



Request for Quotes (RFQ) No. 24-01
Commercial Appraisal for
2100 B St. Marysville, CA 95901

Yuba-Sutter Transit Authority

2100 B St.
Marysville, CA 95901

January 9, 2024

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Introduction and Purpose of the RFQ

The Yuba-Sutter Transit Authority (“Authority”) seeks proposals from a qualified individual or firm to provide a commercial market value opinion appraisal for its property located at 2100 B St., Marysville, CA., 95901 (APN: 008-010-031-000).

Requirements

- Current California License: State Certified General Real Estate Appraiser
- Insurance coverage in the minimum amounts specified below:
 - Professional liability insurance coverage with \$1,000,000/occurrence and \$2,000,000/aggregate; and
 - Automobile liability with \$2,000,000/occurrence (general) and \$2,000,000/occurrence (property) (include coverage for hired and non-owned vehicles; and
 - Comprehensive general liability in the minimum amount of \$2,000,000/occurrence and \$2,000,000/aggregate, including ongoing and completed operations coverage; 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 2100 B St. Marysville, CA., 95901, to use for budgeting purposes. The Authority will continue to occupy the property until the intended sale takes place in 2027, or upon the completion of a new 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 which includes exposure.
- Determine the highest and best use of the property according to the four tests of legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- Inspect subject property to the extent required.
- Investigate surrounding neighborhood to learn about land uses, market area, and potential sales.
- Research applicable government records to determine zoning, legally permitted uses, easements, and utilities.

Response to the RFQ

Interested firms may mail a hard copy or submit through email to Adam Hansen, Planning Manager at Adam@yubasuttertransit.com

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

□ Company Background and Experience

Provide a cover letter that contains the following: a concise description of the company, including origin, background, current size (both financially and staffing), general organization and key personnel to be working on this project with corresponding professional certification and California Appraiser License Number. List project experience, currently in progress or completed, comparable to this RFQ with focus on public agency appraisals. Include the following in the cover letter as well.

- Company Legal Name:
- Mailing Address:
- County/State/Zip:
- The printed name, Title, and Signature of a representative authorized to bind the company.
- Contact Phone:
- Contact Email:

Cost

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

Evaluation Process

The quotes will be reviewed, and the project will be awarded to the lowest responsive bidder.

Timeframe

The timeframe for this RFP is as follows:

January 9, 2024 – RFQ posted on Authority website

January 16, 2024 – Last date to submit questions

January 23, 2024 – Last date to submit response to RFQ

Yuba-Sutter Transit Authority requests that the appraisal report be completed within 45 days after notice to proceed is issued.

Contact Information

Adam Hansen

Yuba-Sutter Transit Authority

2100 B Street

Marysville, CA 95901

(530) 634-6880

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.