

THIS AGREEMENT, made and entered into this 6 day of Dec, 2010, is by and between the City of Fort Lauderdale, a Florida municipality, ("City"), whose address is 100 North Andrews Avenue, Fort Lauderdale, FL 33301-1016, and Specialty Property Appraisals LLC, a Florida limited liability company, ("Contractor"), whose address and phone are 300 South Pointe Drive #2302, Miami Beach, FL 33139, Phone: 305-793-8209, Fax: 267-543-1166

WHEREAS, the City issued Request for Proposal Number 115-10630 ("RFP"), and the Contractor submitted a proposal in response to the RFP; and

WHEREAS, on November 16, 2010, the City Commission of the City of Fort Lauderdale approved an agreement with Contractor for the goods or services described in the RFP (Pur-02, CAR No. 10-1638),

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the City and the Contractor covenant and agree as follows:

1. The Contractor agrees to provide to the City property insurance appraisal services in accordance with and in strict compliance with the specifications, terms, conditions, and requirements set forth in the RFP and any and all addenda thereto, with options, if exercised by the City, during the period November 16, 2010, through November 15, 2014.

2. This contract form G-110 Rev. 01/10, the RFP, any and all addenda to the RFP and the Contractor's response thereto, and the Contractor's proposal in response to the RFP are integral parts of this Contract, and are incorporated herein.

3. In the event of conflict between or among the contract documents, the order of priority shall be as follows:

- First, this contract form, G-110 Rev. 01/10;
- Second, any and all addenda to the City's RFP in reverse chronological order;
- Third the RFP;
- Fourth, the Contractor's response to any addendum requiring a response;
- Fifth, the Contractor's response to the RFP.

4. The Company warrants that the goods and services supplied to the City pursuant to this Contract shall at all times fully conform to the specifications set forth in the RFP and be of the highest quality. In the event the City, in the City's sole discretion, determines that any product or service supplied pursuant to this Contract is defective or does not conform to the specifications set forth in the RFP the City reserves the right unilaterally to cancel an order or cancel this Contract upon written notice to the Contractor, and reduce commensurately any amount of money due the Contractor.

5. The City may cancel this Contract upon written notice to the Contractor in the event the Contractor fails to furnish the goods or perform the services as described in the RFP within 30 days following written notice to the Contractor.

6. The Contractor shall not present any invoice to the City that includes sales tax (85-8012514506C-7) or federal excise tax (59-6000319).

7. Contractor shall direct all invoices in duplicate for payment to Finance Department, City of Fort Lauderdale, 100 N. Andrews Avenue, 6th Floor, Fort Lauderdale, FL 33301. Any applicable discount MUST appear on the invoice.

8. The City may exercise options 2 and 3 that are set forth in Part VII – Proposal Pages – Cost Proposal of the RFP and the Contractor's response to the RFP.

IN WITNESS WHEREOF, the City and the Contractor execute this Contract as follows:

CITY OF FORT LAUDERDALE

By: [Signature]
Director of Procurement Services

Approved as to form:

[Signature]
Senior Assistant City Attorney

ATTEST

[Signature]
Print Name: ANGELA ENGELHARDT
Title: ASSOCIATE

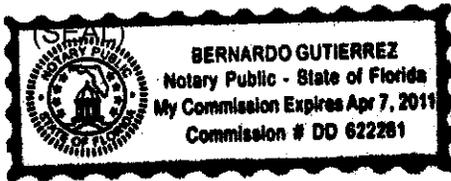
CONTRACTOR

By: [Signature]
William N. Jaeger, Manager
PRINCIPAL

(SEAL)

STATE OF FLORIDA
COUNTY OF MIAMI - DADE

The foregoing instrument was acknowledged before me this 2 day of DECEMBER, 2010, by William N. Jaeger as Manager for Specialty Property Appraisals LLC, a Florida limited liability company.



[Signature]
Notary Public, State of FLORIDA
(Signature of Notary)

BERNARDO GUTIERREZ
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR Produced ID _____
Type of ID Produced _____

Proposal to Provide Property Insurance Appraisal Services RFP# 115-10630

Submitted to the:



Submitted by:

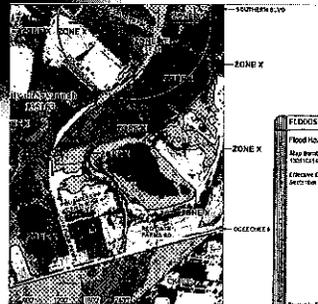
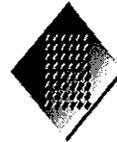
William N. Jaeger, ASA
Specialty Property Appraisals LLC
300 South Pointe Drive #2302
Miami Beach, FL 33139
Phone 305.793.8209
Fax: 267.543.1166

Email: wnjaeger@aol.com

www.specialtypropertyappraisals.com

October 20, 2010

CONTRACT
COPY



RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES**1. Executive Summary**

The City of Fort Lauderdale has published RFP# 115-10630 Property Insurance Appraisal Services. This important study, when complete, will determine replacement cost values on City-owned buildings for insurance placement, and the assurance of liability protection in the event of a catastrophic loss.

It is critical that the City chooses a firm with professional appraisers that have the education, experience and proven positive results. Our valuation conclusions will be in compliance with all USPAP requirements. Our team has successfully worked with governmental entities and insurance underwriters, and our valuation conclusions will be accurate and unbiased.

Specialty Property Appraisals, LLC is a limited liability company incorporated in the State of Florida in May 2006, our status is active. Our FEIN number is 20-4926136. We are based in Miami Beach and its principal, William N. Jaeger, ASA, is a full time resident of Miami Beach. Mr. Jaeger moved to Miami Beach in April 2000 after the sale of his company, Valuation Resource Management, Inc., one of the largest property valuation companies to Maximus.

Over the last four years, Specialty Property Appraisals has been awarded valuation projects similar in size and scope of City of Fort Lauderdale. Each project has been successfully completed. These include:

- ✓ City of St Petersburg (completed in September, 2010)
- ✓ City of Orlando (completed in 2008, updated in 2010)
- ✓ Chatham County, GA (completed in 2007, updated in 2008, 2009, 2010)
- ✓ City of Vero Beach (completed in 2006)
- ✓ U.S. Virgin Islands Port Authority (2006, 2008, 2010)
- ✓ Appraised over 500 commercial building in Fort Lauderdale in the last three years

Heading up our team is William N. Jaeger, ASA. Mr. Jaeger has over 30 years of organizational experience. Mr. Jaeger holds the Senior ASA designation from the American Society of Appraisers. The ASA designation is the highest designation awarded by the Association.

From 1979 through 1989, Mr. Jaeger served as national Manager, Public Sector for American Appraisal Association, where he conducted the appraisal of the electrical, water and wastewater treatment facilities - Australian Government. In 1989, Mr. Jaeger formed and was president of Valuation Resource Management, Inc. (VRM), one of the largest appraisal companies in the

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United States. VRM was sold to Maximus in April 2000, and Mr. Jaeger remained as president of the Asset Services Division. Mr. Jaeger retired from his position of president in 2004 in order to form his own appraisal company, Specialty Property Appraisals. After completing his non-compete contract with Maximus, Mr. Jaeger opened Specialty Property Appraisals.

In addition to public sector appraisals, Mr. Jaeger appraises private sector properties developing replacement costs for compliance with Citizens Property Insurance Corporation regulations. Mr. Jaeger regularly works with insurance underwriters and has a unique understanding of the Florida area.

