Questions Re: RFP # 2026-07

Question #s	Bidders' Questions	City of Joplin Responses
1	When was the last appraisal of the City's portfolio performed?	Unknown
2	Will an inventory of contents be available to the winning bidder or is the appraiser to develop a content inventory during the site inspections?	The appraiser will need to develop it as the City does not have a centralized inventory listing
3	If the appraiser is to inventory, does the City maintain a capitalization threshold?	Finance says the fixed asset capitalization amount is $1500 but unsure that this is correct for insurance
4	Or is the content value to be based on a calculation of square footage of each building and that building's utilization?	What do you typically advise?
5	Are there any historical buildings? If so, can the City identify those from the Asset List?	There are 2: Memorial Hall and City Hall
6	For water, waste water, lift station property, will engineering drawings or technical specifications be available to the appraiser?	Yes, Public Works should have these
7	Will drawings and/or blueprints of the Assets be available to the appraiser?	Yes, if they are available our Facilities Maintenance office will have them
8	Is market valuation required?	No - disregard
9	Link broken - provide updated link	https://www.joplinmo.org/bids.aspx?bidID=927
10	Consultation services are usually not provided for insurance appraisal work. Can you expand specifically what is needed for this?	The City wishes to maintain building/property valuations into the future beyond the RFP project. What does the bidder propose/recommend? Also, the selected bidder is required to present a summary of their proposal at the City Council meeting and be available to answer Council Member questions. This is at the expense of the Bidder for their travel, lodging, and meals. The City does not pay these expenses.