



Settle down.

**CITY OF GRAND FORKS**  
**REQUEST FOR QUOTATION**  
**Municipal Building Appraisals**

Posted July 27, 2016

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**Municipal Building Appraisals**

**1.0 Introduction**

The City of Grand Forks, (the City), is soliciting quotations from Building and Property Appraisers for the following:

- Supply and delivery to Grand Forks an Appraisal of the City Municipal Buildings and Structures

Quotations for the appraisals should be submitted by **2:00:00 PM local time, August 15, 2016**. The quotation should be addressed to Sarah Winton, Acting Corporate Officer, and delivered to the following address:

City of Grand Forks  
PO Box 220  
7217 4<sup>th</sup> Street  
Grand Forks, BC V0H 1H0

Quotations received after the deadline will not be considered and will be returned unopened to the sender.

Quotations will not be opened in public.

**2.0 GST & PST**

The quotation should include the Company Name, address, Goods and Services & Provincial Sales Tax numbers. The quotation should also indicate GST & PST separately as applicable.

**3.0 Schedule**

The appraisals and written reports shall be delivered to the City of Grand Forks on or before **September 19, 2016**. Should an alternative delivery date be required, this alternative date shall be provided in the quotation.

**4.0 Payment Terms**

The quotation shall list the terms of payment.

## **5.0 Duration of Quotation**

The Quotation shall be irrevocable and open for acceptance by the City for forty-five (45) calendar days following the end of the day the quotation is submitted.

## **6.0 Quotation Selection**

As it is the purpose of the City to obtain the Quotation most suitable and most advantageous to the interests of the City, the City reserves the right, in its sole and unfettered discretion, to reject or accept any Quotation, including the right to reject all Quotations.

Without limiting the generality of the foregoing, any Quotation which:

- is incomplete, obscure, irregular, or unrealistic;
- is non-compliant in a trivial/immaterial or substantial/material manner, or conditional;
- has erasures or corrections;
- fails to complete the information required in the Quotation;
- may, at the City's sole and unfettered discretion, be rejected or accepted.

Further, a Quotation may be rejected or accepted on the basis of the City's unfettered assessment of its best interest, which includes, but is not limited to the City's unfettered assessment as to the Appraisal Company's past performance for the City or for anyone else.

In the event that a Court of competent jurisdiction should find that the City has committed a breach of the law as it applies to this Request for Quotation process, which breach would include but not be limited to a breach of contract law, tender law, a fundamental breach, an anticipatory breach or breach of duty of care or tort law (the "Breaches"), the Appraisal Company and the City's acknowledge and agree that the City's liability for the Breaches will be a maximum of \$1,000 dollars all inclusive.

The City reserves the right to negotiate after receipt of all Quotations that the City deems has provided the most advantageous Quotation in all circumstances, including, but not limited to, when the lowest Price exceeds the City's budget. In no event shall the City be required to offer any modified terms to any other Appraisal Company prior to entering into a contract with the successful Appraisal Company and the City shall incur no liability to any other Appraisal Company as a result of such negotiation or modification.

In no event shall the City be liable for an Appraisal Company's costs for preparing a Quotation.

## **7.0 Enquiries**

All enquiries should be directed to:

Wayne Kopan  
Manager Building Inspection & Bylaw Services  
Phone: 250.442.8266  
Email: [wkopan@grandforks.ca](mailto:wkopan@grandforks.ca)

## **8.0 Confidentiality**

Appraisal Companies should be aware that the City is subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIPPA). An Appraisal Company may stipulate in their Quotation that portions of the proposal contain confidential information and are supplied to the City in confidence. However, under FOIPPA the City may nevertheless be obligated to disclose all or part of a proposal pursuant to a request made under that Act, even if the Appraisal Company has stipulated that part of the Quotation is supplied in confidence. The Appraisal Company should review section 21 and other provisions of FOIPPA in order to gain a better understanding of the City's disclosure responsibilities under that Act.

## **9.0 Gifts and Donations**

Appraisal Companies will not offer entertainment, gifts, gratuities, discounts or special services, regardless of value, to any employee of the City or elected City official. The successful Appraisal Company shall report to the Corporate Officer of the City any attempt by a City employee or elected official to obtain such favours.

## **10.0 Specifications**

The City of Grand Forks is requesting a complete appraisal and written report on the following buildings and structures.

- Each building is referenced by the building code number indicated on the building list below (*Please reference both the Work Tech # FAC0000 & Building Code # in the report for each building*)
- Name of building, address, class, square footage and year indicated on the report
- Each building or structure be complete with a photograph for reference

- A list of above and below grade assets to be compiled are:
  - Foundations
  - Framing
  - Floor Structure
  - Interior Construction
  - Plumbing
  - H.V.A.C
  - Electrical and Lighting
  - Exterior Walls
  - Roof
  - Fire Protection
  - Elevators
  - Additional Construction
- All the above listed items are to be complete with the insurable value for each item
- Finely a total insurable value of the whole structure.

