20)

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
04-30-2018

NUMBER
4004017034

REAL ESTATE APPRAISER BOARD
REAL ESTATE APPRAISER TRAINEE LICENSE

KAITLYNE OLIVIA COOPER
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406

DPOR

Jay W. DeBoer, Director

Status can be verified at http://www.dpor.virginia.gov

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (05/2015)

(DETACH HERE)

DPOR COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

REAL ESTATE APPRAISER BOARD
REAL ESTATE APPRAISER TRAINEE LICENSE
NUMBER: 4004017034 EXPIRES: 04-30-2018

KAITLYNE OLIVIA COOPER
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406

(FOLD)

Bowman CONSULTING

Richard D. Stuchell

Appraiser/Negotiator

Registration

- Certified General Real Estate Appraiser: Virginia, Maryland and South Carolina
- State Licensed Real Estate Salesperson: Virginia

Appraisal Experience

- Specializing in Eminent Domain Appraisals since 2006
- Completed more than 250 Eminent Domain Appraisals
- Commercial - Offices, Shopping Centers, Retail & Service Stores, Gas Stations / Convenience Stores and Rural Properties
- Industrial -Warehousing and Manufacturing
- Residential - Apartments (garden & high rise), Duplex, Single Family & Subdivisions

Affiliations/Memberships

- Virginia State Real Estate Appraiser Board, Member through April 2020
- Spotsylvania County Board and Zoning Appeal
- Loudoun County Appraiser Panel
- City of Chesapeake Appraiser Panel
- Fairfax County Appraiser Panel
- VDOT Appraiser Panel

Appraisal Education

- Coursework, Allied Business Schools, Inc.
- Coursework & Seminars, The Real Estate Academy, Inc.
- FHWA-NHI Programs
- VDOT Specific Appraisal Seminars
- Coursework & Seminars, The Appraisal Institute

Areas of Expertise

- Real Estate Appraiser
- Real Estate Agent
- R/W Negotiator
- R/W Relocation Assistance
- Qualified Expert Witness

Mr. Stuchell has specialized in the appraisal of Real Property since 2004. Additionally, he is qualified as an Expert Witness in matters pertaining to real estate, has served as an Appraiser for the Virginia Department of Transportation, and as Negotiator on numerous projects. Currently, Mr. Stuchell is listed on the appraiser fee panel for the Virginia Department of Transportation. In January 2017, the Governor of Virginia appointed Mr. Stuchell to be a member of the Real Estate Appraiser Board through the year 2020.

Tuscarora Crossing, Loudoun County, VA

Mr. Stuchell was an appraiser on this project which is being completed in order to add a section of Crosstrails Boulevard. A future road site will be developed to allow for more residential units within the area.

Wiehle Avenue / Isaac Newton Square Intersection, Appraisals of Commercial / Office Land, Fairfax County, VA

This project was a simple acquisition appraisals for a traffic signal easement that effected 4 parcels.

SummitIG Easement Acquisition Services, Various Locations, Northern VA

Mr. Stuchell was a negotiator on this project. Bowman Consulting is providing easement acquisitions services for this project involving the installation of broadband underground facilities in the Northern Virginia area. Services include: project management, landowner and property verification, consulting with the client's engineering and title companies, easement valuations based on assessment data, administration, negotiations and recordation.

Route 29 Interchange, Culpeper, VA

This project is being constructed to create a flyover and on and off ramps from Route 29 to Route 666 eliminating the need for a signalized intersection. Mr. Stuchell handled the appraisals for 10 of the parcels and the negotiation for an additional 7 parcels.

Hillcrest Road & McIntire Road, Charlottesville, VA

Mr. Stuchell was responsible for appraisals and review appraisal on this project. Services involved the real estate appraisals and appraisal reviews for three parcels along Hillcrest Road and McIntire Road.

Dominion Strategic Underground Program, Loudoun, Fauquier and Fairfax, VA

Dominion Energy Virginia's Strategic Underground Program is a system-wide initiative to shorten restoration times following major storms by placing certain outage-prone overhead electrical distribution lines and equipment underground. Mr. Stuchell handled the negotiations, coordination and assisted in the training, reporting and project management of Bowman's right of way team.

