

QUESTIONS & EXPLANATION To CM-APP-01-2023

(July 17, 2023)

Q.1 Will the staff of the chosen vendor need to obtain special clearances to enter any of the structures to be appraised?

A.1 No. However, the vendor will have to have a government issued photo identification to enter the structures.

Q.2 Will the awarded vendor be provided with a contact for each location to be appraised?

A.2 Yes. A schedule of dates, times, and locations will be created with the Contracting Officer, and a member of the Office of Risk Management (ORM) will meet and escort the vendor along with the respective facilities management personnel at each location. Cell phone number and email will be provided of at least the ORM staff.

Q.3 Do you anticipate blueprints being available for any/all of the structures to be appraised?

A.3. Blueprints may be available onsite, but the vendor should presume no blueprints are available. Vendor may have to do its own research into public records.

Q.4 Are we only appraising the main structure at each location? For example, there are multiple structures at the New Beginnings Youth Development Center. Will these need to be appraised separately?

A.4 The expectation is that the appraisal lists all the buildings at a site and that each structure be appraised separately.

Q.5 Will vendors have the opportunity to provide software demonstrations?

A.5 No.

Q.6 If the decision is made to purchase the software to manage property data, is the plan to house ALL owned structures in the application or only the buildings that are to be appraised?

A.6 There is currently no plan to purchase software. The data will be uploaded to ORM's enterprise risk management system. The vendor is expected to provide three hard copies and one soft copy of the data. Soft copy can entail a thumb drive or equivalent type of storage device or access to Vendor's online portal (for a minimum of three (3) users) for an indefinite period when Agency can view and download the data.

Q.7 If the answer to questions 5 is "All structures" can a full list of properties be provided or at a minimum, can you provide what you believe to be a total number of structures?

A.7 The Agency presumes Q.7 refers back to Q.4, not Q5. The expectation of the Agency is that in addition to obtaining the values associated with replacement cost of the structures that it also obtains an accurate count of structures on a site. The Agency currently does not have that information.

Q.8 Are there any additional modules that you would like to explore outside of buildings? (property in the open, vehicles, moveable equipment, etc.)

A.8 Not at this time. The priority is to get as many buildings as possible in the provided list appraised in order to include current and accurate replacement cost values in the District's property schedule.

Q.9 Is the Agency interested in a valuation tool (module) that would provide building valuations without the need for onsite appraisals?

A.9 Per Answer A.6, the Agency currently has no plans and no budget to acquire software. The intention of this Request for Quotations is to receive a final product with the maximum number of structures appraised within the not-to-exceed amount and within a 60-day time period no later than September 30, 2023.

Q.10 Does the agency wish to have both RMS Windstorm and Seismic Catastrophe Modeling data collected?

A.10 No.

Q.11 In order to arrive at the most accurate work effort and fees, would it be possible to receive a **Statement of Values** that pertain to the properties to be appraised?

A.11 No.