Work Tech Codes	BUILDIN G CODE	BUILDING	LOCATION	GROSS FLOOR AREA SQ. FT.	YEAR	
FAC0001	BLDGB01	CITY HALL	7217 4TH STREET	9636	1911	Rebuilt in 1980 & 2014 (Fire)
FAC0002	BLDGB03	LIBRARY	7340 5TH STREET	1192 8	1981	Including Basement
FAC0006	BLDGB04	FIRE HALL	7214 2ND STREET	1003 2	1985	
FAC0021	BLDGB05	PUBLIC WORKS BUILDING	130 INDUSTRIAL DRIVE	1829 1	1985	
FAC0022	BLDGB06	PUBLIC WORKS PARKING GARAGE	130 INDUSTRIAL DRIVE	4128	1985	
FAC0023	BLDGB07	PUBLIC WORKS ELECTRICAL STORAGE	130 INDUSTRIAL DRIVE	720	1989	
FAC0024	BLDGB08	PUBLIC WORKS OIL STORAGE SHED	130 INDUSTRIAL DRIVE	128	1985	
FAC0025	BLDGB09	PUBLIC WORKS SAND STORAGE (NEW)	130 INDUSTRIAL DRIVE		2012	
FAC0026	BLDGB10	PUBLIC WORKS SANDER STORAGE	130 INDUSTRIAL DRIVE	336	1992	
FAC0028	BLDGB11	PUBLIC WORKS WATER PIPE/ HYDRANT STORAGE SHED	130 INDUSTRIAL DRIVE	600	1988	
FAC0029	BLDGB12	PUBLIC WORKS QUONSET BUILDING	130 INDUSTRIAL DRIVE	1240	1998	

FAC0027	BLDGB13	PUBLIC WORKS DRY STORAGE METAL TRAILER	130 INDUSTRIAL DRIVE	353	1989	
FAC0031	WWO12 6	EAST ZONE RESERVIOR	7978 VALLEY HEIGHTS DRIVE		1913	1000000 Gallons
	WWO15 4	EAST ZONE RESERVIOR CONTROL BLDG	7978 VALLEY HEIGHTS DRIVE	144	2015	
FAC0032	WWO04 3	HIGH ZONE RESERVIOR	VALLEY HEIGHTS		1984	400000 Gallons
FAC0030	???	ELECTRICAL SUB STATION	398 68TH AVENUE		2007	
FAC0037	WWO09 4	BOOSTER PUMP HOUSE	7377 VALLEY HEIGHTS DRIVE	177	1984	
FAC0044	WWO06 1	PUMP HOUSE - PRESSURE REDUCTION STATION	RIVERSIDE DRIVE & CENTRAL AVENUE	528	1920's	
FAC0033	WWO13 1	HUTTON SCHOOL PUMP HOUSE (WELL 2)	2879 75TH AVENUE	144	1970	Rebuild in 2007
FAC0034	WWO10 2	WELL 3	2505 68TH AVENUE	234	2000	Rebuild in 2007
FAC0035	WWO13 0	WELL 3A	2503 68TH AVENUE	280	1969	Rebuild in 2007
	WWO13 5	WELL 4	7041 19TH STREET		1978	Rebuild in 2007
FAC0036	WWO05 9	WELL 5	7041 19TH STREET	193	1988	Rebuild in 2007
FAC0038	SAN-SEW028	CHLORINATION BUILDING	6450 2ND STREET	230	1974	
FAC0042	SAN-SEW043	SEWAGE TREATMENT PLANT - CONTROLS BUILDING	165 INDUSTRIAL DRIVE	1029	1996	
FAC0041	SAN-SEW043	SEWAGE TREATMENT PLANT	165 INDUSTRIAL DRIVE		1996	
FAC0043	SAN-SEW063	SEWAGE TREATMENT PLANT - GENERATOR BUILDING	165 INDUSTRIAL DRIVE	384	2002	
	SAN-SEW005	SEWER LAGOON / AERATOR	65TH AVENUE		1956	
	PAR034	CITY PARK WASHROOM 3 & STAGE	7151 4TH STREET	426	2009	
FAC0039	SAN-SEW082	CITY PARK LIFT STATION & CONTROL BLDG.	7151 4TH STREET	426	2009	

	SAN-SEW064	BOUNDARY SEWAGE LIFT STATION	7716 BOUNDARY DRIVE		1957	Rebuild in 2000
	SAN-SEW066	GRANBY SEWAGE LIFT STATION	7305 HIGHWAY 3		1957	Rebuild in 2002
FAC0040	SAN-SEW020	RUCKLES INDUSTRIAL AREA SEWAGE LIFT STATION	6565 INDUSTRIAL PARK WAY		1984	
	SAN-SEW052	VALMAR SEWAGE LIFT STATION	6080 18TH STREET		1977	Rebuild in 1999
	????	BRYCEN PLACE SEWAGE LIFT STATION	BRYSON PLACE		1995	Rebuild in 2002
FAC 0010	BLDG35	FIRE TRUCK SHELTER	GYRO PARK	273	2001	
FAC 0011	BLDG36	BUGGY SHELTER	GYRO PARK	851	1960's	
FAC 0012	BLDG37	STAGE COACH SHELTER	GYRO PARK	840	1960's	
FAC0013	PAR004	PUBLIC WASHROOMS NO.1	CITY PARK	318	1988	
FAC0014	PAR014	CITY PARK OFFICE	7162 5TH STREET	153	1992	
FAC0015	PAR001	CONCESSION BLDG / PUBLIC WASHROOM NO.2	7091 7TH STREET	1061	1956	Rebuild in 2003
	PAR018	TOT LOT CITY PARK	CITY PARK		1995	
	PAR029	JUNGLE GYM PLAY APPERATICE	CITY PARK		2005	
	PAR039	SPRAY PARK	CITY PARK		2015	
FAC0016	PAR007	GRANDSTANDS JAMES DONALDSON PARK	1924 75TH AVENUE		1987	
FAC0017	PAR008	DUGOUTS JAMES DONALDSON PARK	1924 75TH AVENUE	504	1987	
FAC0018	PAR020	BABE RUTH FACILITY	2051 75 TH AVENUE	2988	1999	
	PAR009	FLOOD LIGHT CONTROL ROOM	JAMES DONALDSON PARK	64	1987	
	PAR011	BLEACHERS	JAMES DONALDSON PARK		1987	Big Blue Rebuilt in 2015
	PAR012	STORAGE SHED / COOLER BLDG	JAMES DONALDSON PARK	273	1987	
	PAR013	TICKET BOOTHS	1924 75TH AVENUE	180	1987	
FAC0019	PAR002	WASHROOM & TENNIS COURTS	BARBRA ANN PARK	96	1962	1967
	PAR015	WASHROOM, DUGOUTS,	2699 68TH AVENUE ANGUS McDonald PARK	701	2002	

		BLEACHERS, FENCING				
FAC0020	PAR006	WASHROOM / CONCESSION	2051 72ND AVENUE DICK BARTLETT PARK	505	1992	
	PAR017	DUGOUTS (6 UNITS)	DICK BARTLETT PARK	720	1996	
FAC0009	BLDG53	AIRPORT TERMINAL BUILDING	5980 2ND STREET	2128	1970	
FAC0046	ME0030	AIRPORT TRANSMITTER / AWOS BLDG	5980 2ND STREET	48	2002	
	ME0007	AIRPORT FUEL TANK & PUMPS	5980 2ND STREET		1980	10000 liters of AV Gas / Jet B
FAC0047	BLDG57	AIRPORT RUNWAY LIGHTING / GENERATOR BLDG	5980 2ND STREET	256	1980's	
	NE0067	AIRPORT BEACON SITES (4 SOLAR SITE)	VARIOUS LOCATIONS LISTED BELOW	180 (All 5)	1998	8' x 6' structures housing equipment
FAC0048	???	AIRPORT BEACON SITES (DANVILLE)			1998	
FAC0049	???	AIRPORT BEACON SITES (MORRISSEY)			1998	
FAC0050	???	AIRPORT BEACON SITES (RESERVIOR)			1998	
FAC0051	???	AIRPORT BEACON SITES (USCC)			1998	
		AIRPORT BEACON SITES POWERED (5 SITES)	VARIOUS LOCATIONS LISTED BELOW		1998	Equipment mounted on power poles
FAC0053	???	AIRPORT BEACON SITES POWERED (CBC)			1998	
FAC0054	???	AIRPORT BEACON SITES POWERED (DEHAAN'S)			1998	
FAC0055	???	AIRPORT BEACON SITES POWERED (STONE'S)			1998	
FAC0056	???	AIRPORT BEACON SITES POWERED (MEHMAL'S)			1998	
FAC0057	???	AIRPORT BEACON SITES POWERED (HAMPF'S)			1998	
FAC0007	BLDG59	SCOUT HALL	586 72ND AVENUE	1939	1950's	



FAC0008	BLDG60	CEMETERY CARETAKERS OFFICE	1600 66TH AVENUE	482	1970's	
	PAR005	HIGHWAY SIGN EAST (WORLDS FAIR)	HIGHWAY 3		1985	
	OES015	NEW HIGHWAY SIGNS EAST & WEST SOLAR	HIGHWAY 3		2012	Solar Signs
	PAR003	STAR ON THE MOUNTAIN	OBSERVATION MOUNTAIN		1968	
FAC0045	BLDG64	UTILITY BUILDING	7700 7TH STREET	844	1960	
FAC0003	BLDG65	ART GALLERY (HERITAGE COURT HOUSE)	524 CENTRAL AVENUE	1796 4	1911	
FAC0004	BLDG66	CIRCUIT COURT / SD # 51 COMMERCIAL BLDG	525 / 555 CENTRAL AVE.	7761	1970's	Addition 2007
	BLDG67	SPCA BUILDING	8120 DONALDSON DRIVE		1993	