Midwestern Higher Education Compact
Master Property Insurance Program (MPP)
Property Appraisals
Request for Proposals - Vendors Questions and Answers
February 13, 2017

Vendor A

Q1. Insurance – Page 15

    a.   We maintain a master policy with an umbrella and excess policy of $50M is this acceptable?

    b.   Our policy also contain standard pollution exclusions is this acceptable? Yes

A1a- Yes

A1b -Yes

Q2.   Evidence of current relevant state certification(s) for member institution states. Could you please clarify what type of state certification(s) is MHEC specifically looking for? Typically, insurance appraisals are completed under the Uniform Standards for Professional Appraisal Practice (USPAP). Alternatively, is this certification inquiry relative to business certification in the applicable States.

A2.   MHEC requires that any vendor awarded a contract pursuant to a MHEC RFP must be qualified to perform services in each of the member states, including all applicable certifications. This is standard language in MHEC contracts. The winning vendor must be qualified to perform property valuation services in each of the member states; however, it is MHEC's understanding that there is currently no certification requirements for entities or individuals performing appraisals.

Q3.   Optional Services
    Software – If MHEC and its member institutions in a web portal to assist with managing their SOV and valuation updating process?

A3.   The MHEC Program Administrator is currently managing the SOV using Excel spreadsheets.

    i.   If so would member institutions that do not utilize the appraisal services look to have access to this application? If so how often?

    ii.   Would anyone else other than member institutions and Marsh need access to this application?

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Vendor B

Q1. Would the WICHE, NEBHE, SREB schools be able to participate in the property appraisal program? If so, how many members in total are there in the property pool?

A1. All institutions participating in the MHEC Master Property Program, including those Institutions located in the WICHE and NEBHE regions (there are no institutions from SREB currently participating in the program), would be able to avail themselves of the property valuation services resulting from this RFP. There are currently 87 institutions participating in the program. This number may change throughout the life of the contract resulting from this RFP as new institutions join the program or current institutions leave the program. Historically, the program has experienced a 98% retention rate.

Q2. Can you provide a property schedule of the members? If not, can you provide a sample so we can review the type of data available?

A2. Please see attachments

Q3. If you cannot provide a schedule can you provide the following information...
- o Number of buildings total
- o Number of buildings total that account for 80% of TiV
- o Number of buildings per member
- o Number of buildings greater than $5M, $15M, $30M and greater than $50M?

A3.
- o 11,999
- o 1,740 locations make up $74,311,381,556.60 or 80.01% of the TIV
- o There is an average of 218 buildings per member. There is an attachment with a scrubbed count of locations by member
- o
    - o 50M = 353 locations

- o 30M = 742 locations
- o 15M = 1,554 locations
- o 5M = 3,096 locations

Q4. Does MHEC need content values as well?

A4. An individual institution may want to include content as part of the property valuation services request. Each institution will determine on its own the scope of services requested.

Q5. Can you provide the number of buildings and member that was completed in the last 3 years to understand possible volume?

A5. 6 member institutions and approximately 500 buildings.

Q6. Have any members completed desktop appraisals?

A6. No.

Q7. If engaged to appraise will the member be the client of records or will MHEC?

A7. The member, on its own, will determine whether or not it wants to obtain property valuation services. Should the member determine it wants to retain the winning vendor to perform property valuation services at its institution, the individual member will enter into a separate agreement with the winning vendor, and will thereby become the client of record. MHEC will not be the client of record for any property valuation services performed by the winning vendor.

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Vendor C

Q1. Can pool provide a complete SOV for all properties? How many total properties does
      the pool manage?

A1.   See Attachments

Q2. How is the pool managing trending/perpetuation?

A2. We use regional geographic inflation factors provided by various insurers.

Q3. Does pool have an existing property management system?

A3. The MHEC Program Administrator is currently managing the SOV using Excel
      spreadsheets. MHEC will be using Confluence for storing and sharing data. MHEC
      reserves the right to change away from Confluence at any time during the contract.

Q4. Does pool currently use a RMIS System?

A4. No.

Q5. Is the Pool looking to manage any other property types, such as PITO, vehicles and
      movable equipment in chosen software system?

A5. No.

Q6. Is there a need for software to manage inventory assets that would include
      depreciation for accounting purposes?

A6. No.

Q7. Is the pool currently managing COPE and/or Catastrophe Modeling data?

A7. Yes

Q8. Will valuation threshold be based on a member by member basis?

A8. Yes

Q9. Would pool prefer a per building cost based on different valuation thresholds, ie. Below $1M, $1M-5-M, etc.

A9. Each institution will determine on its own the scope of services requested.

Q10. Is the pool interested in winning bidder providing modeled contents values?

A10. Each institution will determine on its own the scope of services requested.