Method of Providing Appraisal Services

Specialty Property Appraisals will work with the City of Fort Lauderdale to ensure all objectives of the property insurance appraisal study are satisfied, and are in accordance with the goals of the City government. We feel the planning phase is most important and will set the tone for the appraisal work.

Upon award, and prior the physical inventory, Specialty Property Appraisals will conduct a kick-off meeting. During this meeting, we will secure:

- site contacts
- communication requirements during project
- finalize report format and delivery schedules
- progress updates procedures

We ask the City to provide us with the following data:

- department contacts
- special access requests / timing
- master list of properties / addresses

Prior to the kick-off meeting, a preliminary property inventory schedule, including tentative dates, will be submitted to City. As our offices are located in Miami Beach, we are able to meet your timetable.

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2. Relevant Experience

Specialty Property Appraisals is one of the fastest growing appraisal firms dedicated to performing property appraisals for both the public and private sector. Although the company was formed in 2006, its principals have been actively serving the governments and private sector clients for the past 30 years.

Our full name and office address follows:

Specialty Property Appraisals
300 South Pointe Drive #2302
Miami Beach, FL 33139
Contact: William N. Jaeger, ASA
Telephone: 305.793.8209
Fax: 267-543-1166
Website: www.specialtypropertyappraisals.com
E-mail: WNJaeger@specialtypropertyappraisals.com
Mobile E-mail: WNJaeger@aol.com
FEIN #: 20-4926136

Specialty Property Appraisals personnel are highly experienced and are senior level appraisers. Below is a capsule review of our appraisal team selected for this project.

**William N Jaeger, ASA,
Engagement Manager**

- 30 Years Experience
- ASA Designated Appraiser
- Specializes in the appraisal of historical and unique properties, state capitol buildings, and utility and special districts.
- Owned Valuation Resource Management - one of the largest national valuation companies (sold to Maximus in 2000)

**Austin Engelhardt, ASA,
Senior Appraiser**

- ASA Designated Appraiser
- University of Wisconsin-Milwaukee - Bachelor of Science - Architectural Engineering
- Member of ASHRAE (American Society of Heating, Refrigeration, and Air Conditioning Engineers)
- Member of AIC (American Institute of Constructors)

RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES**3. Past Performance on Similar Projects**

Since its inception in 2006, Specialty Property Appraisals has performed services similar in scope for the Cities of St. Petersburg, Orlando and Vero Beach, the Chatham County, GA, and the US Virgin Islands Port Authority.

Client	Contact Name	Telephone No.	Purpose
City of St. Petersburg	Mr. Blaise Mazzola Risk Management Analyst City of St. Petersburg - Risk Management One Fourth Street North St. Petersburg, FL 33731	727 893-7314	Replacement Cost Appraisal & Contents Valuation
Chatham County	Charles Voelker, Risk Mgr. Suite 150, "Old" Courthouse 124 Bull Street Savannah, GA 31412	912-652-7903	Replacement Cost Appraisal of all properties owned by Chatham County. Flood Map Zone included. Appraised 2007 with onsite updates in 2008, 2009 & 2010
City of Orlando	Ms. Karen Zito, Risk Manager 400 South Orange Ave. Orlando, FL 32802	407-246-2341	Replacement Cost Appraisal of all properties owned by City of Orlando – Flood Map Zone included. 2007, Values updated in 2010 (2-year update)
US Virgin Islands Port Authority	Ms. Judith James, Director of Administration and Finance P. O. Box 301707 St. Thomas, VI 00803-1707	340-774-1629, ext. 623	Replacement Cost and Actual Cash Value Appraisal of all properties owned by the US Virgin Islands Port Authority
City of Vero Beach	Ms. Barbara Morey	772-978-5151	Replacement Cost Appraisal of City owned buildings.

RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES**4. Project Approach**

Planning

Specialty Property Appraisals will conduct a planning meeting prior to the start of the physical inspection phase. The planning meeting will include review of personnel contacts, property list, development of inspection schedule to coincide with City schedules, review and finalization of reporting requirements and report formats.

Physical Inspection - Buildings/Structures

Our appraisal will include the physical inspection and valuation of all buildings and its contents (including furniture, fixtures, machinery and equipment), and property in the open assets.

The buildings / structures subject to our survey will be carefully inspected and measured. We will independently calculate the square footage of each building appraised either through the review of "as-built" blueprints or physically measuring each building. Segregated construction components and building features will be identified and valued. Building plans and photographs will be prepared for each structure to become part of our proof of loss documentation, in addition to assisting with the valuation efforts.

Digital photographs (front, back, sides) will be included for each building and the following construction components of each building will be analyzed:

- ▲ Excavation and Grading*
- ▲ Foundation / Footings*
- ▲ Framing
- ▲ Roof Covering and Age
- ▲ Ceiling
- ▲ Exterior Walls / Construction
- ▲ Interior Walls / Construction
- ▲ Plumbing and Electrical
- ▲ Heating/Cooling
- ▲ Stairways
- ▲ Elevators/Escalators
- ▲ Covered Walkways
- ▲ Fixed Furnishings

*Construction components normally excluded from standard insurance policies will be segregated for each building / structure appraised.

RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES**Supplemental Underwriting Data**

For each building / structure we will provide the following supplemental underwriting data:

- ▲ Building Name
- ▲ Building Address
- ▲ Year Built
- ▲ Occupancy
- ▲ Square Footage of Building
- ▲ Structure Height/Number of Stories
- ▲ ISO Construction Class **
- ▲ Description of the Fire Protection System
- ▲ Installed Elevators/Escalators
- ▲ Existence of Sprinkler System (Yes or No)
- ▲ FEMA Flood Zone
- ▲ Replacement Cost
- ▲ Exclusions
- ▲ Replacement Cost Less Exclusions
- ▲ Value of Contents
- ▲ Value of Property in the Open
- ▲ Total Insurable Replacement Cost

** Construction classes will also be recorded. ISO classes 1-6, as defined in the Commercial Fire Rating Schedule (CFRS) are defined in terms of the Marshall and Swift construction classes as follows:

<u>ISO Class</u>	<u>ISO Description</u>	<u>M&S Class</u>
1	Frame/Combustible	D
2	Joisted Masonry	C
3	Noncombustible	S
4	Masonry Noncombustible	C
5	Modified Fire Resistive	A
6	Fire Resistive	B

During the office valuation portion of the engagement, property exclusions (those items not typically covered by an insurance policy) will be segregated to properly report the site preparation and excavation, footings and foundations, and a portion of plumbing costs (underground).

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Contents

We will perform a complete walk-through of each building at the time the physical inspection is made. During the walk-through, the appraiser will capture information on the type of equipment assets and the value of those assets to be provided and reported as a lump sum in the appraisal report. This includes HVAC units, boilers, and generators, and furniture and equipment. Special focus will be given to significant dollar equipment. In the appraisal report, a description of the types of equipment assets located in the major building will be provided.

Personal Property in the Open

Improvements outside of a building and particular to a parcel of land will be inventoried and recorded by location. Included are assets such as parking lots, fencing, outside lighting and

Definitions

During the course of the inventory and our subsequent valuation research, our appraisers will conduct an investigation to determine cost of reproduction new and insurance exclusions, defined as follows:

- Cost of Reproduction New (synonymous with the insurance term "new replacement cost") is the amount required to reproduce property in like kind and materials, in accordance with current market prices for materials, labor and manufactured equipment, contractor's overhead, profit, and fees, but with no provisions for overtime or bonuses for labor and premiums for material or equipment, based upon reproducing the entire property at one time.
- Insurance Exclusion is a provision in an insurance contract describing property, or types of property, that are not covered by the contract. Based upon our review of the insurance form, we will identify those items specifically excluded under terms of the policy. The insurance exclusion amount is deducted from the new replacement cost to arrive at an insurable value.

