

QUESTIONS ON RFP #2009APPRAISAL

1. "Replacement Cost" appraisals have been requested. Should estimates be based on "new construction" or "reconstruction" basis?

Estimates should be based upon new construction costs.

2. Does ORM have a preferred source of cost data/software: Marshall & Swift MVS, Marshall & Swift Commercial Estimator, Marshall & Swift / Boeckh BVS, RS Means, e2Value, ISO360, or other?

The Office of Risk Management (ORM) does not have a preference.

3. Will the selected vendor be expected to use ORM's software license and input system, or will bidders be required to show evidence they have current license for the estimating software they use?

The selected vendor will be required to use the software for which they have the legal rights to use.

4. An appraiser's license is required for market value assessment for lending purposes, but not typically required to provide insurable value estimates: will ORM consider proposals from vendors who can provide satisfactory evidence of experience and expertise in providing insurable value estimates?

Yes, for the purposes of this RFP, ORM agrees that the selected vendor need not be licensed by the Louisiana Real Estate Appraisal Board to provide appraisals for insurance purposes only. Therefore, the reference in 1.3 of the RFP to a "licensed commercial appraiser" is rescinded. Further, the reference in 1.3 of the RFP to securing a "temporary appraisal license" is also rescinded.

5. Do all the properties share the same insurance policy and renewal dates?

Yes

6. Will the selected vendor be provided an extract of the SLABS database (which contains more data than the schedule accompanying the RFP)?

No

7. Will previous appraisals by made available to the selected vendor?

No

8. Do any of the State-owned properties require special security screening (ex. TWIC or other DHS credentials)?

ORM will assist the selected vendor with any access to state-owned property.

9. Does ORM have a preference for the order of surveys to be completed?

Example: all completed by 3/15/10, with follow-up service for the balance of the 3 year contract, or 1/3 done every year?

The order of the surveys will be provided to the selected vendor.

10. What is the typical frequency of new buildings being added to the schedule (X new buildings per year)?

New buildings are added relatively infrequently.

11. How much lead time does ORM expect to give vendor for ad hoc appraisal requests?

ORM will provide reasonable lead time for any ad hoc appraisals, which should be relatively infrequent.

12. What details should be included in the reports to ORM: RC estimate calculations, diagrams, exterior pictures, interior pictures, aerial/satellite photos, etc.?

ALL information including COPE data, photographs, calculations, diagrams, etc. used to determine the replacement cost value must be included in the report to ORM.

13. Do report requirements vary based on the size of the buildings?

No

14. Other than building reconstruction cost estimates, what other data elements does ORM need to support their property insurance marketing efforts?

The appraisal must be based upon new construction cost, not reconstruction cost.

15. Is the ORM looking for uniform pricing, regardless of building size or complexity or scheduling (Superdome same price as storage shed)?

Yes

16. Will the ORM consider alternative pricing models?

No

17. For structures listed as "historical", what valuation basis should be used, new construction, reconstruction (modern materials and methods) or reproduction?

New construction costs must be used with cost emphasis based upon the building's historical significance.

18. For structures listed as dwellings or houses or cottages (<4 units), what software and cost basis should be used: M&S Swift Estimator, MSB RCT, e2Value, or other?

ORM does not specify which software the selected vendor must use.