



REQUEST FOR PROPOSALS

INSURANCE APPRAISAL SERVICES

Solicitation No.: R-16-001-PC

Addendum I | January 15, 2016

QUESTIONS AND ANSWERS

1. Can you provide a current listing of properties to be appraised?

The listing of properties to be appraised is attached. The number of properties to be appraised per year will be dependent on the fees proposed by the selected consultant. The listing also contains “Previously Appraised Properties” that will not be re-appraised during this contract.

2. Can you provide us with the “design capacity” of each water and wastewater plant to be appraised?

This information will be provided to the selected consultant, based on the properties assigned for appraisal. If “design capacity” is needed for establishing a compensation rate, the respondents may submit a compensation range per “Million Gallons per Day” (MGD). Ranges received will be evaluated using the high end of the range submitted.

3. Was the appraisal completed in 2014 and, if so, is the prior winning bidder participating in this RFP?

Not all properties were appraised in the previous contract period and the prior appraisal firm is not precluded from competing on this RFP. The listing of Interested Firms that have downloaded the RFP as January 15, 2016 is attached.

4. Who was the prior winning bidder?

The prior consultant for appraisal services was American Appraisal Associates, Inc.

5. Would prior appraisals be made available to the winning bidder?

The prior appraisals will be available to the selected consultant for this project.

END OF QUESTIONS AND ANSWERS

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

END ADDENDUM I

Listing of Properties to be Appraised

Facility Name	Facility Type
21st Street	PW Storage Tank
34th Street	Odor Control Injection Point
34th Street	PW Primary Pump Station
38th Street	Lift Station
Acequia Pk	Lift Station
Adams Hill	PW Secondary Pump Station
Afton Oaks	Lift Station
Alamo Dome	Lift Station
Alamo Ranch	Lift Station
American Lotus	PW Booster Pump Station
Amhurst	PW Water Storage Tank
Anaqua Springs	PW Primary Pump Station
Apollo	Odor Control Injection Point
Artesia	PW Primary Pump Station
Aspen	PW Secondary Pump Station
Austin Tank	PW Storage Tank
Avenue B RW Pump Station & Tank	RW Pump Station & Tank
Babcock Tank	PW Storage Tank
Barbet #2	PW Secondary Pump Station
Bascum	Lift Station
Basin	Odor Control Injection Point
Basin	PW Primary Pump Station
Basse Road RW Distribution Station	RW Distribution Station
Bear Creek	PW Secondary Pump Station
Bear Springs	PW Primary Pump Station
Bed'n Banks	RW Transfer Pump Station
Best Way	PW Primary Pump Station
Bitterblue	Lift Station
Bitters	PW Wells
Bitters (1,2,3,5,6,9,10&11)	PW Booster Pump Station
Blackhawk	PW Secondary Pump Station
Bluffs of Lost Creek	Lift Station
Brackenridge (Wells #13 & #14)	PW Secondary Pump Station
Braun Road	Lift Station
Braun Tank	PW Storage Tank
Brighton Oaks	Lift Station
Brooks RW Pump Station & Tank	RW Pump Station & Tank
BSR Wells (1 - 4)	PW Booster Pump Station
Bulverde	Lift Station
Cadillac	Lift Station
Cagnon	PW Primary Pump Station
Cagnon	Lift Station
Callaghan Tank	PW Storage Tank
Canvasback Lake	RW Booster Pump Station
Canyon Park	PW Booster Pump Station
Carlisle	PW Primary Pump Station
Carmona Hills	Lift Station
Cedar Creek	Lift Station
Cedar Creek (1&3)	PW Booster Pump Station
Cedar Park	Lift Station
Champion Ridge	Lift Station
Champions	Lift Station
Chavaneaux E	Lift Station
Chilled Water Plant #2	Chilled Water Plant