Our investigation will include the use of various research sources to develop the cost conclusions for each building. These sources include catalogs, phone quotes, price lists, trade journals, magazines, industry publications, and technical and pricing subscription services, engineering manuals such as Means, Marshall Swift, Handy-Whitman, and E.H. Boeckh.

RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES**VALUATION PROCEDURES**

Our investigation of the property will follow generally accepted appraisal techniques and will include the use of specific techniques necessary to develop valid and acceptable original cost, date of acquisition and insurable value for each asset. We will determine original cost by using direct costing, standard costing or normal costing methods.

The **Direct Costing** method will be used where historical data is readily available from District records. The actual purchase cost and acquisition date will be reported for those assets. While we are not proposing a detailed line-by-line reconciliation to existing capital asset records, Specialty Property Appraisals staff will work with records the District provides (if any) to identify cost, fund, and date of acquisition information for the more material and more recently acquired assets. This is especially important for recent building additions and renovations, and other, more material assets that have been recently acquired.

The **Standard Costing** is used when inventoried property units/groups not reconciled to a historical record receive an estimated cost, where possible, based upon a standard cost (a known average installed cost for a like unit) at the estimated acquisition date. The unit's age is estimated based upon observed condition, manufacturer's name, model, serial number, age of the facility, and other factors.

The **Normal Costing** method will be used where no historical information is readily available. These assets will be valued on the current basis and back-trended to an estimated date of acquisition to estimate the original cost. During the costing and valuation procedures, all items will be assigned a useful life. The useful life of an item will determine its approximate replacement year.

FINAL REPORTS

Final reports will be delivered on or before December 10, 2010. Specialty Property Appraisals will provide the City with a hard copy of the appraisal report and will include Letter of Certification, Insurance Summary and Insurance Detail reports. We will also provide the reports on CD-Rom in PDF format. All report fields are tailored to meet your needs.

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Letter of Certification

Preceding the summary and detail reports will be the Letter of Certification, which will:

- A. Identify the property appraised
- B. State the purpose of the appraisal
- C. Specify the appraisal date
- D. Define the level of value sought and the premise of value employed
- E. Describe the nature of the property included in and excluded from the appraisal
- F. Discuss the appraisal investigation
- G. Indicate the factual data considered
- H. Present the conclusions of value
- I. Outline the qualifying and limiting conditions
- J. Include the signature of an authorized officer of the Company

Insurance Summary Report

Summary of values by building, this report is provided in Excel and includes the following detail for each site.

- Building Description
- Building Address
- Year Built
- Square Footage of Building
- Number of Stories
- ISO Classification of Building
- Building Sprinkler (Yes or No)
- Replacement Cost Less Exclusions
- Value of Contents
- Value of Property in the Open
- Total Insurable Replacement Cost

Additional fields may be added to this report, as well as special reports to include exposure analysis. The Insurance Summary Report will be customized based on the needs of the City.

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Insurance Detail Report

Provides detail information on a per building basis.

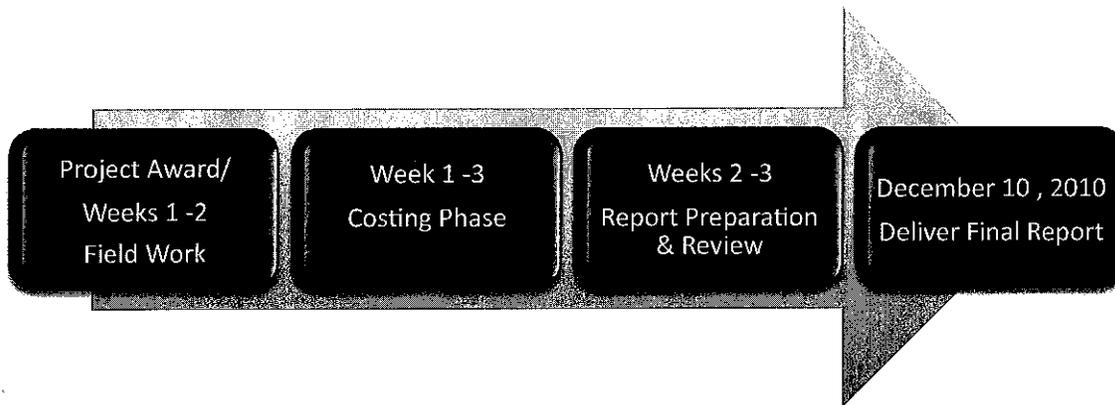
- Building Name
- Building Address
- Occupancy and/or function of facility or building
- Construction Classification
- ISO Classification
- Building Age / Year Built
- Renovations
- Square Footage
- Description of Fire Protection System of Each Building
- Installed Elevators/Escalators
- Roof Covering
- Narrative description of building identifying construction materials, interior finishes, mechanical systems, additional features, and ornate finishes.
- Color Digital Photographs (front, back, sides)
- FEMA Flood Zone
- Replacement Cost New (RCN)
- Exclusion Amount
- Replacement Cost New Less Exclusions
- Contents Value
- Property in the Open Total Insurable Cost

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Project Timeline

Specialty Property Appraisals has the resources to complete this project and deliver final reports on or before December 10, 2010. Based in Miami Beach, Florida, Mr. Jaeger is available to meet with the City of Fort Lauderdale any time.



Task	Procedures
Project Award – November 16, 2010 Conduct Kick Off Meeting and start Physical Inventory	Deliverable: Finalize timeline, report format, receive contact information, schedule inventory
Physical Inventory	Physically inspect, measure, take digital photographs Collect component data.
Development of Costs	Develop Reproduction Cost New, Contents and Property in the Open Values
Review	Review all conclusions of value and will conduct quality assurance checks.
Final Reports	Submit final reports on December 10, 2010

RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES**5. Staffing for this Project and Qualifications of Key Personnel**

Specialty Property Appraisals personnel selected for this project are William N. Jaeger, ASA and Austin Engelhardt, ASA.

Messrs. Jaeger and Engelhardt are senior level appraisers having earned their ASA designation from the American Society of Appraisers. The ASA designation is the highest attainable designation from the Society. Messrs. Jaeger and Engelhardt are actively involved in the appraisal community including both the national and international chapters of the Society as well as PRIMA, GFOA, ASBO and RIMS. Mr. Jaeger remains committed to the appraisal industry by regularly completing continuing education in compliance with ASA certification requirements.

William N. Jaeger, ASA, Engagement Manager, Professional Qualifications

William N. Jaeger, ASA, will serve as the Engagement Manager and appraiser for this assignment. Mr. Jaeger will conduct the physical inventory and costing of all buildings and equipment. A senior accredited designated appraiser, Mr. Jaeger has successfully performed and managed thousands of appraisals for state and local governments, colleges/universities, school districts, utility districts, library districts, hospitals, and risk pools. Mr. Jaeger served as a guest speaker to the GFOA and ASBO on reproduction/ replacement costs analysis, depreciation, fixed asset valuation, insurable value consideration and property management issues. Mr. Jaeger has published articles for American City and County - Establishing Insurable Values Utilizing a Model Approach and Governmental Finance Review - Establishing Insurable Values Utilizing a Model Approach.

