

McLennan Central Appraisal District
RFQ 2023-2
Complex Property Appraisal Services Addendum 1
9/7/2023

1. On page one of the Request for Proposals, paragraph four has a date of Thursday September 13, 2023 by 11a.m. and on page 8 “Proposal Schedule” indicates Wednesday September 20, 2023 at 11am as the deadline for the acceptance of proposals. Please clarify the due date for proposals.
 - a. **Wednesday September 20, 2023 at 11am** is the deadline for the acceptance of proposals.

2. Are any of the properties on the RFP list currently in litigation? If so, which ones and for what tax years.

Lawsuits Filed 2021-2022							
status_desc	prop_id	lawsuit_yr	cause_num	dba	state_cd	certified_value	adjudged_value
PENDING	310564	2022	2022-2483-5	TRACTOR SUPPLY - TSC WHSE	L1	48807310	
AGREED JUDGMENT	342278	2022	2022-3189-5	MANITOU NORTH AMERICA	F2	5225000	4900000
PENDING	140920	2022	2022-3243-4	JESSUP MANUFACTURED HOUSING	F2	4384040	
PENDING	145687	2022	2022-3243-4	BIG RED INC	F2	1354020	
NONSUIT	145688	2022	2022-3010-5	APPLIED RECOVERY SYSTEMS	F2	818340	818340
PENDING	310564	2023	2023-1757-4	TRACTOR SUPPLY - TSC WHSE	L1	51726760	
PENDING	410659	2023	2023-1757-4	TSC - 864 0864	L1	4185360	

3. The list of properties included and subject to the RFP includes many properties appraised last year by MCAD instead of MCAD appraisal; firm, some of the them are high dollar accounts. Why are these MCAD appraised properties included, or potentially included in this RFP?
 - a. The District is considering expanding scope of current appraisal contract to include additional industrial properties due to internal staffing and training needs,
 - b. to address perceived equity arguments made by some owner/agents regarding different depreciation schedules and methods used by appraisal firm vs. in house appraisers; and,
 - c. to easily distinguish responsible appraiser based on state code.
 - d. Final list of properties will be negotiated with accepted Proposer, within budget limits set by board.

4. Regarding RELEVANT FACTS, paragraph F, would MCAD clarify that the cost to be borne by the appraisal firm for narrative reports for litigation purposes, if any, is limited to reports produced only by the appraisal firm, and that the cost for any alternative or supplemental third-party reports as sanctioned/commissioned by the district, if any, is to be borne by the district? In other words, we’re seeking clarification on the scope and extent of litigations expenses MCAD expects the appraisal firm to be responsible for vs. MCAD, should litigation arise, including MCAD’S legal counsel expense.
 - a. Appraisal firm would bear cost of reports produced by firm, and would be required to be available for settlement negotiations.
 - b. Trial testimony, depositions or other trial expenses may be billed hourly as negotiated as part of contract.

- c. MCAD will bear the expense of third-party appraisers if hired at the board of directors' discretion and MCAD's legal counsel expense.
- 5. Regarding General Conditions, paragraph C: Has it ever occurred within MCAD'S history, or is it anticipated to ever occur, that "no funds or insufficient funds were appropriated for payment of obligations to an appraisal firm "whereas the contract" was terminated without liability to the district, its officers, agents, or employees?
 - a. No known or anticipated occurrence within MCAD's history of funds not being appropriated for an appraisal firm contract.