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Request for Proposals (RFP)  
Commercial Appraisal for  
6035 Avondale Ave, Linda, CA 95901  
RFP No. 21-02

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**Yuba-Sutter Transit Authority**

2100 B St.  
Marysville, CA 95901

March 29, 2021

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## **Introduction and Purpose of the RFP**

The Yuba-Sutter Transit Authority (“Authority”) seeks proposals from an individual or firm to provide a commercial market value opinion appraisal for the property located at 6035 Avondale Ave, Linda, CA 95901 (APN: 020-030-048).

## **Requirements**

- ▢ Current California License: State Certified General Real Estate Appraiser
- ▢ Insurance coverage in the minimum amounts specified below:
  - Professional liability insurance coverage in the minimum amount of \$1,000,000;
  - Automobile liability in the minimum amount of \$1,000,000;
  - Commercial general liability in the minimum amount of \$1,000,000; and
  - Workers’ compensation insurance as required by California statutes.
- ▢ Comply with all applicable State of California and Uniform Standards of Professional Appraisal Practice (USPAP) standards and rules

## **Intended Use and User**

The Authority is the intended user, which seeks to obtain an appraisal for 6035 Avondale Ave, Linda, CA 95901 for the intended purpose to negotiate the acquisition of the subject property, to construct a maintenance and operations facility.

## **Type of Appraisal** – USPAP Compliant Appraisal in a Summary Report Format

**Data Collection** - subject properties, comparable properties, and relevant market data

## **Appraisal Report Content:**

Provide a quote for a summary appraisal report that contains the following information.

- ▢ Description of data collected
- ▢ Statement describing the purpose, intended use, and intended users of the appraisal.
- ▢ Site Value Opinion
- ▢ Application of all applicable valuation methods to reach a specific indication of value (rather than a range):
- ▢ Final Opinion of Value (reconciling if necessary, the various specific indications of value)
- ▢ Certification (of all required USPAP items)

## Scope of Work and Minimum Requirements:

- ▢ Collect, verify, analyze and report both general and specific data relevant to estimating the property's market value.
- ▢ Inspect subject property to the extent required, after giving the property representative an opportunity to accompany the appraiser.
- ▢ Investigate surrounding neighborhood to learn about land uses, market area, and potential sales.
- ▢ Research applicable government records to determine zoning and legally permitted uses.

## Response to the RFP

Interested firms may mail a hard copy or submit through email to Adam Hansen, Planning Program Manager at [Adam@yubasuttertransit.com](mailto:Adam@yubasuttertransit.com)

By Mail: Yuba-Sutter Transit Authority  
2100 B St  
Marysville, CA 95901

### ▢ **Company Information**

- Company Legal Name:
- Mailing Address:
- County/State/Zip:
- Phone:
- Email:
- Printed Name:
- Title:
- Signature:

### ▢ **Company Background and Experience**

Provide a cover letter with a concise description of the company, including origin, background, current size (both financially and staffing), and general organization.

List project experience, currently in progress or completed, comparable to this RFP with focus on public agency appraisals.

### ▢ **Key Team Member(s) and Experience**

Provide the following information for team member that is anticipated to be assigned this project:

- Name:
- Professional Certifications:
- California Appraiser License Number:
- Relevant Academic Degree(s):
- Number of Years with Current Firm:
- Availability to provide Service requested:

## **Cost**

Provide pricing (including all fees and costs) for the requested appraisal in the form a lump sum price for a summary appraisal report payable at report acceptance.

## **Evaluation Criteria**

Each category of the evaluation criteria will be scored on a 1-10 scale. The Evaluation criteria include, but are not limited to, the following:

- Timeline/Availability to complete project in timely manner (30 days after award)
- Experience in providing similar services for government agencies
- Key Team Members' qualifications, certifications and abilities
- Pricing

## **Evaluation Process**

The proposals will be evaluated, and a selection made based on consensus. The Authority reserves the right to obtain clarification or to obtain additional information with any firm in regards to its proposal. The Authority reserves the right to select a responsive, responsible firm(s) on basis of "best value" that is most advantageous to the Authority. All firms who submit proposals will be notified of the selection results.

## **Timeframe**

The timeframe for this RFP is as follows:

March 29, 2021 – RFP posted on Authority website

April 5, 2021 – Last date to submit questions

April 9, 2020 – Last date to submit response to RFP

## **Contact Information**

Adam Hansen

Yuba-Sutter Transit Authority  
2100 B Street

Marysville, CA 95901

(530) 634-6880

[Adam@yubasuttertransit.com](mailto:Adam@yubasuttertransit.com)

## **Confidentiality**

All information included in this RFP is subject to disclosure according to the California Public Records Law contained in California Code §§ 9-337 through 9-350. If you provide trade secrets, production records, appraisals, bids, or proprietary information please mark clearly that confidential business information.