



City of Barstow

City Manager's Office

APPRAISAL SERVICES

Request for Proposals

*Project Funded by:
City of Barstow*

Point of Contact:
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City Manager's Office
Economic Development Administrator
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ATTACHMENT A
REQUEST FOR PROPOSAL
LAND APPRAISAL (VACANT/COMMERCIAL/RESIDENTIAL)

Introduction:

The City of Barstow, CA is seeking proposals from qualified real estate appraisers to complete an appraisal on the following properties within the City of Barstow.

Subject Site for Appraisal:

OLD HOSPITAL SITE

- APN: 0181-122-08

VACANT LOT BEHIND SENIOR CENTER

- APN: 0181-122-05

Proposal Due Date: Thursday, October 22, 2020.

Proposals are accepted via regular mail to the City of Barstow or by email.

Items Requested in Proposal:

1. Name of responding firm;
2. Contact Name and Information for firm representative assigned to responding firm;
3. License Information;
4. Insurance Information;
5. State or List of Appraisals (Commercial) completed in San Bernardino County, CA in the last year;
6. Proposal Price (Not to exceed);
7. Project completion projection from issuance of Notice to Proceed;
8. Statement that if awarded the bid, all applicable local, state and federal laws will be complied with.

Instructions for Proposal:

Proposals shall be submitted by Thursday, October 22, 2020. Proposals may be submitted by mail, delivered, or emailed.

If by Mail or Delivery:

City of Barstow
ATTN: Amanda Hernandez
220 E Mt. View Suite A
Barstow, CA 92311

If by Email:

AHernandez@BarstowCA.org

Questions regarding RFP:

Amanda Hernandez

Economic Development Administrator

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Barstow, CA 92311

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Contracting Statement:

The City of Barstow reserves the right to either award or not award a contract for work contained in this RFP. Respondents are responsible for compliance with all applicable local, state and federal laws. This is considered an informal bid request and as such the decision of the City Manager in the award of a potential contact is considered final.

**ATTACHMENT B
SCOPE OF WORK**

Prelude:

The following tasks will serve as the scope of work for the Commercial Appraisal Services performed on behalf of the City of Barstow for the duration of the agreement set forth for the real property located immediately at the following:

OLD HOSPITAL SITE

- APN: 0181-122-08

VACANT LOT BEHIND SENIOR CENTER

- APN: 0181-122-05

Contracting Firm must at a minimum:

1. Prepare an appraisal as defined by HUD 49 CFR 24.2(a)(3) of the subject property as defined in subject site appraisal;
2. The report should include adequate photographs of the subject property and comparable sales, and provide location maps of the property and comparable sales;
3. In the appraisal report, include items required by the City of Barstow, including but not limited to:
 - a. Property right(s) to be acquired, easement, etc.,
 - b. Fair Market Value and its definition,
 - c. Appraised as if free and clear of contamination (or as specified),
 - d. Date of appraisal report and the date of valuation,
 - e. Known or observed encumbrances, if any,
 - f. Location,
 - g. Zoning, and
 - h. Present Use
4. In the appraisal report, identify the market-based highest and best use of the property;
5. Present and analyze relevant market information;
6. In developing and reporting the appraisal, disregard any decrease or increase in the fair market of the real property caused by the likelihood that the property would be acquired for a project;
7. Report all analysis, opinions and conclusions in the appraisal report.

Intended Use & User:

This appraisal is to estimate the fair market value of the property, as of the specified date of valuation. The intended user is primarily the City of Barstow; however, outside agencies may review the appraisal with regards to potential development and projects.

Certification: The appraisal shall include a certification of appraiser.

SCHEDULE OF PERFORMANCE:

The appraisal of the real property defined above shall be completed within two (2) weeks upon the execution of the AGREEMENT.

Should the Consultant fail to comply with the Schedule of Performance, the Agency shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default. Agency will provide a written notice of default to the Consultant. At that point, the consultant has ten (10) days after service in which he/she must provide a cure for default to the Agency.