Mr. Jaeger has served as Expert Witness - State of Colorado. Mr. Jaeger's testimony was used to define fair rental value conclusions; construction cost estimating and depreciation analysis that helped establish the guidelines and procedures in the appraisal of nursing homes for the State of Colorado.

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Mr. Jaeger has a history of successfully appraising governmental properties including:

State Capitols

Utah
Alabama
New York State
Arizona

Utility Districts

Metropolitan Council Wastewater (MN)
Metropolitan Water Reclamation (CO)
Milwaukee Metropolitan Sewerage District
City of Lima Water & Sewer
CA Sanitation Risk Management Authority

Major Cites Served

City of St. Petersburg
City of Orlando
City of Miami
City of Tallahassee
City of Detroit
City of Minneapolis
Chatham County
City of Chicago
City of San Francisco
City of Newark
City of Houston

Hospitals/University/Schools

New Orleans Public Schools
Tulane University
University of Chicago
Loyola University
Carnegie Melon University
Albert Einstein College of Medicine
Broward General Hospital
Children's Hospital of LA
Brown University
Wayne State University

Historical Structures

Mount Vernon Complex
Montpelier (Home to James Madison)
Waldorf Astoria Hotel, New York
100 Historical Structures for the State of Arizona
35 Historical Structures for the National Historic Trust in Washington

Valuation of electrical, water and wastewater treatment facilities - Australian Government.

Mr. Jaeger has worked on all types of projects for both the governmental sector and private sector including property appraisals for insurance placement, capital asset and infrastructure appraisals for accounting purposes and has been designated as an expert witness on cases before the courts in the state of Florida.

RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES*Designations and Continuing Education*

Mr. Jaeger was designated an Accredited Senior Appraiser (ASA) by the American Society of Appraisers in Technical Cost Surveys - Machinery and Equipment in 1985, and was re-certified in 1990, 1995, 1998, 2003, 2005, 2010 and has an active certification by the American Society of Appraisers through 2012. The ASA designation is the highest appraisal designation attainable from the Appraisal Society.

Mr. Jaeger is an active member of the National and International American Society of Appraisers and is committed to attending specialty appraisal classes to retain his ASA certification. Most recently, Mr. Jaeger attended the 2009 American Society of Appraisers International Conference, Orlando. Classes included:

- Valuation of Electric Generation Facilities
- Valuation of Broadcasting Facilities
- Normal/Useful Life Studies
- 2009 Current Legislative & Regulatory Changes
- Valuation for Ad Valorem Hearings
- Auction Valuation

Austin Engelhardt, ASA

Mr. Engelhardt is an Accredited Senior Appraiser by the American Society of Appraisers and holds a BS degree with a concentration in Architectural Engineering in Milwaukee, Wisconsin. Mr. Engelhardt is an active member of the American Society of Appraisers as well as the ASHRAE (American Society of Heating, Refrigeration, and Air Conditioning Engineers), and AIC (American Institute of Constructors).

Previous Appraisal Experience

- Segregated and detailed valuation of electrical, water, wastewater, and stormwater utility company in Indiana.
- Various high-profile buildings for the City/County of Denver including County Library and City/County Building.
- Numerous Catholic Church valuations in Maryland, Tennessee, and Nebraska
- Numerous Presbyterian Church valuations in California, Oregon, and New York.
- Various governmental entity valuations for cities and counties including public safety buildings, utilities, and various others.
- Numerous property valuations for private sector entities utilizing the detailed segregated cost approach.

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Career Highlights

- Development of proprietary valuation and reporting software system for real property utilizing the square foot modeling approach.
- Development of proprietary fixed/capital asset inventory and valuation software used to satisfy regulations set forth by GASB 34.
- Promoted and developed various technology advances including handheld scanning devices, voice recognition software implementation, and PDA data collection.
- Development of infrastructure pricing guidelines for various utility genres including water, wastewater, stormwater, and electrical.
- Development and implementation of machinery and equipment trend/inflation factors utilizing government issued indices used in determining historic cost estimates.
- Development and implementation of various construction material locational factors nationwide to accurate report real property values for insurance purposes.
- Development and implementation of loss control methodologies used in risk exposure analysis.

6. Other Information

Thank you for including Specialty Property Appraisals in the bid process. As you assess the proposals received, please consider the strengths of our firm:

- Specialty Property Appraisals is a financially stable firm that is independently owned – no management fees or investor pressure to increase fees.
- Local Florida firm – owner has been a full-time resident of Miami Beach for 10+ years.
- ASA designated appraisers used in every aspect of project including fieldwork, city contact and research and value preparation.
- Appraised the City of St. Petersburg, City of Orlando, City of Vero Beach, and Chatham County, GA
- All insurance requirements can be met.
- Available to start project immediately and will meet all timing requirements.

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In addition to the initial appraisal, we are pleased to offer our annual update service, described as follows:

7. Annual Update Service

Specialty Property Appraisals is proud to offer our annual update service.

Our service includes an onsite update system, which includes a physical review of the buildings and includes:

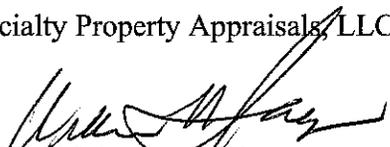
- ▶▶ Appraisal of newly constructed buildings at all sites
- ▶▶ Site inspection to identify building additions / remodels
- ▶▶ Update building values of previously appraised buildings based on customized index factors

Upon completion of the above-described services, we will produce updated summary reports reflecting current insurable values. Insurance detail reports including color photographs will be also provided for all newly constructed buildings. For consistency purposes, reports will be in the same format as our previous reports.

Thank you for considering Specialty Property Appraisals LLC to implement the property insurance appraisal services program. Our location, expertise, and our impeccable track record in completing similar project for both the public and private sectors set us apart from other appraisal firms. If you have any questions, please call me any time at 305.793.8209 or email WNJaeger@aol.com or WNJaeger@specialtypropertyappraisals.com. Thank you.

Respectfully submitted,

Specialty Property Appraisals, LLC



William N. Jaeger, ASA

Principal

Enclosures: Pricing Form, Certification of Insurance, Sample Reports

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Pricing Form

PART VII - PROPOSAL PAGES – COST PROPOSAL

Cost to the City: Contractor must quote firm, fixed, fee for all services identified in this request for proposal and the Fee/Cost Schedule section of this RFP. This firm fixed fee includes any costs for travel to the City. No other costs will be accepted.

The City is requesting the following pricing formats. Contractor must provide each cost format with their proposal:

1. A flat fee appraisal to complete all the work identified and
2. Annual appraisal cost, for annual update for 3 years after initial appraisal services and
3. Minimum Site visit charge for each additional subsequent appraisal.

TYPE OF APPRAISAL

FIRM FIXED FEE

- | | | |
|----|---|--|
| 1. | Field Appraisals for all 164 properties as identified In Exhibit-A | Fixed Appraisal Cost for Entire project – 164 properties (excluding annual updated appraisal services)

<u>\$20,360 (Includes all Expenses)</u> |
| 2. | Optional - Field Appraisals for Subsequent Annual updates for Following three years. | Firm Fixed Appraisal cost, for annual update for Three (3) years after initial appraisal services.

<u>\$1,850 /per yr x 3 yrs. = \$ 5,550</u> |
| 3. | Optional - Field Appraisals for subsequent appraisals of buildings, NOT identified in Exhibit-A | <u>Minimum Site Charge</u> for each additional subsequent building appraisal not identified in Exhibit-A.

<u>\$115/per site or building</u> |

Items 1,2 and 3 above shall be the costs being evaluated under the Proposal Evaluation Criteria.

