

**Form for Vendor Submission of Questions
ATTACHMENT G**

Q #	Questions	RFQ Reference (Document & Page-Section-Item)	Answers
1	Can the fee schedule be modified?	RFP Attachment C, Submission form for Cost Proposal, Section 1.3	<p>1) Proposers are requested not to modify the fee schedule. Include only the rates indicated in the Appraisal Report by Type Table, Section 1.3 of Attachment C. Attachment C, Submission form for Cost Proposal states, "All Appraisal Report Types indicated below in Section 1.3 must have a corresponding rate or "N/A" indicated for the proposal to be considered complete."</p> <p>2) If the Service Provider is selected to enter into an agreement with the Judicial Council to provide appraisal services, when a Service Provider submits their Price Proposal (part 2 of the Work Authorization form) in response to a Request for Quote (part 1 of the Work Authorization form) the Service Provider may submit a proposal amount that is lower than the amount listed in the Standard Agreement.</p>
2	Is eminent domain a possibility for any of the valuation services?		No, the Judicial Council does not have statutory authority to engage in eminent domain proceedings.

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3	<p>What is content of Commission Appraisal Report?</p>	<p>RFP Section 3.0, Scope of Services, 3.3, Required Appraisal Services (viii)</p>	<p>It would be up to the appraiser to determine the content of a Commission Appraisal Report. Judicial Council would use the content in a Commission Appraisal Report in order to negotiate a fair commission rate when Judicial Council intends to hire a real estate brokerage to assist on a property acquisition or disposition. The DGS Appraisal Specifications are not required for a commission appraisal report.</p>
4	<ul style="list-style-type: none"> • Is the “location” limited to the City or County? • Are there additional requirements besides the location of the property or qualifications of the subcontractor as indicated in Section 3.4 of the RFP? 	<p>FS-2018-12-BD-RFP, Pg. RFP - 4, Section 3.2</p>	<ul style="list-style-type: none"> • For subcontractors, location is limited to the County, not the City. Subcontractors may have experience in multiple counties. • Additional requirements concerning subcontractors may be found in Section 3.5(b). For responders submitting for the DVBE incentive, subcontractors do not need to file a DVBE declaration.

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5	What is typically provided as proof of good standing information by submitters?	FS-2018-12-BD-RFP, Pg. RFP- 8, Section 3.2 e	Certificates of good standing can be ordered from the California Secretary of State: http://bpd.cdn.sos.ca.gov/pdf/be-records-requests.pdf
6	If a Stop Work Order is initiated by the Judicial Council which results in the termination of the services, would the Judicial Council be liable to pay any outstanding fees incurred by the Service Provider up to date when the Stop Work Order and/or the termination notice is received?	FS-2018-12-BD-Attach-D-Standard-Form-of-Agreement, Pg. A-4, Appendix A	Generally, the service provider will be compensated for work performed prior to the stop work notice or termination notice, however, there may be certain circumstances which dictate otherwise. For example, if the work is stopped or terminated due to government shut down, or if the service provider performed unlicensed work or is otherwise not entitled to payment, etc.
7	Are any of the provisions included in Attachment D, Section C negotiable?	FS-2018-12-BD-Attach-D-Standard-Form-of-Agreement, Section C - General Question	Yes. There may be leeway to negotiate some provisions of the standard agreement, but such provisions would need to be reviewed on a case-by-case basis. See Attachment E and Submit with proposal.

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8	<ul style="list-style-type: none"> Does the Judicial Council have a listing of local subcontractor candidates that would not be acceptable under any circumstances? If so, would the Judicial Council make this listing available to the firm(s) that are awarded the engagement? 	FS-2018-12-BD-Attach-D-Standard-Form-of-Agreement, Pg. C-5, Appendix C	The Judicial Council does not have a list of unacceptable local subcontractor candidates.
9	<p>Please provide details on the basis for why appraisals are being requested? What is the size and scope of this effort? What is the anticipated volume and rough total cost (fees paid by the State) of appraisals that will be required over the first five years of the projected contract period? It is difficult for us to estimate costs unless we understand the size and duration of the work period.</p>	RPF Page 4, Section 2.1, 2.2	<p>Appraisal reports are ordered on an as needed basis in order to assist the Judicial Council on budgeting, property acquisitions and dispositions, and portfolio management. The size and scope of the effort is unknown at this time. The anticipated volume will depend on the number of appraisal reports that will be ordered. The cost (fees paid by the State) will depend on the rates charged by the appraisal companies that receive awards, and the number of reports each company is engaged to provide. The number of reports to be ordered is unknown at this time.</p>

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10	Is there a <i>list of the properties</i> to be involved, both existing and proposed? Again, we need an understanding of project size in order to deliver a useful bid.	RPF Page 4, Section 2.1, 2.2	A list of properties is not available.
11	Is there a project manager, or single point of contact for this work, and who is that person? Or, will no person be offered for discussion prior to the RFP due date, in order maintain distance from potential vendors?	RPF Page 4, Section 2.1, 2.2	For purposes of the RFP submittal, only the submitted questions will be answered. Answers will be posted on August 17, 2018. Responders will be disqualified if they directly contact the business unit requesting services.
12	Please provide clarity on the “Implied Dedication Statement”. The RFP only indicates that appraisal should provide a “statement”. What, specifically, should this “statement” address? Who (State or vendor) assumes professional liability in addressing this issue?	RPF Page 5, Section 3.4b	The statement should address whether the appraiser believes an implied dedication has, or has not, occurred on the subject property. After award(s) of the contract if the appraiser has questions, examples of how various firms have fulfilled this requirement can be provided. The appraisal firm would assume professional liability if it was determined that the appraiser’s statement was incorrect.

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13	Our firm has specific experience in the valuation of courthouse and other Federal buildings. Why is only 11% weight applied to “prior breadth of experience” in your ranking of qualifications?	RPF Page 10, Section 8.4	Several factors are considered in ranking of qualifications.
14	In keeping with the question above, how do you actually measure “Ability to perform work using qualified local appraisers....”? Do you have a specific basis of qualification for this? What kind of statement are you looking for, other than a mere affirmative that the respondent will “perform work using qualified local appraisers”?	RPF Page 10, Section 8.4	Included in that section (of the RFP) is the Proposer’s ability to provide service coverage in one or more counties in the state. It is up to the Proposer to provide whatever statement it believes is sufficient to demonstrate its abilities to comply with these requirements.