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Header

 List View

General Information

[Contact](#)
[Default Values](#)
[Discount](#)
[Document Information](#)
Procurement Folder: 26406

SO Doc Code: CRFQ

Procurement Type: Central Master Agreement

SO Dept: 0511

Vendor ID: VS0000003419 
SO Doc ID: BMS1500000002

Legal Name: Cushman & Wakefield of Connecticut, Inc.

Published Date: 12/15/14

Alias/DBA:
Close Date: 12/30/14

Total Bid: \$551,305.40

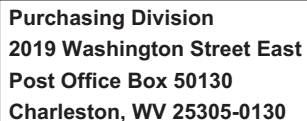
Close Time: 13:30

Response Date: 12/30/2014 
Status: Closed

Response Time: 11:02

Solicitation Description: Addendum #1: Health Facilities Appraisal Services  
Total of Header Attachments: 0

Total of All Attachments: 0



Proc Folder : 26406

Solicitation Description : Addendum #1: Health Facilities Appraisal Services

Proc Type : Central Master Agreement

Date issued	Solicitation Closes	Solicitation No	Version
	2014-12-30 13:30:00	SR 0511 ESR12301400000001496	1

VENDOR

VS0000003419

Cushman & Wakefield of Connecticut, Inc.

FOR INFORMATION CONTACT THE BUYER

Robert Kilpatrick

(304) 558-0067

robert.p.kilpatrick@wv.gov

Signature X

FEIN #

DATE _____

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Initial Complete Appraisal Valuation, per Facility	5.00000	EA	\$1,323.86	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year One

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
2	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	\$661.93	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year One

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
3	Hourly Rate for Expert Witness Appearance	20.00000	HOUR	\$350.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year One

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
4	Hourly Rate for Ad Hoc Reporting	10.00000	HOUR	\$175.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for design, development, and production of ad hoc reports. Year One.

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
5	Initial Complete Appraisal Valuation, per Facility	5.00000	EA	\$1,323.86	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Two

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
6	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	\$661.93	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Two

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
7	Hourly Rate for Expert Witness Appearance	20.00000	HOURL	\$350.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year Two

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
8	Hourly Rate for Ad Hoc Reporting	10.00000	HOURL	\$175.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for design, development, and production of ad hoc reports. Year Two.

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
9	Initial Complete Appraisal Valuation, per Facility	5.00000	EA	\$1,323.86	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Three

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
10	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	\$661.93	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Three

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
11	Hourly Rate for Expert Witness Appearance	20.00000	HOUR	\$350.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year Three

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
12	Hourly Rate for Ad Hoc Reporting	10.00000	HOUR	\$175.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for design, development, and production of ad hoc reports. Year Three

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
13	Initial Complete Appraisal Valuation, per Facility	5.00000	EA	\$1,323.86	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Four

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
14	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	\$661.93	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Four

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
15	Hourly Rate for Expert Witness Appearance	20.00000	HOURL	\$350.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year Four

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
16	Hourly Rate for Ad Hoc Reporting	10.00000	HOURL	\$175.00	

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description : All inclusive hourly rate for design, development, and production of ad hoc reports. Year Four

A PROPOSAL FOR
HEALTH FACILITIES APPRAISAL SERVICES

PREPARED FOR
STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION,
PURCHASING DIVISION

DECEMBER 30, 2014



Gerald V. Rasmussen, MAI, FRICS
Executive Managing Director / National Practice Leader
Senior Housing / Healthcare Industry Group

**Cushman & Wakefield of
Connecticut, Inc.**
107 Elm Street, 8th Floor
Stamford, CT 06902
T +1 (203) 326 5884
F +1 (203) 326 5835
www.cushmanwakefield.com

December 30, 2014

Bid Clerk
State of West Virginia
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Regarding: CRFQ 0511 BMS1500000002

Dear Bid Clerk,

Cushman & Wakefield of Connecticut, Inc. ("C&W") appreciates the opportunity to present our proposal to provide the State of West Virginia Department of Administration, Purchasing Division ("Purchasing Division") with health facilities appraisal services. In response to the Request for Proposal, this document describes our firm, people, resources and experience, and our qualifications and approach to successfully execute the Wanda service requirement.

