

**NEIGHBORS IN NEED OF SERVICES, INC.
HEAD START/EARLY HEAD START PROGRAM**



Bid Packet for

**Real Estate Appraisal Services
(Certified) for Properties and Fair
Market Valuation
21-RFP-003**

Neighbors In Need of Services, Inc. Head Start/Early Head Start

Invitation to Bid

Bid Number# 21-RFP-003

Bid Title: Real Estate Appraisal Services (Certified) For Properties and Fair Market Valuation

Date Due: February 3, 2021

NINOS Inc. Head Start / Early Head Start Program is a private non-profit organization. NINOS Inc. Head Start / Early Head Start Programs provide services to low income families for children from birth to five years of age.

The agency is funded to serve 1,848 Head Start children throughout Cameron and Willacy Counties.

The agency is currently seeking bids for its Transportation Content Area for the following:

Real Estate Appraisal Services (Certified) For Properties and Fair Market Valuation

CLOSING SUBMISSION DATE & PUBLIC OPENING

Please submit the following information in a sealed envelope by February 03, 2021 by 4:00 pm. Bid opening will be held virtually on February 04, 2021 at 9:00 am at NINOS Administration office located at 22887 State Highway 345 Rio Hondo, TX 78583.

INQUIRIES

For further information please call Ruben Garcia, Procurement Officer at (956) 399-9944 or email ruben.garcia@ninosinc.org

NON-DISCRIMINATION & EQUAL OPPORTUNITY

No person shall on the grounds of race, color, religion, sex, national origin, age, handicap, political affiliation or belief be excluded from participation in, be denied the benefits of, be subjected to discrimination under, or be denied employment in the administration of or in connection with any program or activity funded in whole or in part with funds made available under this contract.

NEIGHBORS IN NEED OF SERVICES, INC. HEAD START / EARLY HEAD START

INSTRUCTIONS

Carefully read all instructions, requirements and specifications. Fill out all forms properly and completely. Prior to returning your sealed bid response / submittal, all Addendums - if issued - should be reviewed and downloaded by entering the NINOS, Inc. web site at www.ninosinc.org.

Please return bid in sealed envelope. Be sure that return envelope shows the Bid Number, Description and is marked "SEALED BID".

RETURN BID TO:

Delivered to the administration office via delivery service:

Attn: Tracy Torres

22887 State HWY 345

Rio Hondo, Texas 78583

Mailed to:

Attn: Tracy Torres

P.O. BOX 189

Rio Hondo, TX 78583

You must sign below in ink failure to sign will disqualify the offer. All prices must be typewritten or written in ink.

Company Name: _____

Company Address: _____

City, State, Zip Code: _____

Telephone: _____ Fax No: _____ E-mail: _____

Print Name: _____ Signature: _____

(Your signature attests to your offer to provide the goods and/or services in this bid according to the published provision of this bid.)

Exhibit "A"

1. Scope of Work -

- A. Prepare a real estate appraisal to determine the fair market value of the attached buildings, classrooms and land.
- B. Provide a comparable rental analysis from an existing rental contract to provide as example on each situation.
- C. Must provide that the analysis supports the basis for the appraisal for different geographical areas. Please see attachment "B" on locations and square footage.

2. Experience and Qualifications-

- A. Please provide a summary of your experience and qualifications to conduct an appraisal and all certifications. Must be a Certified Property Appraiser

3. Insurance Requirements-

- A. Selected appraiser must have the appropriate insurance coverage.

4. All Proposals must arrive at NINOS, Inc., by February 04, 2021 at 4:00 pm.

A. LIMITATIONS AND RESTRICTIONS

- a. Proposals must follow all procedures outlined in these instructions.
- b. NINOS, Inc. reserves the right to accept or reject any or all proposals.
- c. This Request for Proposals does not commit the agency to awarding a contract.
- d. All costs included in preparing proposals must be borne by the organization submitting the proposal.
- e. Appraisals must be completed by March 05, 2021.

B. PROPOSAL-

State your charge for Appraisal services for the locations detailed in the attachment: Please attach proposal fees.

\$ _____

Name of Company _____
Address _____
Contact Person _____
Telephone Number _____

I have reviewed the information given in the Background Document for this Request for Proposals and agree to the terms and conditions stated therein. The information given in this Proposal is complete and accurate to the best of my knowledge.

