



**REQUEST FOR PROPOSALS  
INSURANCE APPRAISAL SERVICES**

**Solicitation No.: R-14-005-DB**

**Addendum IV | July 2, 2014**

CHANGES TO THE RFP

- 1. No changes to the RFP.**

END CHANGES TO THE RFP

QUESTIONS AND ANSWERS

- 1. Question:** I was wondering if a property listing is going to be available for this RFP.

*Response:* No, a list will not be provided for each property, however, the San Antonio Water System currently has about 404 structures that include lift stations, pump stations, booster stations, treatment plants, offices, service centers, etc., with a valued range from \$7k to \$287MM. Contents values range from \$1k to \$192MM. Contents include but are not limited to: office equipment, electronics, lab equipment, office furniture, tools, etc.

- 2. Question:** Can you please provide an updated property list, including address information, with insurable values for all the locations including plants, wells, and pump/lift stations?

*Response:* See response to question 1.

- 3. Question:** Can you provide us the design capacity (MGD) information for all plant locations?

*Response:* Due to security reasons, SAWS will make this information available to the successful respondent only.

4. **Question:** Can you please define the definition listed in section 1C: Consultants shall draft a construction sequencing/commissioning document in sufficient detail?

*Response:* Section I, c. SOPE OF SERVICE, first bullet point, third paragraph, was removed in its entirety via addendum III, dated June 30, 2014.

5. **Question:** Can you please provide A list of properties to be appraised

*Response:* See response to question 1.

6. **Question:** Can you please provide each property's physical addresses and square footage where available and applicable.

*Response:* See response to question 1.

7. **Question:** Can you please provide Design capacity of each water plant

*Response:* See response to Question 3.

8. **Question:** Can you provide a list of properties you are wanting appraised (Cost Approach only)

*Response:* See response to question 1.

9. **Question:** Is only a Cost Approach required on these properties and that is all you are requesting?

*Response:* Replacement cost for structures and contents.

10. **Question:** You refer back and forth between "reproduction cost" and "replacement cost" and there is a difference. Are you just requiring estimates based on "replacement cost" which is the norm versus "reproduction cost"?

*Response:* Replacement cost of structures and contents.

11. **Question:** On page 2 of 16 under "Methodology", when you state that the consultant shall inspect and "appraise" designated properties, are you requesting an appraisal by virtue of only the Cost Approach? This could result in a mis-leading value opinion relating to market value although a "replacement cost" may be all you are wanting to obtain. This would then in no way be representative of the market value of the subject property if only utilizing a Cost Approach.

*Response:* Replacement cost of structures and contents, SAWS wants to know how much it would cost to repair or replace structures and their contents that are damaged or destroyed, i.e., if your home was damaged by fire, how much would it cost to repair and replace any contents lost.

12. **Question:** Page 3 of 16 under "Contents Valuation" requests that the consultant provide an estimate of the insurable value of equipment. As real estate appraisers, we do not value equipment, only the real estate. So are we eliminated from providing work concerning this assignment? We would not be providing any market value estimates relating to equipment. An Equipment appraiser would be required for that.

*Response:* The Request for Proposal states SAWS is seeking a property appraisal firm, not a real estate appraisal firm.

**13. Question:** Each Property – is each property defined as each building? If not, please explain further.

*Consultant shall engage a qualified subcontractor to establish flood zone identification for each property. The subcontractor shall determine whether each property is located in a Federal Emergency Management Agency ("FEMA") designated special flood hazard area as shown on FEMA's Flood Insurance Rate Maps and Flood Hazard Boundary Maps as of the date of the flood zone determination.*

*Response:* See response to question 1.

END OF QUESTIONS AND ANSWERS

No other items, dates, or deadlines for this RFQ are changed.

END ADDENDUM IV