Listing of Properties to be Appraised

Facility Name	Facility Type
Cibolo	Elevated Storage Tank
Cibolo Canyon	Lift Station
Cibolo Canyon	Odor Control Injection Point
Clayton	PW Water Storage Tank
Coliseum	Odor Control Injection Point
Coliseum RW Pump Station & Tank	RW Pump Station & Tank
Commanche Pk # 1	Lift Station
Commanche Pk # 2	Lift Station
Commercial & Chavaneaux	Lift Station
Commercial & Villaret	Lift Station
Concept Therapy	PW Primary Pump Station
Concord	Lift Station
Conrad Farm	Farm Property
Convention Center	RW Dechlorination Outfall
Copperfield	Lift Station
Coralwinds	Lift Station
Corner Stone	Lift Station
CostCo	Lift Station
CR 3820 - Westview	PW Primary Pump Station
Cresta Bella	Lift Station
Cross Mountain	PW Storage Tank
Culberson	Odor Control Injection Point
Culebra	PW Primary Pump Station
Devine Tank [Hildebrand Tank]	RW Storage Tank
Crescent Park	PW Booster Pump Station
Dominion (1,2&3)	PW Booster Pump Station
Donnella	PW Booster Pump Station
Dreamhill	PW Secondary Pump Station
Dwyer Tank	PW Storage Tank
E. Houston RW Pump Station & Tank	RW Pump Station & Tank
Eastside Customer Service Center	Leased Office Space
Eastside Service Center	Service Center
Echo Mountain	PW Water Storage Tank
Edgewood	PW Primary Pump Station
Elm Valley #1	PW Primary Pump Station
Elm Valley #2	PW Primary Pump Station
Enchanted Sunset	PW Primary Pump Station
Encino Park	Lift Station
Encino Park No. 2	PW Booster Pump Station
Espada	Lift Station
ESSC Odor Control Injection Facility	Odor Control Injection Point
ESSC RW Distribution Station	RW Distribution Station
Evans	PW Booster Pump Station
Falcon Center	Lift Station
Far West	PW Booster Pump Station
Feathercrest	Lift Station
Fiesta	Lift Station
Fleetwood	PW Water Storage Tank
Fossil Ridge	Lift Station
Fossil Ridge	PW Booster Pump Station
Foster Meadows	Lift Station
Foster Tank	PW Storage Tank
Fox Grove	Lift Station

Listing of Properties to be Appraised

Facility Name	Facility Type
Franklin Farm	Farm Property
Fredericksburg Tank	RW Storage Tank
Freedom Elementary School	Lift Station
Gateway	PW Secondary Pump Station
General McMullen	PW Water Storage Tank
General McMullen Tank	PW Storage Tank
Geronimo Forrest	PW Primary Pump Station
Gibbs Sprawl	PW Secondary Pump Station
GKDA Bldg. No. 1540	Lift Station
GKDA Bldg. No. 1549	Lift Station
GKDA Bldg. No. 1571	Lift Station
GKDA Bldg. No. 1599	Lift Station
GKDA Bldg. No. 1625	Chilled Water Plant
GKDA Bldg. No. 1676	Lift Station
GKDA Bldg. No. 1760	Lift Station
GKDA Bldg. No. 179	Lift Station
GKDA Bldg. No. 197	Lift Station
GKDA Bldg. No. 3000 (East Kelly)	Lift Station
GKDA Bldg. No. 303	Lift Station
GKDA Bldg. No. 309	Chilled Water Plant
GKDA Bldg. No. 325	Chilled Water Plant
GKDA Bldg. No. 330	Lift Station
GKDA Bldg. No. 331	Lift Station
GKDA Bldg. No. 3440 (East Kelly)	Lift Station
GKDA Bldg. No. 3507 (East Kelly)	Lift Station
GKDA Bldg. No. 355	Lift Station
GKDA Bldg. No. 356	Chilled Water Plant
GKDA Bldg. No. 3780 (East Kelly)	Lift Station
GKDA Bldg. No. 379	Lift Station
GKDA Bldg. No. 638	Lift Station
GKDA Bldg. No. 66	Lift Station
Gold Canyon	Lift Station
Golden Aluminum	Lift Station
Goldfield	Lift Station
Grissom Tank	PW Storage Tank
Guilbeau	Lift Station
Hardy Oak	PW Booster Pump Station
Harris Middle School	Lift Station
Hart Avenue	Odor Control Injection Point
Hausman	Lift Station
Heathers Cove	Lift Station
Helotes Park #1	PW Booster Pump Station
Helotes Park #2 (1,2&3)	PW Booster Pump Station
Helotes Park #3 (1,2&3)	PW Booster Pump Station
Helotes Park #4	PW Pressure Tank Only
Helotes Reservoir/Adobe Ranch Booster	PW Booster Pump Station
Heritage Elementary School	Lift Station
Hickory Hollow	PW Water Storage Tank
Hidden Heights	Lift Station
Hidden Springs	PW Secondary Pump Station
Highland Hills	PW Storage Tank
Highland Oaks	Active WP