C&W affirms that it is qualified and prepared to meet all aspects of the intended scope of services associated with the Purchasing Division contract, and is committed to providing the highest quality service response possible. As such, this proposal represents our irrevocable offer to provide the Purchasing Division with professional appraisal and consulting services. C&W is in agreement with all terms, conditions and provisions included in the solicitation.

Thank you for the opportunity to provide this proposal. Should you have any questions, or require additional information regarding our response, please do not hesitate to contact us at any time to discuss.

Respectfully submitted,

CUSHMAN & WAKEFIELD OF CONNECTICUT, INC.

A handwritten signature in black ink that reads "Gerald V. Rasmussen".

Gerald V. Rasmussen, MAI, FRICS
Executive Managing Director / National Practice Leader
Senior Housing / Healthcare Industry Group
Valuation & Advisory
T +1 (203) 326 5884
gerald.rasmussen@cushwake.com

TABLE OF CONTENTS

CUSHMAN & WAKEFIELD OVERVIEW	I
HISTORY	I
VALUATION & ADVISORY	I
SENIOR HOUSING / HEALTHCARE	3
TEAM MEMBERS	4
KEY PERSONNEL	4
RESUMES	4
PROPOSED FEES	9
ADDENDA	10

CUSHMAN & WAKEFIELD OVERVIEW

HISTORY

C&W is the world's largest privately-held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets, as evidenced by its frequent involvement in many of the most significant property leases, sales and management assignments. Founded in 1917 in New York City, C&W has approximately 250 offices in 60 countries, employing more than 16,000 professionals. As a global real estate company, C&W delivers integrated solutions by actively advising, implementing and managing on behalf of tenants, landlords and investors through every stage of the real estate process.



GLOBAL COVERAGE

C&W's wide presence gives us a deep understanding of real estate markets throughout the world, and it enables us to provide the same high-quality service globally with sensitivity to local market conditions and customs. C&W can serve clients with real estate needs in a single market as well as those with expansive national or international real estate portfolios. In all markets, C&W's full resources support our services.

C&W's global reach, resources, and research gives it a deep understanding of real estate markets throughout the world, and enables it to provide the same high-quality service globally, with unsurpassed insights and experience to local market conditions, and customs.

C&W SERVICE PLATFORM

C&W's service platform covers the full spectrum of real estate requirements. Each C&W service group excels in its field of specialization. C&W offers a comprehensive, integrated real estate services platform:

- Capital Markets
- Consulting
- Corporate Occupier & Investor Services
- Leasing
- Valuation & Advisory

VALUATION & ADVISORY

Throughout its history, C&W has continued to succeed and grow by bringing the best people, services, and solutions to its clients. With this objective in mind, and in order to better respond to our client's expanding needs for real estate problem solving, Valuation & Advisory (V&A) was established in 1981 to further complement C&W's other existing core real estate services. Originally formed as the Appraisal Division, V&A has been a key service line of the firm and a participant in all of the major real estate trends of the last 33 years.



Today, V&A represents one of the largest fully-integrated real estate valuation and consulting firms in the world, and enjoys a successful record of serving in a confidential capacity to nationally and globally prominent institutional, financial, and corporate clients.

With over 640 global valuation and advisory professionals located in 98 offices and 28 countries throughout North America, EMEA, Asia Pacific and Latin America, we have the market knowledge, resources, experience, and geographic capabilities to provide our client's with a superior and seamless service response across the globe. V&A is uniquely qualified to handle large, complex multi-property assignments of all types on a national and international basis. We offer in-depth industry expertise, customized data assemblage, project specific templates and workbook design, web based and electronic report content posting and tracking.

- 74,500+ properties valued at over 1.1 trillion USD in 2013

SERVICES INCLUDE:

APPRAISAL

In today's investment climate, it is crucial that investors, lenders and occupiers understand the value of their assets. We specialize in providing appraisal services for corporations, institutional investors, advisors and lenders on critical equity and debt investment decisions for a variety of property types.

