



MCC23-03 A
Request for Proposals (RFP) for
REAL ESTATE APPRAISAL SERVICES of MCC PROPERTY
For Land in Bennington, NH

Manchester Community College (MCC)
a component of the
Community College System of New Hampshire

Proposal Documents
Specifications

Real Estate Appraiser
(Name, Legal Status and Address, Email, Phone)

(Authorized Signature)

(Printed name and title)

By signing this document, the Real Estate Appraiser represents that all appropriate attachments and additions have been made and that any proposed deviations from the requirements of the Owner's request have been clearly identified.

Proposal Due Date/Time: November 23, 2022, Not Later Than 2 p.m.

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MCC23-03A RFP-Real Estate Appraisal Services of MCC Property

I - PURPOSE

The purpose of the Community College System of New Hampshire issuing this Request for Proposal (RFP) is to obtain thorough, complete and timely real estate appraisal services from qualified independent commercial real estate appraisal firms for the evaluation of an MCC Property (land in Bennington, NH). Items not expressly stated herein, but necessary to achieve the intent, are understood to be covered by the general specifications or instructions.

The Community College System of New Hampshire (CCSNH) includes seven colleges located around the state, (Concord, Berlin, Claremont, Laconia, Manchester, Nashua and Portsmouth) several Academic Centers, (Littleton, Rochester, Keene, and Lebanon) and the Chancellor's office in Concord, New Hampshire.

II - PROPOSAL DUE DATE

Proposal Due Date: November 23, 2022 no later than 2 p.m. Proposals received after November 23, 2022 at 2 p.m. **WILL NOT BE CONSIDERED.**

III – DESCRIPTION OF PROPERTY

This proposal consists of a parcel of land in Bennington, New Hampshire for sale, Tax Map 19 Lot 16, Book 5140/ Page 0901/ Type QV, zoned Rural/Agricultural.

Tax Map 19 Lot 16 shows that site Gillis Hill Road contains a total of approximately 1.4 acres of land. Based on Bennington, NH tax maps prepared by John E. O'Donnell & Associates of Auburn, ME the subject site has approximately 150± feet of frontage along the southerly side of Gillis Hill Road. The topography of the site is sloping gently away from road, wooded, 09 M&L, 14' small trail to a small clearing. The subject site is approximately 400± feet deep.

Utilities: The subject neighborhood is not serviced by a municipal water and sewer system which is typical for many of the properties located in the subject neighborhood. Additionally, public electrical, and telephone services are available at roadside.

Reference drawings:

Exhibit C attached – Bennington, NH Property Map Number 19 prepared by John E. O'Donnell & Associates of Auburn, Maine

Exhibit D attached – Bennington, NH Assessing Office Property Tax Card

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IV - PREPARATION OF PROPOSAL

Proposal Instructions:

All submissions must be sent electronically via email to memmoore@ccsnh.edu on or before November 23, 2022 no later than 2 p.m. to Matthew Moore, Director of Capital Planning and Development, Community College System of New Hampshire, Owners Representative, to be eligible for consideration which shall be submitted electronically in an email titled: **“MCC23-03 A RFP-Real Estate Appraisal Services of MCC Property”**

Companies, corporations or trade names, except sole proprietorships must be registered with the Secretary of State (Corporate Division, Telephone No. 603/271-3244) in order to do business with the State of New Hampshire. The selected proposer shall provide a Secretary of State valid certificate to CCSNH.

Proposals shall consist of narrative materials and cost proposals. An electronic copy via email is required and must be clearly marked and contain document original signatures scanned and included in the email.

Proposers must show three recent years' experience with sales of a similar complexity and cost and prior experience with sales within 50 miles of the project site.

When responding to the RFP, provide answers to questions in the order they are asked using the appropriate letter sequence.

If a proposer cannot meet a requested service, then that should be indicated in the appropriate section. Clearly indicate any services that will be provided by a third party.

The award will be based on the proposal that best meets the needs of the college. Factors included will be the cost, completeness of the proposal, quality of the technology provided, and experience of the team. The Community College System of New Hampshire reserves the right to waive any informality in or to reject any or all proposals.

Proposal Inquires: All inquiries concerning this request shall be made to Matthew Moore, Director of Capital Planning and Development, Community College System of New Hampshire. Owners Representative. Email: memmoore@ccsnh.edu, Phone: (603)230-3565.

Modifications to Proposal:

CCSNH may modify the RFP before the scheduled due date. If so, modifications will be posted to the CCSNH website.

Firms will be allowed to modify their proposals if necessary, through the due date.

Any erasures or handwritten changes on the proposal shall be initialed by the individual signing the proposal.

Firms may withdraw their proposals prior to the submission deadline.

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Right to Reject:

CCSNH reserves the right to waive any and all informalities in its best interest, to reject any and all proposals, or to negotiate separately with any firm when it is in the best interest of CCSNH to do so.

Cost of Proposal:

CCSNH will not be responsible for expenses incurred preparing and submitting the proposals. Such costs shall not be included in the proposal.

Communications:

All communication in connection with this RFP shall be in writing directed to Matthew Moore, Director of Capital Planning and Development, via email: memoore@ccsnh.edu. All questions and responses shall be emailed to the proposers. The name of the firm inquiring will not be disclosed.

Validity of Proposal:

The proposal shall include language indicating the proposal is valid for at least 60 days from the RFP due date.

Specific Requirements:

The purpose of the proposal is to demonstrate the qualifications, competence and capacity of firms seeking to provide commercial real estate appraisal services to CCSNH. The proposal should demonstrate the qualifications of the firm and the staff to be assigned. It should also specify an approach that will meet the RFP requirements. The proposal should address all the points outlined in the RFP and be prepared simply and economically providing a straightforward and concise description of the firm's capabilities to satisfy the terms of the RFP.

The proposal shall include the following.

Conflict of Interest:

An affirmative statement that the firm is independent of and has no conflict of interest with CCSNH.

License to Practice:

An affirmative statement that the firm is licensed to do business in New Hampshire.

Firm Profile:

Please include the following:

The size of the firm.

Name, position, and experience of staff.

The firm's recent experience with similar properties.

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The firm's recent experience in and around Bennington, NH.

List of regulatory complaints, current litigation, and outstanding judgments

References:

A list of three references that we may contact to determine the firm's ability to provide the services requested in the RFP. Please provide the name of the reference with a contact person and telephone number.

Cost:

Please provide a schedule showing fees and any other costs associated with such an appraisal.

V - TERMS AND CONDITIONS

See attached Exhibit A - Sample - Contract for Services (agreement/general provisions)

VI- EVALUATION

The proposals will be evaluated by a CCSNH committee formed for that purpose. The committee might request a meeting with the firm to clarify information presented in the proposal. However, this step will be for finalists and the proposals, as submitted, should be complete. CCSNH will not be responsible for any costs incurred by the firm related to the meeting.

The committee will make a recommendation based on the experience of the firm, the experience of assigned personnel, work with similar clients, and cost. No single factor will determine the final award decision. CCSNH will negotiate with the successful firm to determine final price and contract form.

VII - Exhibits

Exhibit A – Sample CCSNH Contract for Services

Exhibit B attached – Bennington, NH Property Map Number 19 prepared by John E. O'Donnell & Associates of Auburn, Maine

Exhibit C attached – Bennington, NH Assessing Office Property Tax Card

SUBJECT: _____

AGREEMENT

The Community College System of NH and the Contractor hereby mutually agree as follows:

GENERAL PROVISIONS**1. IDENTIFICATION**

1.1 Entity of CCSNH		1.2 Entity of CCSNH Address	
1.3 Contractor Name		1.4 Contractor Address	
1.5 Contractor Phone	1.6 Account Number	1.7 Completion Date	1.8 Price Limitation
1.9 Contracting Officer for Entity of CCSNH		1.10 Entity of CCSNH Phone Number	
1.11 Contractor Signature		1.12 Name and Title of Contractor Signatory	
1.13 Acknowledgement: State of _____ , County of _____ On _____ , before the undersigned officer, personally appeared the person identified in block 1.12, or satisfactorily proven to be the person whose name is signed in block 1.11, and acknowledged that s/he executed this document in the capacity indicated in block 1.12.			
1.13.1 Signature of Notary Public or Justice of the Peace			
1.13.2 Name and Title of Notary or Justice of the Peace			
1.14 Entity of CCSNH Signature		1.15 Name and Title of Signatory for Entity of CCSNH	
1.16 Approval by the CCSNH Finance Committee <i>(if applicable)</i>			

2. EMPLOYMENT OF CONTRACTOR/SERVICES TO BE PERFORMED.

The Community College System of NH, acting through the College identified in block 1.1 ("Entity"), engages contractor identified in block 1.3 ("Contractor") to perform, and the Contractor shall perform, the work or sale of goods, or both, identified and more particularly described in the attached EXHIBIT A which is incorporated herein by reference ("Services").

3. EFFECTIVE DATE/COMPLETION OF SERVICES.

3.1 Notwithstanding any provision of this Agreement to the contrary, and subject to the approval of the CCSNH Finance Committee, if applicable, this Agreement, and all obligations of the parties here under, shall not become effective until the date the CCSNH Finance Committee approves this Agreement as indicated in block 1.16, unless no such approval is required, in which case the Agreement shall become effective on the date the Agreement is signed by the CCSNH Entity as shown in block 1.14 ("Effective Date").

3.2 If the Contractor commences the Services prior to the Effective Date, all Services performed by the Contractor prior to the Effective Date shall be performed at the sole risk of the Contractor, and in the event that this Agreement does not become effective, the Community College System of NH shall have no liability to the Contractor, including without limitation, any obligation to pay the Contractor for any costs incurred or Services performed. Contractor must complete all Services by the Completion Date specified in block 1.7.

4. CONTRACT PRICE/PRICE LIMITATION/PAYMENT.

4.1 The contract price, method of payment, and terms of payment are identified and more particularly described in EXHIBIT B which is incorporated herein by reference.

4.2 The payment by the Community College System of NH of the contract price shall be the only and the complete reimbursement to the Contractor for all expenses, of whatever nature incurred by the Contractor in the performance hereof, and shall be the only and the complete compensation to the Contractor for the Services. The Community College System of NH shall have no liability to the Contractor other than the contract price.

4.3 The Community College System of NH reserves the right to offset from any amounts otherwise payable to the Contractor under this Agreement those liquidated amounts required or permitted by any provision of law.

4.4 Notwithstanding any provision in this Agreement to the contrary, and notwithstanding unexpected circumstances, in no event shall the total of all payments authorized, or actually made hereunder, exceed the Price Limitation set forth in block 1.8.

5. COMPLIANCE BY CONTRACTOR WITH LAWS AND REGULATIONS/ EQUAL EMPLOYMENT OPPORTUNITY.

5.1 In connection with the performance of the Services, the Contractor shall comply with all statutes, laws, regulations, and orders of federal, state, county or municipal authorities which impose any obligation or duty upon the Contractor, including, but not limited to, civil rights and equal opportunity laws. This may include the requirement to utilize auxiliary aids and services to ensure that persons with communication disabilities, including visions, hearing and speech, can communicate with, receive information from, and convey information to the Contractor. In addition, the Contractor shall comply with all applicable copyright laws.

5.2 During the term of this Agreement, the Contractor shall not discriminate against employees or applicants for employment because of race, color, religion, national or ethnic origin, age, sex, sexual orientation, marital status, disability, gender identity or expression, genetic information, and veteran status and will take affirmative action to prevent such discrimination.

5.3 If this Agreement is funded in any part by monies of the United States, the Contractor shall comply with all the provisions of Executive Order No. 11246 ("Equal Employment Opportunity"), as supplemented by the regulations of the United States Department of Labor (41 C.F.R. Part 60), and with any rules, regulations and guidelines as the State of New Hampshire or the United States issue to implement these regulations. The Contractor further agrees to permit the State or United States access to any of the Contractor's books, records and accounts for the purpose of ascertaining compliance with all rules, regulations and orders, and the covenants, terms and conditions of this Agreement.

6. PERSONNEL.

6.1 The Contractor shall at its own expense provide all personnel necessary to perform the Services. The Contractor warrants that all personnel engaged in the Services shall be qualified to perform the Services, and shall be properly licensed and otherwise authorized to do so under all applicable laws.

6.2 Unless otherwise authorized in writing, during the term of this Agreement, and for a period of six (6) months after the Completion Date in block 1.7, the Contractor shall not hire, and shall not permit any subcontractor or other person, firm or corporation with whom it is engaged in a combined effort to perform the Services to hire, any person who is a Community College System of NH employee or official, who is materially involved in the procurement, administration or performance of this Agreement. This provision shall survive termination of this Agreement.

6.3 The Contracting Officer specified in block 1.9, or his or her successor, shall be the Community College System of NH's representative. In the event of any dispute concerning the interpretation of this Agreement, the Contracting Officer's decision shall be final for the Community College System of NH.

7. EVENT OF DEFAULT/REMEDIES.

7.1 Any one or more of the following acts or omissions of the Contractor shall constitute an event of default hereunder ("Event of Default"):

7.1.1 failure to perform the Services satisfactorily or on schedule;

7.1.2 failure to submit any report required hereunder; and/or

7.1.3 failure to perform any other covenant, term or condition of this Agreement.

7.2 Upon the occurrence of any Event of Default, the Community College System of NH may take any one, or more, or all, of the following actions:

7.2.1 give the Contractor a written notice specifying the Event of Default and requiring it to be remedied within, in the absence of a greater or lesser specification of time, thirty (30) days from the date of the notice; and if the Event of Default is not timely remedied, terminate this Agreement, effective two (2) days after giving the Contractor notice of termination;

7.2.2 give the Contractor a written notice specifying the Event of Default and suspending all payments to be made under this Agreement and ordering that the portion of the contract price which would otherwise accrue to the Contractor during the period from the date of such notice until such time as the Community College System of NH determines that the Contractor has cured the Event of Default shall never be paid to the Contractor;

7.2.3 set off against any other obligations the Community College System of NH may owe to the Contractor any damages the Community College System of NH suffers by reason of any Event of Default; and/or

7.2.4 treat the Agreement as breached and pursue any of its remedies at law or in equity, or both.

8. DATA/ACCESS/CONFIDENTIALITY/PRESERVATION

8.1 As used in this Agreement, the word "data" shall mean all information and things developed or obtained during the performance of, or acquired or developed by reason of, this Agreement, including, but not limited to, all studies, reports, files, formulae, surveys, maps, charts, sound recordings, video recordings, pictorial reproductions, drawings, analyses, graphic representations, computer programs, computer printouts, notes, letters, memoranda, papers, and documents, all whether finished or unfinished.

8.2 All data and any property which has been received from the Community College System of NH or purchased with funds provided for that purpose under this Agreement, shall be the property of the Community College System of NH, and shall be returned to the Community College System of NH upon demand or upon termination of this Agreement for any reason.

8.3 Confidentiality of data shall be governed by N.H. RSA chapter 91-A or other existing law. Disclosure of data requires prior written approval of the Community College System of NH.

9. TERMINATION. In the event of an early termination of this Agreement for any reason other than the completion of the Services, the Contractor shall deliver to the Contracting Officer, not later than fifteen (15) days after the date of termination, a report ("Termination Report") describing in detail all Services performed, and the contract price earned, to and including the date of termination. The form, subject matter, content, and number of copies of the Termination Report shall be identical to those of any Final Report described in the attached EXHIBIT A.

10. CONTRACTOR'S RELATION TO THE COMMUNITY COLLEGE SYSTEM OF NH.

In the performance of this Agreement the Contractor is in all respects an independent contractor, and is neither an agent nor an employee of the Community College System of NH. Neither the Contractor nor any of its officers, employees, agents or members shall have authority to bind the Community College System of NH or receive any benefits, workers' compensation or other emoluments provided by the Community College System of NH to its employees.

11. ASSIGNMENT/DELEGATION/SUBCONTRACTS.

The Contractor shall not assign, or otherwise transfer any interest in this Agreement without the prior written consent of the Community College System of NH. None of the Services shall be subcontracted by the Contractor without the prior written consent of the Community College System of NH.

12. INDEMNIFICATION. The Contractor shall defend, indemnify and hold harmless the Community College System of NH, its officers and employees, from and against any and all losses suffered by the Community College System of NH, its officers and employees, and any and all claims, liabilities or penalties asserted against the Community College System of NH, its officers and employees, by or on behalf of any person, on account of, based or resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the Contractor. This covenant in paragraph 12 shall survive the termination of this Agreement.

13. INSURANCE.

13.1 The Contractor shall, at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance:

13.1.1 comprehensive general liability insurance against all claims of bodily injury, death or property damage, in amounts of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate; and

13.1.2 special cause of loss coverage form covering all property subject to subparagraph 8.2 herein, in an amount not less than 80% of the whole replacement value of the property.

13.2 The policies described in subparagraph 13.1 herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H.

Department of Insurance, and issued by insurers licensed in the State of New Hampshire.

13.3 The Contractor shall furnish to the Contracting Officer identified in block 1.9, or his or her successor, a certificate(s) of insurance for all insurance required under this Agreement. Contractor shall also furnish to the Contracting Officer identified in block 1.9, or his or her successor, certificate(s) of insurance for all renewal(s) of insurance required under this Agreement no later than thirty (30) days prior to the expiration date of each of the insurance policies. The certificate(s) of insurance and any renewals thereof shall be attached and are incorporated herein by reference. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Contracting Officer identified in block 1.9, or his or her successor, no less than thirty (30) days prior written notice of cancellation or modification of the policy.

14. WORKERS' COMPENSATION.

14.1 By signing this agreement, the Contractor agrees, certifies and warrants that the Contractor is in compliance with or exempt from, the requirements of N.H. RSA chapter 281-A ("*Workers' Compensation*").

14.2 To the extent the Contractor is subject to the requirements of N.H. RSA chapter 281-A, Contractor shall maintain, and require any subcontractor or assignee to secure and maintain, payment of Workers' Compensation in connection with activities which the person proposes to undertake pursuant to this Agreement. Contractor shall furnish the Contracting Officer identified in block 1.9, or his or her successor, proof of Workers' Compensation in the manner described in N.H. RSA chapter 281-A and any applicable renewal(s) thereof, which shall be attached and are incorporated herein by reference. The Community College System of NH shall not be responsible for payment of any Workers' Compensation premiums or for any other claim or benefit for Contractor, or any subcontractor or employee of Contractor, which might arise under applicable State of New Hampshire Workers' Compensation laws in connection with the performance of the Services under this Agreement.

15. WAIVER OF BREACH. No failure by the Community College System of NH to enforce any provisions hereof after any Event of Default shall be deemed a waiver of its rights with regard to that Event of Default, or any subsequent Event of Default. No express failure to enforce any Event of Default shall be deemed a waiver of the right of the Community College System of NH to enforce each and all of the provisions hereof upon any further or other Event of Default on the part of the Contractor.

16. NOTICE. Any notice by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by certified mail, postage

prepaid, in a United States Post Office addressed to the parties at the addresses given in blocks 1.2 and 1.4, herein.

17. AMENDMENT. This Agreement may be amended, waived or discharged only by an instrument in writing signed by the parties hereto.

18. CONSTRUCTION OF AGREEMENT AND TERMS.

This Agreement shall be construed in accordance with the laws of the State of New Hampshire, and is binding upon and inures to the benefit of the parties and their respective successors and assigns. The wording used in this Agreement is the wording chosen by the parties to express their mutual intent, and no rule of construction shall be applied against or in favor of any party.

19. FORUM SELECTION. The parties agree that any dispute arising out of or related to this Agreement may only be brought in the State or Federal Courts located in Merrimack County, New Hampshire.

20. THIRD PARTIES. The parties hereto do not intend to benefit any third parties and this Agreement shall not be construed to confer any such benefit.

21. HEADINGS. The headings throughout the Agreement are for reference purposes only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

22. SPECIAL PROVISIONS. Additional provisions set forth in the attached EXHIBIT C are incorporated herein by reference.

23. SEVERABILITY. In the event any of the provisions of this Agreement are held by a court of competent jurisdiction to be contrary to any state or federal law, the remaining provisions of this Agreement will remain in full force and effect.

24. ENTIRE AGREEMENT. This Agreement, which may be executed in a number of counterparts, each of which shall be deemed an original, constitutes the entire Agreement and understanding between the parties, and supersedes all prior Agreements and understandings relating hereto.

OWNER INFORMATION				SALES HISTORY				PICTURE						
NH TECHNICAL COLLEGE-MANCHESTE				Date	Book	Page	Type	Price	Grantor					
				10/10/1989	5140	0901	Q V	20,000						
1066 FRONT STREET														
MANCHESTER, NH 03102														
LISTING HISTORY				NOTES										
02/15/19	KCRL			SLOPES GENTLY AWAY FROM ROAD, WOODED. 09 M&L. '14 SMALL TRAIL TO SMALL CLEARING										
04/01/14	EORL													
06/12/09	SBRL	09 M&L												
06/11/03	DMRL													
07/16/91	RS													
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR						
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	BENNINGTON ASSESSING OFFICE					
								PARCEL TOTAL TAXABLE VALUE						
Year		Building		Features		Land								
2019		\$ 0		\$ 0		\$ 37,600		Parcel Total: \$ 37,600						
2020		\$ 0		\$ 0		\$ 37,600		Parcel Total: \$ 37,600						
2021		\$ 0		\$ 0		\$ 37,600		Parcel Total: \$ 37,600						
LAND VALUATION								LAST REVALUATION: 2019						
Zone: RA RURAL/AGRICULTU		Minimum Acreage: 2.00		Minimum Frontage: 200		Site:		Driveway:		Road:				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-STATE	1.400 ac	47,000	E	100	100	100	100		80	37,600	0	N	37,600	UND
1.400 ac										37,600		37,600		

[illegible]