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Proposal Signature Form

BID/PROPOSAL SIGNATURE PAGE

How to submit bids/proposals: It is preferred that bids/proposals be submitted electronically at www.bidsync.com, unless otherwise stated in the bid packet. If mailing a hard copy, it will be the sole responsibility of the Bidder to ensure that the bid reaches the City of Fort Lauderdale, City Hall, Procurement Department, Suite 619, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301, prior to the bid opening date and time listed. Bids/proposals submitted by fax or email will NOT be accepted.

The below signed hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal I will accept a contract if approved by the CITY and such acceptance covers all terms, conditions, and specifications of this bid/proposal.

Please Note: If responding to this solicitation through BidSync, the electronic version of the bid response will prevail, unless a paper version is clearly marked by the bidder in some manner to indicate that it will supplant the electronic version. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

Submitted by: [Signature] (signature) 10/20/2010 (date)

Name (printed) William N. Jaeger, ASA Title: Principal

Company: (Legal Registration) Specialty Property Appraisals, LLC

CONTRACTOR, IF FOREIGN CORPORATION, MAY BE REQUIRED TO OBTAIN A CERTIFICATE OF AUTHORITY FROM THE DEPARTMENT OF STATE, IN ACCORDANCE WITH FLORIDA STATUTE §607.1501 (visit http://www.dos.state.fl.us/).

Address: 300 South Pointe Drive #2302

City Miami Beach State: FL Zip 33139

Telephone No. 305.793.8209 FAX No. 267.543.1166 Email: wnjaeger@aol.com

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): December 10, 2010

Payment Terms (section 1.03): 30 Days upon Completion Total Bid Discount (section 1.04): N/A

Does your firm qualify for MBE or WBE status (section 1.08): - N/A MBE WBE

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No. Questions & Answers 1 & 2 Date Issued

VARIANCES: State any variations to specifications, terms and conditions in the space provided below or reference in the space provided below all variances contained on other pages of bid, attachments or bid pages. No variations or exceptions by the Proposer will be deemed to be part of the bid submitted unless such variation or exception is listed and contained within the bid documents and referenced in the space provided below. If no statement is contained in the below space, it is hereby implied that your bid/proposal complies with the full scope of this solicitation. HAVE YOU STATED ANY VARIANCES OR EXCEPTIONS BELOW? BIDDER MUST CLICK THE EXCEPTION LINK IF ANY VARIATION OR EXCEPTION IS TAKEN TO THE SPECIFICATIONS, TERMS AND CONDITIONS. If this section does not apply to your bid, simply mark N/A in the section below.

Variations: NO EXCEPTIONS OR VARIANCES

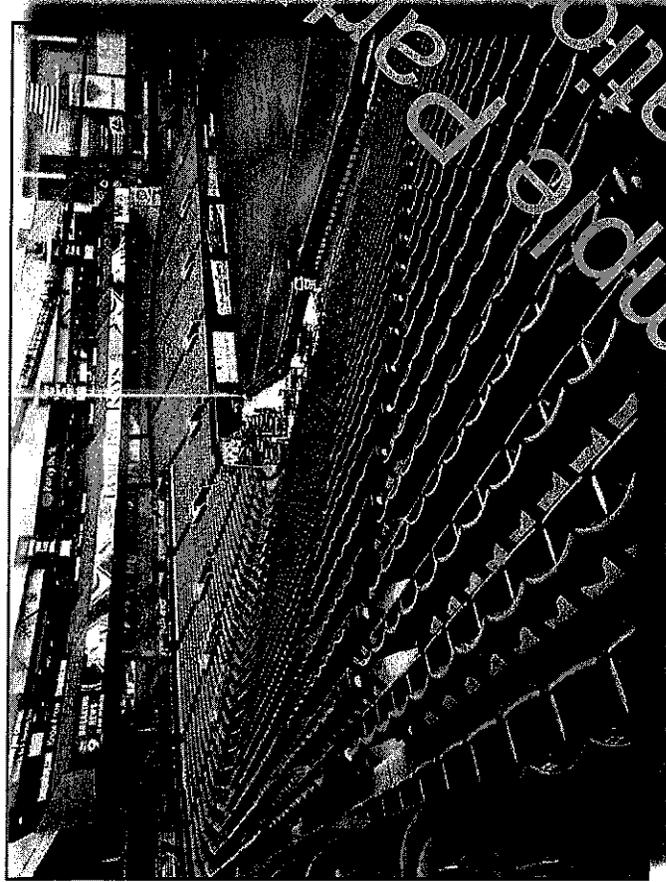
RFP# 115-10630 PROPERTY INSURANCE APPRAISAL SERVICES

Sample Reports

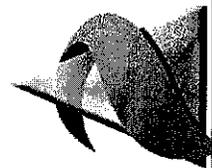
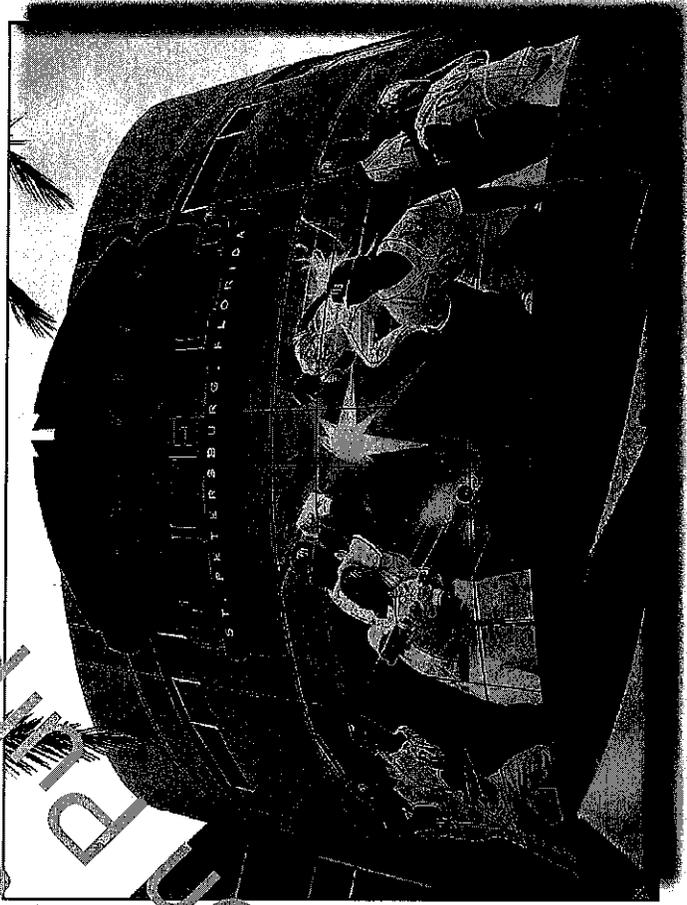
Insurance Appraisal

for the

The City of St. Petersburg



As of:
August 31, 2010



SPECIALTY PROPERTY APPRAISALS LLC

Sample of an Insurance Appraisal For Illustration Purposes Only

Site #	Site Name	Building	Cost of Reproduction New	Exclusions	Cost of Reproduction New, Less Exclusions	Equipment
16	Mid Core Parking	Parking Structure w/Retail	\$22,755,500	\$728,100	\$22,027,400	\$-
TOTAL - MID CORE PARKING			\$22,755,500	\$728,100	\$22,027,400	\$-
17	Tropicana Field	Tropicana Field	\$298,850,000	\$17,931,000	\$280,919,000	\$5,250,000
TOTAL - TROPICANA FIELD			\$298,850,000	\$17,931,000	\$280,919,000	\$5,250,000
123	NW Wastewater Treatment Plant	Lab & Operations	\$629,700	\$26,500	\$603,200	\$405,000
124	NW Wastewater Treatment Plant	Generator Building	\$560,000	\$22,500	\$537,500	\$550,000
125	NW Wastewater Treatment Plant	Fuel Storage Building	\$91,900	\$3,500	\$88,400	\$20,000
126	NW Wastewater Treatment Plant	Oil Storage Building	\$21,900	\$900	\$21,000	\$500
127	NW Wastewater Treatment Plant	Switchgear Building	\$275,000	\$9,500	\$265,500	\$525,000
128	NW Wastewater Treatment Plant	Return Sludge Pumping Station	\$466,600	\$18,600	\$448,000	\$275,000
129	NW Wastewater Treatment Plant	Aerator 1 & 2	\$1,346,500	\$53,800	\$1,292,700	\$210,000



