

RFP# 342-2024-07 Capital Asset Valuation Services
Questions and Answers

1. Page 27 first paragraph A. firm to measure each structure and building personally. Given the technological advancements we would like to know if cad-drawings, square footage reports, satellite imagery, or other methods acceptable for determining square footage? Or is it only physical measurements?

In the absence of physical measurements, you would need to describe the process in detail and provide convincing evidence that alternative measures are as or more accurate than physical measurements. In addition, we would appreciate a price difference between the physical measurements and alternatives.

2. Page 27 Item #9 – The ISO Fire protection rating is not available to us. Are we able to suggest an alternative approach?

Yes

3. Page 27- Item #13 – Can you please clarify the expectation for leased buildings? Are all leased building to be visited and appraised?

Each member will provide you with leased buildings which the member is responsible for the insurance. Each leased building would then need to be appraised.

4. Page 27- Item # 14- Business interruption and extra expense estimates are not within our appraisers expertise. Will not having this requirement disqualify our response? Or we may be able to find a company who supplies that solution.

You can find an outside company to assist you in providing these important estimates. The Contractor shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval of the Authority. No such subcontract shall relieve the primary Contractor from its obligations and liabilities under this Agreement, nor shall any subcontract obligate direct payment from the Authority.

5. Page 29- Item b – Data recording- This is related to the recording of dimensions. Again, with technology, the methods have changed and want to make sure individual dimensions are not required.

See answer to #1 above. The same answer will apply to Data Recording.

6. Page 30 Top - Item 1 continued “provide protection class 1-10” – Can alternative to ISO Protection class be provided?

Yes. A good percentage of the assets are located in a Protection 9 or 10 and could have volunteer fire departments, so we must know what properties are located in high-risk locations.

7. Page 30- Items 2-5 These requirements appear to be more appropriate for accounting fixed assets rather than the insurance appraisals. Please confirm.

Agreed. Please state your ability to provide these requirements or if none, please state not applicable or not able to provide this requirement.

8. Page 31 – Item 6 – Our standard report delivery is electronic. Please let us know if hard copies are required at additional cost?

Electronic is acceptable.

9. General – Can you provide the estimated number of buildings for APS and NMPSIA separately?

APS: 2,075 Buildings

NMPSIA: 5,484 Buildings

10. General- Can you provide the estimated number of sites for APS and NMPSIA separately?

APS: # of sites: 1,114

of Elementary Schools - 87

of Middle Schools - 27

of High Schools - 16

NMPSIA: # of sites: 1,528

of Elementary Schools - 343

of Middle Schools - 152

of High Schools - 159

of University/College - 8

11. General- Is a site listing available by type of site? For example, number of High Schools, Elementary etc.?

See #10 above

12. General- How many buildings would need to be appraised in year 1 and the subsequent years?

We don't have that number currently. However, there will be new members joining NMPSIA in year one, but we don't have that number yet. We estimate about 10 new educational institutions are large. They don't have to commit to joining NMPSIA until June, so we will have that information at that time. The bulk of the appraisals will be performed between years 2-4 and most likely will be appraised in groups, but not all at once.

All of APS will need to be appraised, with a deadline of November 2024.