Listing of Properties to be Appraised

Facility Name	Facility Type
Hildebrand Tank (new - 2008)	PW Storage Tank
Hill Top	Lift Station
Hills (1,2&3)	PW Booster Pump Station
Hills Of Shaenfield	Lift Station
Hills Reservoir	PW Storage Tank
Hollyhock	Lift Station
Horseshoe Bend	Lift Station
Hutchins	Odor Control Injection Point
Hutchins	PW Water Storage Tank
Hwy. 90 W.	Lift Station
IH 10 (1,2,3&4)	PW Booster Pump Station
Indian Hills	Lift Station
Indian Hills	PW Booster Pump Station
Indian Springs	Lift Station
Indian Springs	PW Storage Tank
Inspiration Tank	PW Storage Tank
Inwood (1,2,3&5)	PW Booster Pump Station
Iron Horse	Lift Station
J-17 (Bldg. 1560-Fort Sam)	PW Monitoring Well
John James Park	RW Dechlorination Outfall
Josephine	RW Dechlorination Outfall
Judson (1&2)	PW Booster Pump Station
Kallison Ranch	PW Primary Pump Station
Kinder Ranch	Lift Station
King St.	PW Primary Pump Station
Klaus	PW Secondary Pump Station
La Rosa	PW Booster Pump Station
La Sierra	Lift Station
Lackland Bldg. No. 2047	Lift Station
Lackland Bldg. No. 2058	Lift Station
Lackland Bldg. No. 826	Lift Station
Lackland Bldg. No. 870	Lift Station
Lackland Bldg. No. 907	Lift Station
Lackland Bldg. No. 932	Lift Station
Lackland Bldg. No. 968	Lift Station
Lackland City #3	PW Secondary Pump Station
Lackland City #6	PW Secondary Pump Station
Lackland City #6A	PW Secondary Pump Station
Lackland RW Booster	RW Booster Pump Station
Lago Vista	Lift Station
Lamda	PW Storage Tank
Landenborn Farm	Farm Property
Laurel Canyon	Lift Station
Legend Hills	Lift Station
Legend Point	Lift Station
Legend Point	Odor Control Injection Point
Lemonwood	PW Primary Pump Station
Lincoln Heights Park	Lift Station
Lindberg	PW Secondary Pump Station
Linden	PW Secondary Pump Station
Lions Field Tank	PW Storage Tank
Lockhill Tank	PW Storage Tank
Loma Linda	PW Secondary Pump Station

Listing of Properties to be Appraised

Facility Name	Facility Type
Lomas Verdes	Lift Station
Lone Oak Customer Service Center	Leased Office Space
Los Reyes Canyon #2	PW Booster Pump Station
Love's Country Store	Lift Station
Lubbock	Lift Station
Mallard / Hyman Farm	Farm Property
Maltsberger	PW Primary Pump Station
Mama's	Lift Station
Marbach	PW Primary Pump Station
Market Street	PW Primary Pump Station
Marshall Road	Lift Station
Marshall Tank	PW Storage Tank
Mauermann	PW Booster Pump Station
Meadowwood	PW Secondary Pump Station
Meadowwood Acres	PW Primary Pump Station
Medical (1&2)	PW Booster Pump Station
Menger Tank	PW Storage Tank
Micron	PW Primary Pump Station
Midcrown	PW Secondary Pump Station
Miranda Ridge	PW Booster Pump Station
Mission	PW Primary Pump Station
Mission De Lago	Lift Station
Mission Field Division Building	Offices
Mission Foundation	Lift Station
Mission Reach	Lift Station
Mission Road Service Center	Service Center
Mission Trails	Odor Control Injection Point
Mission Trails #1	Lift Station
Mission Trails #2	Lift Station
Mitchell Lake Wetlands	Wildlife Refuge
Monte Viejo	Lift Station
Montgomery	PW Secondary Pump Station
Monticello Manor	Lift Station
Mountain Climb #2	Lift Station
Mountain Laurel	PW Primary Pump Station
Mudd Creek	Lift Station
Near West	Lift Station
Nelson Wolff Stadium	RW Pump Station
New World	PW Primary Pump Station
Nickel & Dime	Lift Station
Northeast Service Center	Service Center
Northridge Tank	PW Storage Tank
Northwest Service Center (old)	Service Center
Northwood	PW Secondary Pump Station
Octavia	Lift Station
Oliver Ranch	PW Primary Pump Station
Olmos RW Pump Station	RW Booster Pump Station
One Dominion	Lift Station
Palo Alto	Lift Station
Palo Alto	PW Water Storage Tank
Pearsall RW Pump Station & Tank	RW Pump Station & Tank
Pinn Road	Odor Control Injection Point
Pinn RW Dual Pump Stations & Tank	RW Dual Pump Stations & Tank
Pipers Meadow	PW Primary Pump Station