Site: #16 - Mid Core Parking Sq. Ft. 546,350
Building: Parking Structure w/Retail Date Constructed: 2001
Address: 117 First Street North Framing: Reinforced Concrete
Address: St. Petersburg, FL 33701 ISO Class: Masonry Non-Combustible
County: Pinellas # Stories: 7

Foundation: Reinforced Concrete Footings, Foundation Walls and Slab
Exterior Walls: Stucco on Concrete Block | Tilt-up Concrete Panels | Glass & Metal Curtains, Walls (Retail Area) | Glass & Metal Fixed Windows | Glass & Metal Entrance Doors
Roofing: (Flat) Concrete Deck for Upper Parking, Stairwell/Elevator | Clay Tile on Wood Deck
Flooring: Concrete | Common Areas - Pavers Bricks | Carpeting (Tenant Finishes by Tenants)
Ceiling: Exposed Concrete | Common Areas - Drywall, Acoustical Tile | (Tenant Finishes by Tenants)
Partitions: Poured Concrete | Concrete Block | Drywall | Studs (Tenant Finishes by Tenants)
Fire Safety/Security: Sprinkler System | Auto Fire Alarm w/Pull Stations, Annunciators & Strobe | Smoke Detectors (Hot) | Fire Extinguisher | Exit Signs | Emergency Lighting | Call System/Box | Security Camera & Monitoring System
Building Services: Electrical | Plumbing | (Heating & Air Conditioning - Central for Retail Areas Only)
Additional Features: 4 Elevators 3000 lb. - 7 Story | Rooftop Elevator Rooms | Bay Walk Security Gates | Rooftop Parking Lights | Stairs | Walkway Ceiling Fans | Exit Sign Wall Mounted Decorative Lights | Canopy's over Retail Entrance Area

VALUATION CONCLUSIONS

Cost of Reproduction New: \$22,755,500
Exclusions: \$ 728,100
Cost of Reproduction New Less Exclusions: \$22,027,400
Equipment: \$ 0

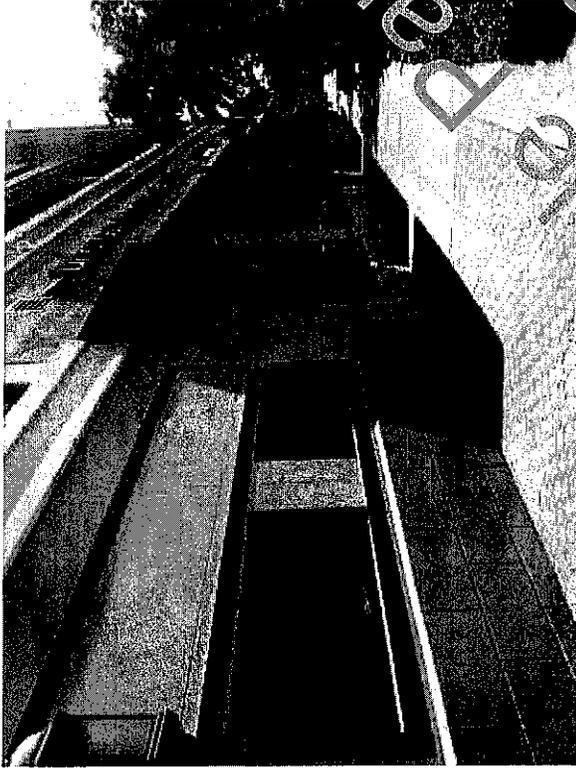


City of St. Petersburg

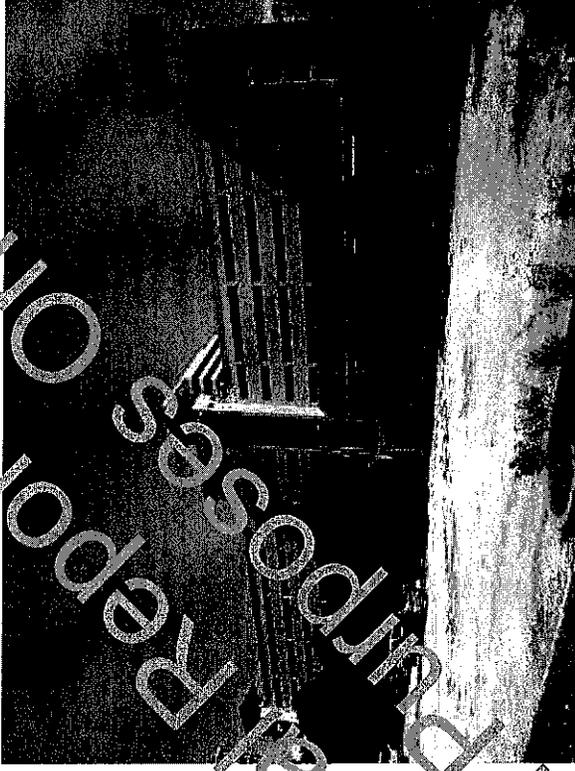
Insurance Detail Report as of August 31, 2010

Site: #16 - Mid Core Parking

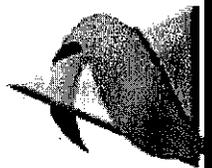
Building: Parking Structure w/Retail



Retail Area



Front



Site: #17 - Tropicana Field
Building: Tropicana Field, Fund 1208, Dept. 2821241
Address: One Tropicana Drive
Address: St. Petersburg, FL 33705
County: Pinellas

Sq. Ft. 1,031,902

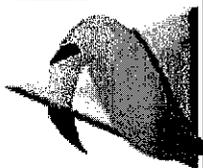
Date Constructed: 1990 | Renovated/Additional 1998
Framing: Reinforced Concrete
ISO Class: (6) Fire Resistive
Stories:

Foundation: Reinforced Concrete Footings, Piles & Pile Caps, Foundation Walls and Slab
Exterior Walls: Stucco on Concrete Block | Tilt-up Concrete Panels | Glass & Metal Storefront | Glass & Metal Curtain Walls | Glass & Aluminum Lobby Doors | Metal Rollup Dock Doors
Roofing: Translucent Teflon Coated Fiberglass (Fabritec) Supported by 180 Miles of Cable Connected by Struts (135 mph Rated)
Flooring: Concrete | Wood | Carpeting | Ceramic Tile | Marble
Ceiling: Drywall | Acoustical Drop Tile | Exposed
Partitions: Masonry | Drywall on Studs | Glass Partition
Fire Safety/Security: Sprinkler System Throughout Building Area | Auto Fire Alarm w/ Pull Stations, Annunciator & Strobe | Smoke Detectors (Hot) | Fire Extinguisher | Exit Signs | Emergency Lighting | Security Camera System
Building Services: Electrical | Plumbing | (Heating & Air Conditioning - Central)
Additional Features: Detailed in Narrative Section on Following Pages
Equipment: Detailed in Narrative Section on Following Pages