Name: _____

Title: _____

Date: _____

Attachment "A"

1. Equal Employment Opportunity-All contracts shall contain a provision requiring compliance with E.O. 11246, "Equal Employment Opportunity," as amended by E.O. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and as supplemented by regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
2. Debarment and Suspension (E.O.s 12549 and 12689) No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Non procurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension." This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractor declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.

Attachment "B"

CENTER	ADDRESS	CITY	SQ. FT
Rancho Del Cielo Early Head Start	69 Old Ebony St	Brownsville	3519
TSTC Early Head Start Center	2225 N 28th St	Harlingen	3914.25
San Benito Early Head Start	1201 N Reagan St	San Benito	1472
Harlingen Early Head Start	829 W Filmore Ave	Harlingen	5865
Otis Klar Head Start/Early Head Start	1305 E Hidalgo Ave	Raymondville	10430.59
Rio Hondo Head Start/Early Head Start	609 E Reynolds St.	# 31 Rio Hondo	
DJ Lerma Head Start/Early Head Start	5407 Austin Rd	Brownsville	6610
Esperanza B. Garza Head Start	131 Garfield St	Laguna Heights	3575
La Gallina Head Start/Early Head Start	322 Woodford St	San Benito	6866
Casa Grande Head Start/Early Head Start	106 Troywood Cir	Harlingen	5069
Browne Early Head Start	9901 California Rd	Brownsville	4000
Zavala Head Start/Early Head Start	421 Lafayette	Harlingen	3458.7
Santa Maria Head Start	11142 Old Military Rd	Santa Maria	
La Villita Early Head Start	2818 Rockwell Dr	Brownsville	3594
Le Moyne Gardens Head Start	3221 N 25th St	Harlingen	
El Ranchito Head Start	24356 US-281	San Benito	3833
Bonita Park Early Head Start	601 S Rangerville Rd #29	Harlingen	2247.12
Las Palmas Head Start/Early Head Start	213 Orive Dr	Apt 977 Los Fresnos	5343.7
Santa Rosa Head Start/Early Head Start	100 Jesus Cruz Rd	Santa Rosa	7992
Rancho Del Cielo Head Start/Early Head Start	3 Old Ebony St	Brownsville	3721
Beacon Bay Early Head Start	16501 State Highway 100	Port Isabel	
TSTC Head Start/Early Head Start	2702 Dogwood	Harlingen	3859.53
Leon Gardens Head Start/Early Head Start	68 Castellano Cir	Brownsville	5699.52
Combes Head Start/Early Head Start	21604 Hand Road Building B	Harlingen	3412.57
Charles Isbell Head Start/Early Head Start	260 Isbell Dr	Brownsville	6398.58
Fred Booth Head Start	705 Zaragosa St	San Benito	
Lena Bennett Head Start/Early Head Start	566 Ash St	Brownsville	5034
Sam Houston Head Start	500 Beddoes Rd	La Feria	
Raul Yzaguirre Head Start	2255 N Coria St	Brownsville	3092
Bruce Aiken Head Start	6290 Southmost Rd	Brownsville	
Marilyn Burns Head Start/Early Head Start	1974 E Alton Gloor Blvd	Brownsville	3304.6
CE Vail Head Start	209 W Jessamine Ave	La Feria	
David G. Sanchez Head Start	1601 S Main St	La Feria	
Garden Park Head Start	855 Military Rd	Brownsville	
La Feria Early Head Start	400 Industrial Way St	La Feria	3254
Frank Roberts Head Start	451 Biddle St	San Benito	

Ben Milam Head Start	1215 S Rangerville Rd		Harlingen	
Jefferson Head Start	601 S J St		Harlingen	
Vermillion Head Start	6895 Ruben Torres Sr Blvd		Brownsville	
Zavala 2 Head Start	1111 N B St		Harlingen	
Ben Brite Head Start	450 S Browne Ave		Brownsville	
Bowie Head Start	309 W Lincoln Ave		Harlingen	
Canales Head Start	1811 International Blvd		Brownsville	
Lamar Head Start	1100 S M St		Harlingen	
Perez Head Start	2514 Shidler Dr		Brownsville	
Sam Houston 2 Head Start	301 E Taft Ave		Harlingen	
Wilson Head Start	16495 Primera Rd		Harlingen	
L.C. Smith Head Start	700 N 1st St		Raymondville	
La Encantada Head Start	35001 FM 1577		San Benito	
Garriga Head Start	200 W Adams St		Port Isabel	