STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

REQUEST FOR INFORMATION
FOR
RIGHT-OF-WAY ACQUISITION & UTILITY/RAILROAD COORDINATION
MANAGEMENT

RFI # 40100-50943
SEPTEMBER 26, 2022

1. **STATEMENT OF PURPOSE:**

   The State of Tennessee, Department of Transportation issues this Request for Information ("RFI") for the purpose of gathering information to better understand the current marketplace offerings for Right-of-way Acquisition and Utility / Railroad Coordination Management software solutions. Based on the information gathered from the RFI, TDOT may develop a procurement strategy and initiate a formal procurement solicitation at a later date. We appreciate your input and participation in this process.

   The objectives of this RFI are:

   1.1. Identify transportation focused solutions of comprehensive right of way management software and services including current capabilities and desired enhancements outlined in the background section below.

   1.2. Identify hosted, secure, cloud-based software solutions for comprehensive transportation right of way management.

   1.3. Identify the number of other state departments of transportation (DOTs) using vendor respondent's right of way management solution with references.

2. BACKGROUND:

TDOT currently has a Right-of-way Acquisition and Utility / Railroad Coordination Management application in operation since 2015. IRIS (**I**ntegrated **R**OW **I**nformation **S**ystem) custom application structured on BEM Systems (bemsys.com) PAECETrak™ supporting **304** users statewide to provide the following capabilities and services.

3. COMMUNICATIONS:

3.1. Please submit your response to this RFI to:

   Gregg Bennett, Transportation Program Supervisor
   Tennessee Department of Transportation, Contracts and Procurement Division
   James K Polk Bldg., 505 Deadrick Str, Nashville, TN 37243
   EMAIL: TDOT.RFP@tn.gov
   PHONE: (615) 741 - 9125

3.2. Please feel free to contact the Tennessee Department of Transportation Procurement and Contracts Division with any questions regarding this RFI. The main point of contact will be:

   Gregg Bennett, Transportation Program Supervisor
   Tennessee Department of Transportation, Contracts and Procurement Division
   James K Polk Bldg., 505 Deadrick Str, Nashville, TN 37243
   EMAIL: TDOT.RFP@tn.gov
   PHONE: (615) 741 - 9125

3.3. Please reference RFI # 40100-50943 with all communications to this RFI.

RFI SCHEDULE OF EVENTS: EVENT		TIME (Central Time Zone)	DATE (all dates are State business days)
1.	RFI Issued		9/26/22
2.	Comments and Questions Due	2:00 p.m.	10/7/22
3.	State Responds to Comments and Questions		10/21/22
4.	Responses Due		11/4/22
5.	Oral Presentations		11/9 – 11/10/22

4. GENERAL INFORMATION:

4.1. Please note that responding to this RFI is not a prerequisite for responding to any future solicitations related to this project and a response to this RFI will <u>not</u> create any contract rights. Responses to this RFI will become property of the State.

4.2. The information gathered during this RFI is part of an ongoing procurement. In order to prevent an unfair advantage among potential respondents, the RFI responses will not be available until after the completion of evaluation of any responses, proposals, or bids resulting from a Request for Qualifications, Request for Proposals, Invitation to Bid or other procurement method. In the event that the state chooses not to go further in the procurement process and responses are never evaluated, the responses to the procurement including the responses to the RFI, will be considered confidential by the State.

4.3. The State will <u>not</u> pay for any costs associated with responding to this RFI.

5. INFORMATIONAL FORMS:

The State is requesting the following information from all interested parties. Please fill out the following forms:

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TECHNICAL INFORMATIONAL FORM
1. RESPONDENT LEGAL ENTITY NAME:
2. RESPONDENT CONTACT PERSON: Name, Title: Address: Phone Number: Email:
3. BRIEF DESCRIPTION OF EXPERIENCE PROVIDING SIMILAR SCOPE OF SERVICES/PRODUCTS
4. Have you implemented this type of product for other state Departments of Transportation (DOT) or government entities? If so, please provide the requested information listed below: a. Name of State/Region: b. Years of service provided to the client: c. Contact person in each State/Region who is familiar with the product:
5. Have you implemented this type of product for other state Departments of Transportation (DOT) or government entities? If so, please provide the requested information listed below: a. Name of State/Region: b. Years of service provided to the client: c. Contact person in each State/Region who is familiar with the product:
6. Please describe the licensing options and model available for your solution.   a. Pricing arrangements   b. Annual maintenance fees to include: Software licensing?   TDOT ownership of application coding?   Periodic upgrades / versioning of vendor software?   Periodic upgrades of structure?   Periodic upgrades of interfaces?   Periodic upgrades Internet Browser?   Periodic upgrades to TDOT hardware?   Periodic FHWA Compliance changes?   (Broadband, Acquisition, Appraisal, Relocation, Utility Coordination, Railroad, etc.)
7. Have you completed a migration from a competitor's product to yours on behalf of a DOT?   a. Please describe experience transitioning from a previous legacy product or competitor's transportation right of way solution.

