



CITY OF O'FALLON, MISSOURI
PURCHASING DEPARTMENT

100 North Main Street
O'Fallon, MO 63366
T: (636) 379-5527

RFP NUMBER:	25-015	RFP ISSUE DATE:	01/31/2025
RFP DESCRIPTION:	BUILDING AND PROPERTY APPRAISAL SERVICES		
RFP OPENING DATE:	02/13/2025	RFP OPENING TIME:	12:00 P.M. CST

February 7, 2025

ADDENDUM #1

The purpose of this addendum is to address all questions received on or before 02/05/2025 at 12:00 PM. The time period for questions is closed.

Questions:

1. This RFP appears substantially similar to RFP 24-075 which was issued in October 2024. Can you please clarify whether any contract was awarded as a result of the prior?

Answer: No contract was awarded.

2. Is there a reason for issuing a new RFP rather than utilizing responses received from the prior RFP?

Answer: We decided to remove the market value requirement from the scope of services as only the insurable values are needed for our purposes.

3. The attached addendum was issued on the prior RFP 24-075. Do the answers to these questions also still apply to the new RFP?

Answer: Question 1 is no longer valid as market value is no longer being requested. The other answers are still accurate.

4. Please provide a statement of values with address and square footage identifying the approx. 20 buildings to be appraised?

Answer: Please see attached for listing, additional information will be provided to successful proposer.

5. Have these properties been appraised previously. If yes, approximate date for the last appraisal? If yes, what company appraised previously?

Answer: Unknown – current staff is unaware of last official appraisal.

6. When is the City's property insurance renewal?

Answer: January of 2026 is the next renewal date.

7. Who is the City's property insurance broker?

Answer: Gallagher.

8. Who is the property carrier?

Answer: Chubb.

Reminder:

The due date and time remain the same for this project. This is to remind all bidders that sealed proposals for **RFP #25-015 Building and Property Appraisal Services** must be submitted by 12:00 P.M. CST, February 13, 2025, to:


Christine Grabin, Purchasing Agent
City of O'Fallon, Missouri
100 North Main Street
O'Fallon, Missouri 63366

Addendum information will be available over the Internet at www.ofallonmo.gov Adobe Acrobat® Reader may be required to view this document. We strongly suggest that you check for any addenda a minimum forty-eight hours (48) in advance of the bid deadline. Due to revisions, the bidders must acknowledge the Addendum(s) on the bid form.

END OF ADDENDUM #1

Attachments:
RFP 24-075 Addendum #1
Properties for Assessment

*Attached as a reference only to question #3 above on page 1.

	CITY OF O'FALLON, MISSOURI PURCHASING DEPARTMENT 100 North Main Street O'Fallon, MO 63366 T: (636) 379-5527		
RFP NUMBER:	24-075	RFP ISSUE DATE:	09/13/2024
RFP DESCRIPTION:	BUILDING AND PROPERTY APPRAISAL SERVICES		
RFP OPENING DATE:	10/16/2024	RFP OPENING TIME:	12:00 P.M. CDT

October 4, 2024

ADDENDUM #1

The purpose of this addendum is to address all questions received on or before 10/01/2024 at 12:00 PM. The [time period](#) for questions is closed.

Questions:

1. Does the City need a market value, or insurable values for these buildings?

Answer: Both.

2. Is there a list of the buildings being considered?

Answer: The list will be provided when the contract is awarded.

3. Is a separate value needed for each structure, even if more than one building on one parcel of land?

Answer: Yes.

4. Will the City have all properties appraised, or might the City only request some of the list?

(I ask this because it may affect pricing)

Answer: The properties on the list have been selected for the appraisal.

***Attached as a reference only to question #3 above on page 1.**

Reminder:

The due date and time remain the same for this project. This is to remind all bidders that sealed proposals for RFP #24-075 Building and Property Appraisal Services must be submitted by 12:00 P.M. CDT, October 16, 2024, to:

Christine Grabin, Purchasing Agent
City of O'Fallon, Missouri
100 North Main Street
O'Fallon, Missouri 63366

Addendum information will be available over the Internet at www.ofallon.mo.us. Adobe Acrobat® Reader may be required to view this document. We strongly suggest that you check for any addenda a minimum forty-eight hours (48) in advance of the bid deadline. Due to revisions, the bidders must acknowledge the Addendum(s) on the bid form.

END OF ADDENDUM #1

Properties for Assessment

Water Treatment Plant	150 Firma Rd
Wastewater Treatment Plant	150 Firma Rd
City Hall	100 North Main St.
Krekel Center	305 Civic Park Drive
Renaud Center	2650 Tri Sports Circle
Justice Center	1019 Bryan Rd
Alligator Creek	403 Civic Park Drive
Heald House	1006 Jessup Drive
Stadium	900 TR Hughes Drive
Senior Center	204 North Main Street
Ozzie	900 TR Hughes Blvd
2 Streets buildings	390 Glengate Estates Drive & 1001 Public Works Drive
Veteran's Memorial	Veterans Memorial Parkway & TR Hughes Blvd
Soccer Park	3589 Highway K
O'Day	1100 O'Day Park Drive
Veteran's Museum	410 East Elm
Transfer Station & Env. Services Building	1550 & 1572 Progress West Lane