(Roof Fabric Replacement Cost: \$5,250,000)

VALUATION CONCLUSIONS

Cost of Reproduction New:
Exclusions: \$298,850,000
Cost of Reproduction New Less Exclusions: \$ 17,931,000
Equipment: \$280,919,000
Equipment: \$ 5,250,000



Site: #17 - Tropicana Field
Building: Tropicana Field, Fund 1208, Dept. 2821241
Address: One Tropicana Drive
Address: St. Petersburg, FL 33705
County: Pinellas

Sq. Ft. 1,031,902

Date Constructed: 1990 | Renovated/Addition 1998

Framing: Reinforced Concrete

ISO Class: (6) Fire Resistive

Stories:

Background

Tropicana Field was originally built in 1989-1990, opening the doors on March 3, 1990. The Tropicana Field was originally called the Florida Suncoast Dome and cost \$138 million dollars. The Tropicana Field held a 47,150 capacity, later downsized to 20,114 in 1998. In October of 1996, Tropicana Field House was closed for a renovation project and also a 319,000 square foot face lift/addition. In October of 1996, the name was changed to Tropicana Field. Tropicana Field features the largest cable-supported domed roof. It is made of six acres of translucent, Teflon-coated fiberglass and supports itself via 180 miles of cables connected by struts. Opposing forces of tension and compression keep the roof in place. The roof is built to withstand winds of 135 mph.

Additional Features

- (2) 10,000 lb Freight Elevators
- (7) Passenger Elevators
- (8) Escalators
- (2) 500 KW Emergency Generator
- (3) Cooling Towers
- (5) Chillers - (1) 800 lb., (2) 1000 lb., (2) 1200 lb.
- Seating including padded eating cabinets
- Built-in Kitchen Counters, Sinks, Cabinets
- Walk-in Coolers
- Walk-in Freezers
- Built-in Restaurant Seating
- 10,000 Gallon Rain Tank & Filter System
- Climbing Walls
- Built-in Cabinets & Counters
- Field Turf Warning Track Turf
- Ball Field Warning (Max Height 55 Ft.)
- Museum Display Cases
- Built-in Bars w/Coolers & Sink Station
- Exhaust Hoods
- Stainless Steel Serving Counters
- Rollup Venetian Windows
- (4) Access Ramps
- Restaurant-in Cabinets, Counters & Seating



City of St. Petersburg

Insurance Detail Report as of August 31, 2010

Site: #17 - Tropicana Field
Building: Tropicana Field, Fund 1208, Dept. 2821241
Address: One Tropicana Drive
Address: St. Petersburg, FL 33705
County: Pinellas

Sq. Ft. 1,031,902

Date Constructed: 1990 | Renovated/Addition 1998

Framing: Reinforced Concrete

ISO Class: (6) Fire Resistive

Stories:

Equipment: Restaurant Equipment | Non-fixed Seating | Tables | Desks | Computers | 400 Televisions | Porta Bars | Main Entrance Equipment |
Retail Fixtures | Point of Sale Registers | Coolers | Carts | Bar Equipment | Fitness Machines | Batting Cages | Weight Machines |
Business Machines | (2006) Scoreboard (5) | Audio Visual System | Monitors & Controls | Security Cameras & Controls | Routers |
Sound System | Beverage Dispensers | Trophy Cases | Display Cases | Food Transporters | Vending Carts | Beverage Coolers | Sports |
Picnic Tables | Simulator | Pitching Machine | Golf Carts Play Stations

