



24TH NAVAJO NATION COUNCIL OFFICE OF THE SPEAKER

HONORABLE SETH DAMON

Speaker, 24th Navajo Nation Council

REQUEST FOR PROPOSAL # Bid No. 21-10-2585LE ADDENDUM

Services: Real Estate Appraisal
Issuer by: Office of the Speaker
Submit to: Sherylene Yazzie, Chief of Staff
Due date: Friday, November 12, 2021 at 5pm
Award date: Week of November 14, 2021
Final Appraisal Due Date: No later than COB Friday, December 10, 2021

SCOPE OF SERVICES Successful Offeror(s) shall perform the Scope of Services provided below:

Offerors are advised that, in addition to compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), the subject real property appraisal services shall be prepared to comply with all Federal Regulations, Directives, and Standards as well as all applicable New Mexico State Statutes.

Offerors must provide a price quote within the time required by the client or be considered non-responsive. The time requirement must be in writing via e-mail, fax or some other form of documentation that can be printed.

Scope of Services:

Selected Offers will provide a comprehensive appraisal report a property made of up of +/- 6,349 acres of land which located approximately 19 miles west of the City of Albuquerque along highway 40.

- The appraisal to include valuation of the aggregated acreage consisting of:
 - o Fee Simple Interest in 1,881 Acres
 - o Leasehold Interest in 4,668 Acres (of State-owned land, leasehold interest in perpetuity)

In an addition to the derived value of the land, the final report shall, in its narrative and valuation include consideration (valuation) for the following items*:

- 400 Acre Feet of Water Rights – See Attachment 1
- Federally appointed easement granting off-highway access – See Attachment 2
- A Section of Native American ruins – See Attachment 3

**This request does not represent a need to appraise any of the "additional" elements but only acknowledgement in the consideration of global land value.*

LEGISLATIVE BRANCH

Office of the Speaker • Post Office Box 3390 • Window Rock, Arizona 86515 • Ph: (928) 871-7160 • Fax: (928) 871-7255

Requirements:

1. Render professional real property valuation services as requested in connection with the acquisition and disposal of by the client, including appraisals, counseling, consulting, evaluation and feasibility studies, market studies, and post-appraisal services, appraisal reviews, as well as up-dates and revisions, according to the instructions provided by the client. The valuation services will require selective research into appropriate market area, assembly of pertinent data, the application of appropriate analytical techniques and timely reporting of conclusions and supporting data. Valuation services will often require the review and analysis of engineering drawings and specifications to determine grade changes, elevations and other factors that may affect adjacent properties.
2. Quote appraisal and/or valuation fee and completion date for each appraisal requested by the Issuer based on a parcel-by-parcel basis.
3. Maintain accurate records and make available for inspection by the Issuer.
4. Consult with and advise the Legal division of the Issuer, through the General Services Real Estate Section, prior to commencing the appraisals and during any phase of the appraisal.
5. Submit appraisal reports in accordance with the appraisal fee and delivery schedule for each appraisal assignment as quoted to the Issuer.
6. Provide the property owner or a designated representative an opportunity to accompany the appraiser during an inspection of the property.
7. Execute and submit, with each appraisal, a Certificate of Appraiser
8. The Issuer reserves the right to award the Agreement to multiple contractors. The Issuer reserves the right to contract with other contractors or entities to provide similar services outside this RFP if it is determined by the Issuer to be in the best interest of the Issuer. The Issuer does not guarantee any quantity to be awarded from this RFP.