Listing of Properties to be Appraised

Facility Name	Facility Type
Pipestone Tank	PW Storage Tank
Pitluk	PW Secondary Pump Station
Police Academy	Lift Station
Potranco #2	Lift Station
Prestwick	Lift Station
Quail Creek Heights	Lift Station
Querida	PW Secondary Pump Station
Quintana Road	Lift Station
Ramsey	PW Secondary Pump Station
Ranch at Iron Horse	Lift Station
Ranch Town #2	PW Booster Pump Station
Randolph	Odor Control Injection Point
Randolph	PW Primary Pump Station
Redland	PW Booster Pump Station
Rhoda	PW Water Storage Tank
Rilling Road	Flow Monitor Point
Rilling Road Odor Control Injection Facility	Odor Control Injection Point
Rittiman East	Lift Station
Riverside RW Pump Station	RW Booster Pump Station
Rivinia	Lift Station
Roft Road	PW Booster Pump Station
S. Presa	Lift Station
Salado Creek Chlorine Storage Facility	Chlorine Storage Facility
Salado Creek Dechlorination Outfall	RW Dechlorination Outfall
Salado Creek WRC	W.W.T.P.
Salado Tank	PW Storage Tank
San Antonio Ranch	Lift Station
San Antonio Ranch	Odor Control Injection Point
San Marcos	Lift Station
Sanctuary	Lift Station
Sasse	PW Booster Pump Station
SAWS Headquarters - T1 & T2 + Garage	Offices
Sea World	PW Water Storage Tank
Seale	Ground Storage
Seale	PW Primary Pump Station
Sewanee	Lift Station
Shaenfield	Lift Station
Shields Tank	PW Booster Pump Station
Silver Mountain	PW Primary Pump Station
Simon Tract Booster	PW Booster Pump Station
Solana Ridge	Lift Station
Somerset	PW Primary Pump Station
South Foster Road Tank	PW Storage Tank
Southcross Pay Station	Customer Pay Station
Southside High School	Lift Station
Southton Road	Lift Station
Southwest High School	Lift Station
Southwest Middle School	Lift Station
Staggs Ranch	PW Water Storage Tank
Stapleton Park	PW Secondary Pump Station
Stone Creek	Lift Station
Stone Oak	Lift Station

Listing of Properties to be Appraised

Facility Name	Facility Type
Stone Ridge	Lift Station
Stotzer Tank	RW Storage Tank
Streich Road	Lift Station
Sulfur Springs	Lift Station
Sundance	PW Booster Pump Station
Sunset	Ground Storage
Sunset (1,2,3&4)	PW Booster Pump Station
Sunshine	PW Secondary Pump Station
Sutton	PW Secondary Pump Station
Tamaron	PW Primary Pump Station
Texas Research Park	PW Booster Pump Station
The Heights of Stone Oak	Lift Station
Threadneedle	Lift Station
Timberline Dr	PW Primary Pump Station
Timberwilde	Lift Station
Tinker Tank	PW Storage Tank
Tippecanoe	PW Secondary Pump Station
Tower Drive	PW Booster Pump Station
Toyota North	Lift Station
Toyota South	Lift Station
Triana	Lift Station
Triple "S"	Lift Station
Tuleta Outfall	RW Dechlorination Outfall
Turtle Creek #2	PW Primary Pump Station
Turtle Creek #3	PW Secondary Pump Station
University Oaks	Lift Station
University Tank (2,3,4&5)	PW Booster Pump Station
Upsom Park	PW Secondary Pump Station
Vallevista	Lift Station
Valley Hi	Lift Station
Valley Ridge	Lift Station
Van Dyke Service Center	Service Center
Vestal	PW Water Storage Tank
Villa Espranza	Lift Station
Village Green	PW Secondary Pump Station
Villages of Bulverde	Lift Station
Vineyard	Lift Station
Walden Heights (1,2&3)	PW Booster Pump Station
Walgreens	Lift Station
Walton Farm	Farm Property
Walzem	PW Secondary Pump Station
Waterwood #2	PW Water Storage Tank
Watson Tank	PW Storage Tank
West Avenue	PW Water Storage Tank
Westover Tank	PW Storage Tank
Westside Customer Service Center	Leased Office Space
Westwinds	Lift Station
Wild Turkey	PW Primary Pump Station
Winchester	PW Booster Pump Station
Winwood	PW Booster Pump Station
Wood Glen	Lift Station
Wooded Knoll	Lift Station
Woodlake	PW Secondary Pump Station