	b. Include any details of scope for migration/implementation and time frames involved go-live in your technology.
	c. If you have not performed a migration then please describe details of scope and time frame for implementation to go-live in your technology.
8.	Describe the capabilities available using modular applications and what diversity of devices, operating systems, GIS platform, etc. that your solutions compatible with?
	a. How does your technology manage offline activity and transactions and synchronization with enterprise?
9.	Have you completed a migration from a competitor's product to yours on behalf of a DOT?
	a. Please describe experience transitioning from a previous legacy product or competitor's transportation right of way solution.
	b. Include any details of scope for migration/implementation and time frames involved go-live in your technology.
	c. If you have not performed a migration, please describe details of scope and time frame for implementation to go-live in your technology.
10.	Describe the mobile capabilities available using modular applications and what diversity of devices, operating systems, GIS platform, etc. are your solutions compatible with?
	a. How does your technology manage offline activity and transactions and synchronization with enterprise?
11.	How does your solution allow TDOT to enable non-TDOT employees to use the product? State "users" include state employees with RacFid JJ and state consultants with RacFid JJVP. How will the solution comply with State security access for non-state "users" such as utility companies / utility contractors to "submit" transmittals to the application.
	a. How are non-employee users are added/provisioned:
	b. Describe how the software be configured to allow a TDOT administrator to provision non-employee users to use the software?
12.	How does your solution allow for additional training as your core software updates or changes during the term of your preferred contract structure?
13.	Describe your project management schedule for implementing your application and how you have worked with client schedules.
15.	Describe how your application manages the following applications: • Preliminary Estimates for Right-of-way and Utility / Railroad costs for project construction Including Relocation costs Including Railroad Coordination Cost Including Utility Coordination costs within public ROW / Outside public ROW (CH86) Including alternate route locations • Right-of-way acquisition Proposals Appraisals Relocations (AASHTO TURBORELO) Utilities Railroad Demolitions Certifications Condemnations

Title Searches
Services   Appraisals, Reviews, Acquisition, Title, Closing, Demo, Property Mgmt

- Utility / Railroad Coordination
  Utility Early Notifications
  Utility Relocations
  Railroad Crossings
  Permits
  Services   Engineering, Coordination

- Excess Land Disposition
  Identification of ROW Sales
  Identification of ROW leases
  Identification of ROW License

- Electronic Signatures

- Mobile / Field capabilities

- Vendor maintenance

- Staff maintenance

- Form maintenance

- Document maintenance (Users manual, checklist, publications)

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16. Describe the capabilities of your application in the following areas:

- Geographic Information System (GIS) mapping
  Booleran searches
  Archived project researches
  Satellite Images
  Photo log Images
  Tract location
  Project location
  Excess land (Project Conflicts / locations)
  Railroad Crossing (Project Conflicts / locations)
  Utility Services areas (Early Notify / Project conflicts)
  Utility Permit (Early Notify / Project Conflicts / Enviro Mitigation conflicts / locations)
  Utility Coordination (early Notify / Project Conflicts / Enviro Mitigation conflicts / locations)

- Enhanced Finance integration with Enterprise Resource Planning (ERP) system
  Invoice payments submitted to the Finance system
  Payments issued by the Finance system
  Documentation of Finance system transactions

- Enhanced integration with Program planning resource management system
  Project schedules / activities
  Project Funding
  Project programming data /details
  Project Letting
  Local Agency Program

- Enhanced Excess Land management / marketability
  Manage "excess" land sales
  Manage leases / licenses
  Advertise "excess' land sales

- Enhanced Railroad coordination management
  Manage multiple railroads on a project
  Manage multiple railroad involvements (Grade/Grade Separation)
  Interface FRA data
  Manage railroad coordination
  Manage railroad property rights
  Manage railroad consultants
  Manage local agency coordination

- Enhanced mobile / field capabilities
  Agents field visits
  Appraiser field visits
  Project field meetings
  Signature of documents in field

- Enhanced forms / template administrative abilities
  Generate documents
  Archive documents
  Sign documents electronically
  Division edit documents
  Division manage templates
  Division manage document letterheads / changes

- Enhanced user security abilities
  Manage user role security
  Manage user individual security
  Manage user access Active Directory

- Enhanced Electronic Appraisal submittal (consultants, reviews)
  Submittal of consultant appraisals
  Submittal of consultant reviews
  Approval of submittals electronically
  Email capabilities

- Enhanced Electronic Utility Relocation submittal (plans, cost estimates, invoices)
  Management of Utility services areas
  Management of Early Notification electronically
  Submittal of utility coordination electronically
  Management of utility contracts electronically
  Management of utility invoices
  Email capabilities

- Enhanced Utility Permit
  Management of utility permits issued
  Management of utility permit inspections
  New FHWA Broadband management knowledge
  Permit archiving / indexing

- Enhanced Application Help/Problem/Issue/Ehelp

- Management of user issues / errors / enhancements
  Documentation of user manuals online
  Documentation of user training online

- Historical Archive retrievals
  Capabilities to index and retrieve historical documents relevant to current projects.

- Additional Redlining / Revision of Design Plans and plans collaboration throughout transportation project life cycle e.g. PlanGrid™, Bentley ProjectWise™, etc.

17. Describe the capability of your application to integrate with other applications.
18. What other applications have you successfully integrated with?
19. What challenges have you encountered when interfacing with clients existing applications?
20. What do you see as TDOT's role in implementing your application?

COST INFORMATIONAL FORM
1. Describe what pricing units you typically utilize for similar services or goods (e.g., per hour, each, etc.:
2. Describe the typical price range for similar services or goods

ADDITIONAL CONSIDERATIONS
1. Please provide input on alternative approaches or additional things to consider that might benefit the State: