



RESPONSES TO BIDDERS QUESTIONS

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RFP for Property Appraisal Services

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NCCSIF contact for all questions and correspondence:

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The following questions have been received from organizations indicating an intent to bid on the NCCSIF RFP.

Question 1: I believe this is correct, but want to be sure: the proposal response should be submitted electronically (no hardcopy required), correct?

NCCSIF Program Administrator Answer: [Yes](#)

Question 2: Would you like all the properties scheduled to be included in the scope of the work, and all in the same phase?

NCCSIF Program Administrator Answer: [All properties included. We would like all completed by the end of 2018, but can do in phases.](#)

Question 3: With regard to the Contents valuation, do you have a preferred methodology (i.e. detailed inventory; modeling; other)?

NCCSIF Program Administrator Answer: [None preferred - we are OK with modeling as we expect that to be the most efficient method.](#)



Question 4: For the data elements listed, can you please specify what information you'd like returned for "Earthquake Exposure"? Are there specific dropdowns in your program or actual data you'd like collected/reported for that?

NCCSIF Program Administrator Answer: [See attached map that underwriters use.](#)

Question 5: For all other data fields contained in your Excel file (most of the ones not populated), are there any of those you consider to be "required"? If not required, "desired"? For the ones you would like collected by our team, are there specific dropdown selections in your system you'd like us to match to?

NCCSIF Program Administrator Answer: [Types of alarms would be helpful. Other fields needed only if appraiser thinks noteworthy.](#)

Question 6: For reports, you have indicated you would like "diagrams" – is there a specific layout or format you are requesting? Do you require one for each structure?

NCCSIF Program Administrator Answer: [I do not have a sample as prior appraisals did not include. Photos and COPE details should be enough.](#)

Question 7: Can you advise how long it's been since the last appraisal of these properties and, assuming it was outsourced, who your last appraisal firm was?

NCCSIF Program Administrator Answer: [Last appraisal was 2013-14 and was conducted by Asset Works.](#)

Question 8: The SOV provided includes a tab for wastewater treatment plants under 10 MGD. If a member has a wastewater treatment plant rated greater the 10 MGD and it is not included on the SOV provided is it excluded from the requested appraisal services?

NCCSIF Program Administrator Answer: [Yes, those properties appraised separately.](#)

Question 9: Would NCCSIF be interested in vendors including information and pricing for property risk management software applications to manage/perpetuate property data & values? If so, should vendors include pricing separately?

NCCSIF Program Administrator Answer: [Not aware of any specific interest but if you want to include please price separately.](#)

California Earthquake Underwriting Zones

California is divided into eight earthquake zones. In addition to being used for rate making purposes, the zones are used by insurers and reinsurers to track their aggregate liabilities. Most cap their aggregate PMLs on a per zone basis. Zone A (San Francisco Bay Area) and Zone B (Los Angeles and Orange Counties) are the most seismic, and have the highest concentration of property values. They are known as the "critical zones". These zones are thus broken up in to subzones, A1, A2 and A3, and B1, B2 and B3. Given today's market conditions, many carriers have moratoriums on writing new business in Zones A and B.