Listing of Properties to be Appraised

Facility Name	Facility Type
Woodland Hills	Lift Station
Woods of Fair Oaks	PW Secondary Pump Station
Woods Of Shavano E.	Lift Station
Woods Of Shavano W.	Lift Station
Wortham Oaks	Lift Station
Wottlin	PW Secondary Pump Station

Appraisals Previously Performed

Schertz Parkway Pump Station	PW Booster Pump Station
Anderson	PW Primary Pump Station
Broadview Tank	PW Storage Tank
Central Chilled Water & Steam Plant	Chilled Water & Steam Plant
Dos Rios Environmental Laboratory Services	Laboratory
Dos Rios RW Pump Station	RW Pump Station
Dos Rios WRC	W.W.T.P.
Golden	PW Water Storage Tank
Knights Cross	PW Booster Pump Station
Leon Creek RW Pump Station	RW Pump Station
Leon Creek WRC	W.W.T.P.
Loop 1604	PW Booster Pump Station
Medina	PW Treatment Plant
Medio Creek Tower	Communications Tower
Medio Creek WRC	W.W.T.P.
NACO	PW Primary Pump Station
Potranco Tally Road	PW Primary Pump Station
Stevens Ranch	PW Booster Pump Station
Twin Oaks Treatment Plant & Wellfield (ASR)	PW Treatment Plant & Wellfield
Wayland Tank	PW Storage Tank
Wurzbach	PW Primary Pump Station

contract solicitations

Interested Firms ListSolicitation No. **R-16-001-PC****Insurance Appraisal Services**Meeting: **2:00 PM, Friday Jan. 8, 2016**Estimate: **\$100,000.00**

Companies appearing on this list have downloaded SAWS solicitations for a specified project. These companies may be interested in providing SAWS with a response to a Request for Proposal (RFP) or Request for Qualification (RFQ). Sub-consultants also use this listing to contact potential prime consultants for sub-contracting opportunities on specific projects.

Companies interested in submitting bid proposals for any of the solicitations listed are responsible for checking the SAWS Web site on a regular basis for any addendums or other pertinent information.

CBIZ Valuation Group, LLC

10616 Scripps Summit Court
Suite 100
San Diego, CA 92131
858-795-2259
Fax: 858-795-2001

Onvia, Inc

509 Olive Way
Suite 400
Seattle, WA 98102
206-373-9500

Prime Vendor Inc.

4622 Cedar Avenue
Wilmington, NC 28403
800-746-9554
Fax: 800-746-8307

Alamo HR, LLC

P.O. Box 593223
20910 Wild Springs Dr.
San Antonio, TX 78259
210-758-5202
Fax: 281-925-0682

SMWB certified**ACCOUNTABLE ASSETS INC.**

280 PERRY ROAD
Perryopolis, PA 15236
412-819-0927
Fax: 724-736-0907

SMWB certified**SWBC**

9311 San Pedro Ave., Ste. 550
San Antonio, TX 78216
210-525-1242
Fax: 210-376-6089

Deltek

2291 Wood Oak Drive
Herndon, VA 20171
571-306-5946

BidOcean

PO Box 40455
Grand Junction, CO 81504
970-347-4411

Texas Unmanned Aerial Systems

1028 FM 1052
Uvalde, TX 78801
830-591-3661

american appraisal

801 warrenville road
suite 600
Lisle, IL 60532
630-841-7948

Federal Appraisal & Consulting, LLC

460 US Highway 22 W
Suite 403
Whitehouse Station, NJ 08889
908-534-3595
Fax: 908-428-7990

SMWB certified

Industrial Appraisal Company

Two Gateway Center
603 Stanwix Street, Suite 1500
Pittsburgh, PA 15222
440-885-3147
Fax: 440-885-0007

Business Research and Training Associates (BRaT Associates)

7113 San Pedro #115
San Antonio, TX 78216
210-829-4114

G4S Compliance & Investigations

910 Paverstone Drive
Raleigh, NC 27615
800-927-0456

HCA Asset Management, LLC

5103 Lena Road
Suite 104
Bradenton, FL 34211
414-906-1921

Valbridge Property Advisors

974 Campbell Road
Suite 204
Houston, TX 77024
713-467-5858
Fax: 713-467-0704

IAS Services Group, LLC

1020 NE Loop 410
Suite 805
San Antonio, TX 78209
210-804-1300
Fax: 210-804-1304

Meers Engineering, Inc.

P.O. Box 118
Abilene, TX 79604
325-691-1200
Fax: 325-691-1206

Questions? Please contact [Philip Campos](#) at 210-233-3871