

## State of Maine Procurement Justification Form

This form must accompany ALL contract requests and sole source requisitions (RQS) submitted to the Division of Procurement Services.

INSTRUCTIONS: Please provide the requested information in the white spaces below. See the guidance document posted with this form on the Division of Procurement Services website (Forms page) for additional instructions.

### PART I: OVERVIEW

Department Office/Division/Program:		Department of Agriculture, Conservation and Forestry – Bureau of Parks and Lands – Off Road Recreational Vehicle Office	
Department Contract Administrator or Grant Coordinator:		Lana LaPlant-Ellis, Senior Planner	
(If applicable) Department Reference #:			
Document Amount:	\$ 14,500	Advantage CT / RQS #:	CT 20200124000000002134
AMENDMENT	Original Start Date:		Effective Date:
	Previous End Date:		New End Date:
GRANT	Project Start Date:		Grant Start Date:
	Project End Date:		Grant End Date:
ALL OTHER	Proposed Start Date:	2/10/2020	Proposed End Date: 7/31/2020
Vendor/Provider/Grantee Name, City, State:		LandVest, Ten Post Office Square, Suite 1125 South, Boston, MA 02109	
Brief Description of Goods/Services/Grant:		Appraisal of 32 mile long rail corridor from Oakland to Embden	

### PART II: JUSTIFICATION FOR VENDOR SELECTION

Mark an "X" before the justification that applies to this request. (Select only one justification.)

	A. Competitive Process		G. Grant
	B. Amendment		H. State Statute/Agency Directed
X	C. Single Source/Unique Vendor		I. Federal Agency Directed
	D. Proprietary/Copyright/Patents		J. Willing and Qualified
	E. Emergency		K. Client Choice
	F. University Cooperative Project		L. Other Authorization

### PART III: SUPPLEMENTAL INFORMATION

Please respond to ALL of the following:

**1. Provide a more detailed description and explain the need for the goods, services or grant to supplement the response in Part I.**

**The Department is currently in negotiations with the PanAm Rail Road for the acquisition of a rail corridor that runs from Oakland to Embden, Maine. An appraisal is necessary to satisfy due diligence and grant funding requirements.**

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## PART III: SUPPLEMENTAL INFORMATION

**2. Provide a brief justification for the selected vendor to supplement the response in Part II.**

The Department contacted six vendors including:  
 Ray Quimby (recommended by MDOT) – not interested  
 Fred Bucklin – Bucklin Appraisal – not interested  
 Mark Plourde – Maine Valuation Company – not interested  
 Randolph Glennon – Eastern Appraisal Co. – did not hear back  
 Dan Dwyer – retired

Jay Closser – LandVest – was the only individual interested in completing an appraisal on the corridor.

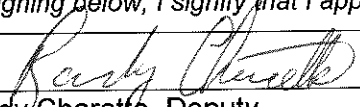

**3. Explain how the negotiated costs or rates are fair and reasonable; or how the funding was allocated to grantee.**

We asked for estimates from 6 vendors. Due to the nature of this project, most were not interested in taking on the task. LandVest came in with an estimate of \$14,500, which is slightly higher than the appraisal that was conducted in 2018 at \$10,000. The trestles will be included in this appraisal, where they were not in the past. This is time sensitive due to grant funding deadlines.

**4. Describe the plan for future competition for the goods or services.**

Due to the nature of this appraisal, a rail corridor, there are very few companies that have the experience necessary to confidently provide this service. We will continue to add to our list of qualified and willing companies.

## PART IV: APPROVALS

<b>Signature of requesting Department's Commissioner (or designee):</b>	By signing below, I signify that I approve of this procurement request.		
			
<b>Printed Name:</b>	Randy Charette, Deputy Commissioner	<b>Date:</b>	1/24/2020 <i>RC</i> 2/5/2020
<b>Signature of DAFS Procurement Official:</b>	DocuSigned by: 		
<b>Printed Name:</b>	AEED9C7B3A8044E... Justin Franzose	<b>Date:</b>	2/6/2020