Bowman
CONSULTING

Kaitlyne Cooper

Right of Way Specialist

Education

- M.S., Management, Project Management concentration, Strayer University, 2017
- B.A., Administration, Federal Acquisitions, Strayer University, 2013
- A.A., Business Administration, Strayer University, 2011

Registrations

- Notary Public, Virginia

Kaitlyne began working for Bowman Consulting as a Right of Way Specialist in 2015. She has experienced working on sidewalk and electrical distribution projects in Virginia. She has performed title research and reviewed offer document reports and made offers to landowners. Additionally, she has completed more than 100 negotiations of right of way easements. She is in training to become a Certified General Appraiser by assisting in parcel inspections, researching comparable sales, market area analysis and completing the written appraisal process.

Route 28, Loudoun County, VA

Appraiser Trainee. The overall project is being completed to widen Route 28. The project will improve a section of Route 28 from Ox Road ramp to the Sterling Boulevard ramp. Ms. Cooper assisted in the preparation of 5 appraisal reports by inspecting the properties, doing market research and market sales data.

Field Farm, Purcellville, VA

Appraiser Trainee. The project is known as the Fields Farm Road Project. The portions of the subject parcel that is being acquired for the project will be to widen Hillsboro Road in order to accommodate a turning lane onto Mayfair Crown Drive. Ms. Cooper assisted in the preparation of 4 appraisal reports by inspecting the properties, doing market research and market sales data.

I-66 Outside the Beltway Project, Prince William County, VA

Appraiser Trainee. I-66 Outside the Beltway Project. Ms. Cooper assisted in the preparation of 2 appraisal reports by inspecting the properties, doing market research and market sales data.

I-95, Fredericksburg, VA

Appraiser Trainee. The overall project is being completed in order to modify Route 17 interchange and add collector-distributor lanes parallel to the I-95 southbound general purpose lanes between Exit 133 (Route 17) in Stafford County and Exit 130 (Route 3) in Fredericksburg and construct new bridge over Rappahannock River. Ms. Cooper assisted in the preparation of 4 appraisal reports by inspecting the properties, doing market research and market sales data.

Dominion Virginia Power Strategic Underground Program, Area 2 - Fauquier, Loudoun and Fairfax County, VA

Ms. Cooper has served as a Right of Way Agent for area of the Dominion multi-year program to underground existing overhead power line in older neighborhoods. This involved coordination with the Electrical Design Engineer's to establish routing to the underground lines, determining new easements locations and meeting with the affected landowners to secure easements. Over 75 projects of various size were completed in 2016.

Bowman CONSULTING

Appraisal & Negotiations Client List

Chesterfield County
- Route 10 Widening Project, Chester, VA: Negotiations and Appraisal Review

City of Chesapeake
- Dominion Boulevard Widening Project, Chesapeake, VA: Appraisal of Commercial and Residential Properties
- Water Line Project, Chesapeake, VA: Appraisals of Commercial and Residential Properties

City of Hampton
- Poindexter Street Widening, Hampton, VA: Appraisal of Commercial and Office Properties
- Commander Shepard Boulevard, Hampton, VA: Appraisal of Commercial and Residential Properties
- Saunders Road Widening, Hampton, VA: Appraisal of Residential Properties

City of Winchester
- South Loudoun Street, Drainage Improvement Project, Winchester, VA: Appraisals of Commercial Properties

Dominion Virginia Power
- Meadow Brooke Line, Fauquier/Culpeper, VA: Negotiations of Residential Properties
- Gore Substation Project, Gore, VA: Appraisal of Agricultural Properties

Flour Lane
- Hot Lanes Project, Arlington, VA: Negotiations of Residential and Commercial Properties

Hanover County
- Pole Green Road and Rural Point Road Interchange, Hanover, VA: Appraisal of Residential Properties
- Hanover County Regional Airport Authority, Hanover, VA: Appraisal of Avigation Easements for Residential Properties

Harnett County Public Works
- Sewer Line Project, Harnett, NC: Negotiations of Residential Properties

Metropolitan Washington Airport Authority
- Dulles Rail Project, Dulles, VA: Negotiations and Relocations of Commercial Properties

Prince William County
- Old Bridge Road Sidewalk Project, Woodbridge, VA: Appraisal of Residential and Commercial Properties
- Route 1 Widening Southern Portion, Woodbridge, VA: Appraisal of Commercial Properties

Spotsylvania County School Board
- Head Start Facilities, Spotsylvania, VA: Appraisals of Classroom/Office Space

Stafford County
- Courthouse Road Soccer Complex, Stafford, VA: Appraisals of Residential and Agricultural Properties

Town of Blacksburg
- Roundabout at the Virginia Tech Entrance, Blacksburg, VA: Appraisals of Commercial Properties

Virginia Department of Transportation
- German School Road Widening Project, Richmond, VA: Appraisals of Residential Properties
- Route 650 Widening Project, Fauquier, VA: Appraisals of Residential Properties
- Route 22 and Route 250 Interchange Project, Charlottesville, VA: Appraisals of Commercial Properties
- Route 54 and Route 33 Interchange Project, Hanover, VA: Appraisals of Commercial Properties.
- Route 50 Roundabout Project, Upperville, VA: Appraisals of Commercial Properties
- Route 522 Bridge Replacement, Culpeper VA: Appraisal of Residential Property
- Lewistown Road Interchange along I-95, Hanover, VA: Appraisal of Residential and Commercial Properties
- Meadow Creek Parkway, Charlottesville, VA: Appraisal of Residential and Commercial Properties
- Opal Interchange, Route 17 Route 29, Fauquier, VA: Appraisal of Agricultural, Industrial and Commercial Properties
- Route 58 Widening, Carroll County, VA: Appraisals of Residential and Agricultural Properties
- Route 229 Widening Project, Culpeper, VA: Appraisal of Residential and Commercial Properties
- Route 29 Interchange Project, Culpeper, VA: Appraisal of Residential, Agricultural, Industrial and Commercial Properties

DEPARTMENT OF GENERAL SERVICES

Department of General Services
Central Procurement Unit
1100 Bank Street
Suite 724
Richmond, VA 23119

May 11, 2018

ADDENDUM NO. 1 TO ALL BIDDERS

Reference – Invitation for Bids:	IFB #TCW-2018-0416
Commodity:	Appraisal Services
Dated:	April 16, 2018
Bids Due:	**June 5, 2018 (REVISED)**
Pre-bid Conference:	April 26, 2018 (HELD)

The below is hereby changed to read:

1. Reference Cover Page, Due Date/Time, revise to read: **"Due Date/Time: June 5, 2018 – 11:00 A.M. EST."**

2. Reference Special Term and Condition, Paragraph U, entitled 'Identification of Bid Envelope', revise to read:

   IDENTIFICATION OF BID ENVELOPE: The **signed** IFB response must be returned in a separate sealed envelope and identified as follows:

   Vendor Name
   Street or Box Number
   City, State, Zip Code

   POSTAGE*

   Department of General Services
   ATTN Tiffany C. Walker, VCA
   Consolidated Procurement Unit (CPU)
   1100 Bank St STE 724
   Richmond VA 23219

   IFB #: TCW-2018-0416
   IFB Title: Appraisal Services
   Due Date: June 5, 2018
   Time: 11:00 A. M. EST
   DSBSD #: _____

   *If an IFB response is mailed, the Bidder takes the risk that the envelope, even if marked as described above, may be inadvertently opened and the information compromised which may cause the response to be disqualified. IFB responses delivered that require an "Additional Postage Due" payment will not be accepted.

DEPARTMENT OF
GENERAL SERVICES

Department of General Services
Central Procurement Unit
1100 Bank Street
Suite 724
Richmond, VA 23119

IFB responses may be hand delivered to the designated location in the office issuing the solicitation.

No other correspondence or other IFB response should be placed in the envelope.

Note: A signed acknowledgment of this addendum must be received at the location indicated on the IFB either prior to the bid due date and hour or attached to your bid. Signature on this addendum does not substitute for your signature on the original bid document. The original bid document must be signed.

Respectfully,

Tiffany C. Walker /s/
tiffany.walker@dgs.virginia.gov
Contracting Officer

Bowman Consulting Group, Ltd.
Name of Firm

Richard Stuchell, Project Manager/ Appraiser
Printed Name and Title

Signature

6/4/18
Date