FOR ILLUSTRATION PURPOSES ONLY
Sample Partial

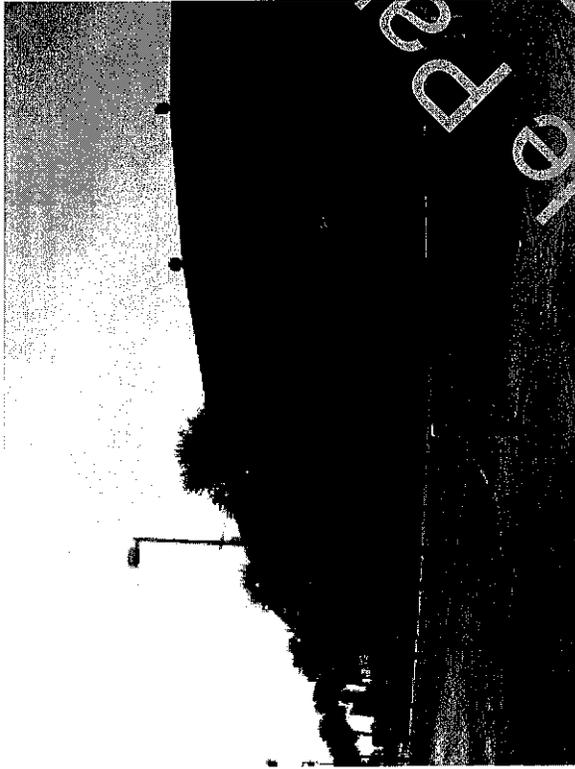


City of St. Petersburg

Insurance Detail Report as of August 31, 2010

Site: #17 - Tropicana Field

Building: Tropicana Field



Exterior



Exterior

PROPERTY APPRAISAL SERVICES
COUNTY OF CHATHAM, GEORGIA



INSURANCE AS OF APRIL 30, 2009

SAMPLE APPRAISAL REPORT



Dedicated to Excellence

CHATHAM COUNTY
BUILDINGS
INSURANCE SUMMARY REPORT
AS OF APRIL 30, 2008

Site #	Building #	Building	Address	Bldg. S.F.	# Stories	Yr. Placed	Valuation		Cost of Reproduction New Less Exclusions
							Replacement Cost	Market Value	
1	JUDICIAL COURTHOUSE	01	COURTHOUSE	133,455	6	1978	\$ 32,037,300	\$ 675,900	\$ 31,361,400
2	OLD JAIL	01	OLD JAIL / SHERIFF OFFICE	71,736	4	1978	\$ 13,985,250	\$ 349,600	\$ 13,635,650
3	PARKING GARAGE / ANNEX	01	PARKING GARAGE	191,432	6	1978	\$ 12,994,200	\$ 387,300	\$ 12,606,900
4	DETENTION CENTER	01	ADMINISTRATION	33,454	1	1992	\$ 5,583,200	\$ 217,100	\$ 5,366,100
4	DETENTION CENTER	02	HOUSING UNITS 1-5	287,781	2	1992	\$ 61,810,800	\$ 1,542,700	\$ 60,268,100
4	DETENTION CENTER	03	KITCHEN/INFIRMARY/	70,000	1	1992	\$ 15,583,600	\$ 704,200	\$ 14,879,400
5	CHATHAM CO. HEALTH CENTER	01	HEALTH CENTER - EISENHOWER	38,000	1	1961	\$ 6,428,700	\$ 284,100	\$ 6,144,600
6	MIDTOWN HEALTH CENTER	01	HEALTH CENTER - DRAYTON	16,842	1	1994	\$ 2,728,800	\$ 122,800	\$ 2,606,000
8	ADMINISTRATIVE COURTHOUSE	01	ADMINISTRATIVE COURTHOUSE	49,056	4	1980	\$ 14,443,600	\$ 64,900	\$ 14,378,700
9	CHARLES BROOKS PARK	01	CONCESSION / RESTROOM	1,277	2	REN 2006	\$ 249,250	\$ 10,000	\$ 239,250
10	AQUATIC CENTER	01	AQUATIC CENTER	48,600	1	1997	\$ 10,641,000	\$ 407,300	\$ 10,233,700
11	GATEWAY CENTER ADMINISTRATION	01	HEALTH CENTER	7,003	1	1975 EST.	\$ 943,700	\$ 37,100	\$ 906,600
12	LAKESIDE CENTER	01	LAKESIDE CENTER	11,052	1	1995 EST.	\$ 1,444,600	\$ 64,800	\$ 1,379,800
12A	FIRING RANGE	01	ADMINISTRATION CLASSROOMS	4,200	1	2000	\$ 55,700	\$ -	\$ 55,700
12A	FIRING RANGE	02	RANGE MASTER	660	1	1989	\$ 31,000	\$ -	\$ 31,000
12A	FIRING RANGE	03	RANGE CLASSROOM	2,448	1	1998	\$ 115,000	\$ -	\$ 115,000
12A	FIRING RANGE	04	TOWER - COMPUTER/AMORY	1,200	2	2000	\$ 104,400	\$ 3,100	\$ 101,300
12A	FIRING RANGE	05	TRAIL (RESIDENCE MAINTENANCE)	552	1	1989	\$ 35,000	\$ -	\$ 35,000
12A	FIRING RANGE	06	UTILITY BUILDING	336	1	2007	\$ 18,500	\$ -	\$ 18,500
12A	FIRING RANGE	07	STORAGE TRAILER #1	672	1	1985	\$ 25,500	\$ -	\$ 25,500
12A	FIRING RANGE	08	STORAGE TRAILER #2	672	1	1985	\$ 26,200	\$ -	\$ 26,200
12A	FIRING RANGE	99	PROPERTY IN THE OPEN	N/A	1	N/A	\$ 130,000	\$ -	\$ 130,000
13	JUVENILE JUSTICE CENTER	01	JUVENILE JUSTICE CENTER	28,646	1	1998	\$ 5,528,600	\$ 243,300	\$ 5,285,300
14	TAG OFFICE	01	TAG OFFICE	10,668	1	2001	\$ 1,716,600	\$ 77,300	\$ 1,639,300
15	POLICE ADMINISTRATION	01	POLICE ADMINISTRATION	28,708	1	1998	\$ 5,837,500	\$ 262,900	\$ 5,574,600
16	NARCOTICS CENTER	01	NARCOTICS OFFICE/ADMINISTRATION	16,758	2	1992	\$ 2,441,100	\$ 104,900	\$ 2,336,200
16	NARCOTICS CENTER	02	NARCOTICS WAREHOUSE	5,628	1	1965/1982	\$ 416,200	\$ 10,300	\$ 405,900
17	MOSQUITO CONTROL	01	ADMINISTRATION	8,826	1	2006	\$ 1,383,700	\$ 62,200	\$ 1,321,500
17	MOSQUITO CONTROL	02	MAINTENANCE	7,100	1	2001	\$ 946,700	\$ 37,800	\$ 908,900

Insurance Detail Report
As of April 30, 2009

Site: 01 Chatham County Judicial Courthouse
Building: 01 Courthouse
Address: 133 Montgomery St.
City / State: Savannah, GA 31401
County: Chatham

Foundation: Reinforced Concrete Footings,
Foundation Walls and Slab

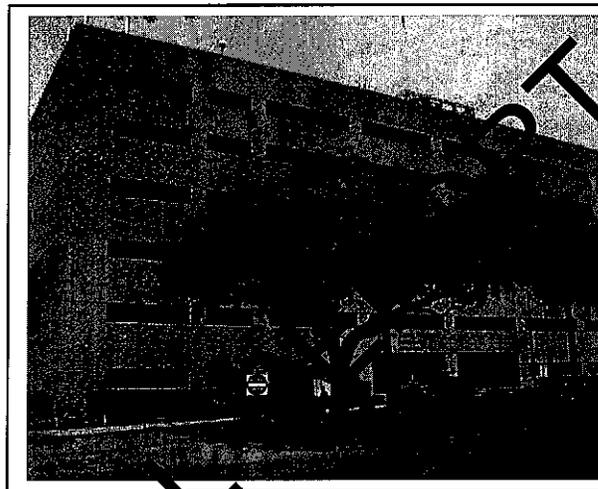
Exterior Walls: Half Stone/Decorative Block,
Reinforced Concrete, Glass & Metal Curtain Walls

Roofing: Membrane on Concrete Deck

Flooring: Brick, Carpeting, Ceramic Tile, Vinyl Tile

Ceiling: Acoustical/Drywall

Partitions: Half Brick/Block, Drywall on Studs,
Reinforced Concrete



Fire Safety/ Security: Smoke Detectors, Auto Fire Alarms,
Fire Extinguishers, Standpipe System,
Emergency Lighting, Exit Signs,
Emergency Generator, Security Cameras

Building Services: Electrical
Plumbing
Heating
Air Conditioning

Additional Features: Built-ins Courtroom Benches, Auto Door Openers,
Built-in Cabinets, Holding Cells, 1 Freight Elevator,
4 Passenger Elevators, Mezzanine,
Covered Entranceway

Renovations: Renovation of Lower Level of Courthouse to
180 Capacity Inmate Holding Cells, Steel
Encased Walls & Ceiling, Twin Layer of Steel
Walls w/Grow Filled.

New Control Room w/ 62 Cameras & Monitor
Station

BUILDING CHARACTERISTICS

Sq. Ft. Area: 133,455
22,242 Basement

Number Stories: 6

Date Constructed: 1978

Framing: Reinforced Concrete

ISO Classification: 6 - Fire Resistive

Flood Map: Zone X
Panel Number: 1351630015C

Fire Protection: Smoke Detectors, Auto Fire Alarm,
Fire Extinguishers, Standpipe System

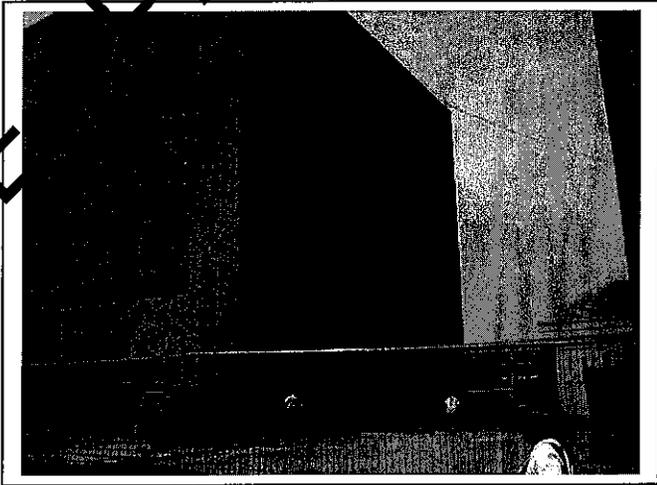
VALUATION CONCLUSIONS

Cost of Reproduction New:	\$32,037,300
Exclusions:	\$ 675,900
Cost of Reproduction New Less Exclusions:	<u>\$31,361,400</u>



Insurance Detail Report
As of April 30, 2009

Site: 01 Chatham County Judicial Courthouse
Building: 01 Courthouse
Address: 133 Montgomery St.
City / State: Savannah, GA 31401
County: Chatham



SAMPLE DRAFT REPORT