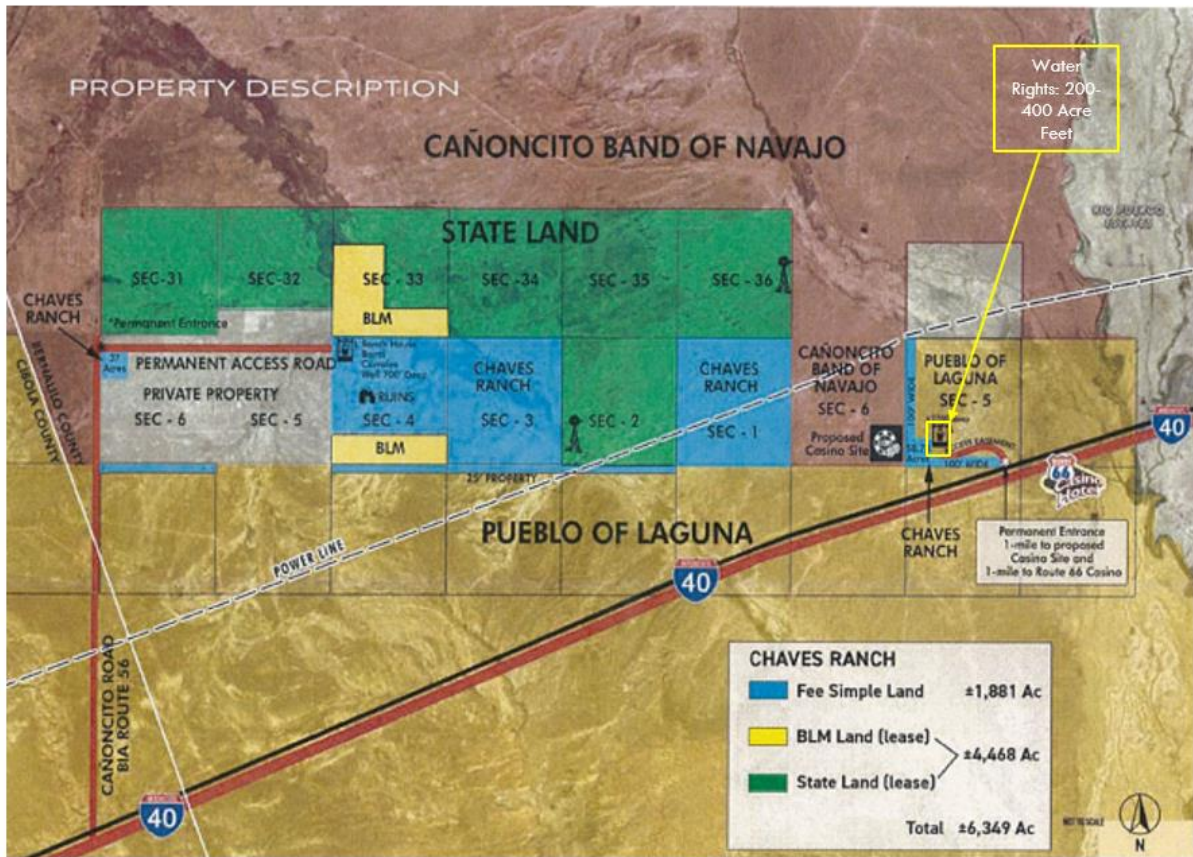
Proposal:

Responses to this bid shall be sent in a sealed envelope, including a return address, and clearly marked on the outside of the envelope and postmarked by the due date to the following address:

**Navajo Nation Office of the Speaker
Attention: Sherylene Yazzie, Chief of Staff
200 Parkway Blvd. Bldg 1
P.O Box 3390
Window Rock, Arizona 86515
BID Bid # 21-10-2585LE
REAL ESTATE APPRAISAL
DO NOT OPEN-BID PROPOSAL**

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Exhibit A: 400 AC of water rights (wells)



Water well



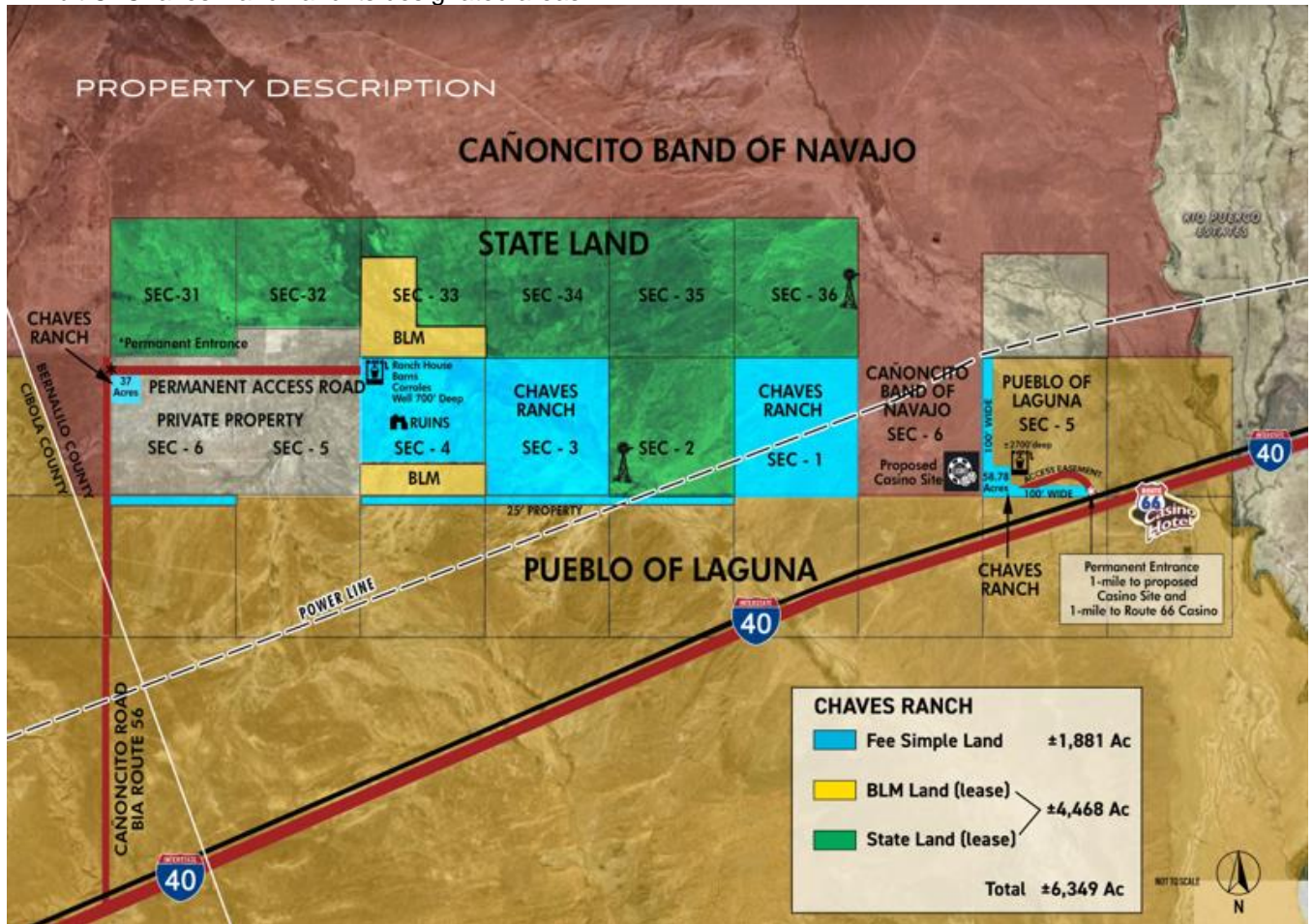


Exhibit B: Easement:





Exhibit C: Chaves Ranch and its designated areas



Windmill and Water Pond

Ruins-aerial



Ranch



Attachment 1: Notes on Water Rights

Attachment 2: Federally appointed easement granting off-highway access

Attachment 3: Appraisal for Native American ruins on land