

MCIT Property Appraisal RFP Questions / Answers Compilation

June 22, 2022

1. Project Timeframe (pg.2): The RFP indicates a start of the fieldwork not later than Mar. 1 each year. With an August award this year, could the selected vendor commence before Winter?
Commencement of the appraisal work must begin in the year the appraisal work is to be completed.
2. Data Required (pg. 4): RCV and ACV are adequately defined. Do you require any optional or special handling for historic Courthouses or other structures (i.e. National Register or local designations)? **MCIT does not require special handling for the appraisal of historic buildings. Inherent features (towers, domes, columns...) should be included in the valuation and noted as miscellaneous or special features.**
3. Data Required (pg. 4): ISO Protection Classification – are you requiring the Protection Class or the ISO Construction Class? ISO generally does not make the PPC data available to organizations who are not designated as “insurers” of property or their agents. **MCIT will not require the Public Protection Classification (PPC) noted in Section V. of the RFP if that information is not available to the vendor.**
4. Conditions for Proposal Submittal (pg. 9): Can RFP responses be submitted electronically, or do you require hardcopy versions of the proposals? **MCIT requires two hard copies of the RFP response as described in Section XIX of the RFP.**
5. Would you be interested in options for any other property types such as Contents or Property in the Open? We could propose these as alternative, should you like. **MCIT’s RFP is limited to the appraisal of buildings only.**
6. Does MCIT insure structures including Bridges or Dams, and are those included in the Building counts? If so, could you provide an estimated count of each? **MCIT’s RFP is limited to the appraisal of buildings only.**
7. Please confirm a footprint diagram is required for every building appraised and a plat drawing is required for every site with multiple buildings. If this is true, will the plat drawing also include buildings not appraised (building value less than less than \$100,000)? **Upon further consideration footprint diagrams and plat drawings are preferred, but not required.**

8. What software application is used to manage and perpetuate the member's property values? **MCIT does not use a specific software to manage property values. A property value indexing analysis is completed annually for consideration by the MCIT Board of Directors.**
9. Would MCIT be interested in vendors including information and pricing for a property risk management software application to manage/perpetuate property data & values? **No.**
10. Who was the most recent appraisal vendor? **The contract arising out of the previous RFP was awarded to Duff & Phelps.**
11. Should the designated historical buildings be valued based on historical reproduction cost? **MCIT does not require special handling for the appraisal of historic buildings. Inherent features (towers, domes, columns...) should be included in the valuation and noted as miscellaneous or special features.**
12. Can you provide a list of buildings for each member and their square footages in Excel? **See Appendix A and Appendix B of the RFP for the total number of buildings. Additional information can be provided to the successful bidder prior to the commencement of work.**
13. Can you provide a list of the historical structures? On historical structures, are you looking for Reproduction Cost vs. Replacement Cost? **MCIT does not maintain a list of historical structures. MCIT does not require special handling for the appraisal of historic buildings. Inherent features (towers, domes, columns...) should be included in the valuation and noted as miscellaneous or special features.**
14. What is your budget for this project? **It is MCIT's practice is to create a project budget after the successful award of a contract following the RFP process.**