



Town of Simsbury

933 HOPMEADOW STREET, SIMSBURY, CONNECTICUT 06070

Assessor

Date: October 12, 2021

RE: RFP - Reappraisal and Revaluation

ADDENDUM #2

Request to clarify:

6.2.3 Call Backs

The intent is to send a letter after the initial attempt to inspect the interior of a property failed, in order to schedule/set up another attempt to inspect the interior (a 2nd attempt) providing the owner with an alternative arrangement.

A data mailer is to be sent after the second attempt failed.

If, after the two visits, contact was not established with a property owner, a data mailer approved by the ASSESSOR shall be mailed by the CONTRACTOR to supplement the interior inspection, but are not to be used as a substitute.

Option 1

The intent of option 1 is to conduct a complete field review of every parcel without the requirement to a "FULL INSPECTION" or "FULLY INSPECT" every building. Option 1 calls for the Full Inspection (measure and list) of 3,500 properties out of 9,145 (as reported on Exhibit B) to be selected by the Assessor.

Option 2 is a request for the **PER INSPECTION** cost for **EACH ADDITIONAL** full inspection the Assessor requests above Option 1.

Class 10 or above are higher end properties and are required to have the Exterior and Interior inspections conducted by certified Reviewers and Appraisers as listed in section 3.3.1.b

Income & Expense Reports for 2021 and 2022 are to be mailed by the Contractor

Questions:

- 1) Can Data be taken at the door?
- 2) Pre-Collection Post Cards?
- 3) Will the Town accept the use of the images and google earth for a desk review?
- 4) Will the Town accept proposals that exception out the drive by review?

Answer:

Perform full inspection in accordance with C.G.S. 12-62(3).....

Optional methods for gaining taxpayer feedback and measuring or verifying the exterior dimensions of a building will be considered especially if they involve a cost savings to the TOWN and are allowed by state regulations.

The Contractor must propose the Project as outlined in the enclosed Contract Specifications document. Any modifications made by the Contractor as part of the submission **MUST** be highlighted in ***bold italics and underlined*** so that it is easily apparent to the TOWN that the contractor has modified the TOWN's original contract. Failure to do so may result in the TOWN rejecting the bid in its entirety.