APPRAISAL MANAGEMENT

Cushman & Wakefield's Appraisal Management group provides expertise in all facets of appraisal management and administration including bidding, engaging and reviewing appraisal reports, compliance, third party appraiser selection, risk analysis and property inspections. Services range from single property appraisal reviews to major portfolio consulting engagements. Appraisal Management's senior staff combines broad-based appraisal experience with banking expertise, including in-depth regulatory knowledge gained through extensive interaction with examiners and senior staff from various regulatory bodies. This experience ensures that the appraisal process is performed in accordance with appraisal industry and regulatory standards, including the requirements for appraiser independence and unbiased analysis.

DISPUTE ANALYSIS & LITIGATION SUPPORT

Our group has unparalleled experience in matters involving damage claims, lease disputes, bankruptcy, restructuring, property tax, environmental contamination and eminent domain cases. We offer a broad range of services including dispute analysis, expert testimony, trial support, arbitration, litigation support and consulting.

PORTFOLIO VALUATION

We have extensive experience with multi-property portfolios on a global basis. All portfolio assignments are coordinated by Cushman & Wakefield's Portfolio Services team, with assistance from our proprietary web-based appraisal management platform. This platform is designed to be a collaborative environment where the client and C&W can share information about each assignment including a summary of our values, assumptions and conclusions, and electronic copies of each appraisal report.

PROPERTY TAX

Our property-specific capabilities are unique in the industry, which enable us to counsel our clients with real estate driven tax advice. Incorporating the skills and expertise of appraisers, brokers, lawyers and other specialty consultants, Cushman & Wakefield V&A Property Tax Practice Group is a recognized leader in property assessment and tax appeals. Equipped with our appraisal knowledge and our unique team approach, we offer a full range of real and personal property tax-related services.

VALUATION FOR FINANCIAL REPORTING

With their exceptional credentials, industry knowledge and unparalleled talent, our staff is uniquely qualified to address financial reporting and related issues on both a national and international basis. We offer U.S. GAAP and IFRS related valuation services, including purchase price allocations, fresh start reporting and portfolio investment valuation services. We provide robust advice, C-level interaction and consulting, peer-to-peer review and specialty practice resources.

VALUATION PRACTICE GROUPS

Valuation & Advisory's Practice Groups deliver real estate strategies and solutions to clients in industries and sectors with unique operational, technical and business requirements.

PRACTICE GROUPS		
<ul style="list-style-type: none"> • Agribusiness, Natural Resources & Energy • Automobile Dealership • Gas Station & Convenience Store • Golf • Government 	<ul style="list-style-type: none"> • Hospitality & Gaming • Industrial • Manufactured Housing • Mission Critical Facilities • Multifamily • Office 	<ul style="list-style-type: none"> • Residential Development • Restaurant • Retail • Self Storage • Senior Housing / Healthcare • Sports & Entertainment

SENIOR HOUSING / HEALTHCARE

The Senior Housing/Healthcare Practice Group has extensive senior housing and healthcare experience and is strategically located in the major marketplaces. Combined, the team has completed in excess of 7,500 healthcare related valuation assignments over the past three years.

OUR SERVICES		
<ul style="list-style-type: none"> • Appraisal Review • Financial Reporting • Highest and Best Use Studies • Litigation Support 	<ul style="list-style-type: none"> • Market and Feasibility Studies • Operation Reviews • Portfolio Consulting and Advisory 	<ul style="list-style-type: none"> • Portfolio Valuation • Property Tax Consulting • Real Property Valuation

PROPERTY TYPES		
<ul style="list-style-type: none"> • Adult Day Care • Age-Restricted Apartments • Alzheimer's Care/Dementia • Assisted Living • Behavioral Care Facilities • Congregate Care 	<ul style="list-style-type: none"> • Continuing Care Retirement Communities (for profit & not-for-profit) • Hospice • Hospitals • Independent Living 	<ul style="list-style-type: none"> • Medical Office Buildings • Rest Homes • Skilled Nursing • Surgical Centers, including Ambulatory Surgery Centers

TEAM MEMBERS

KEY PERSONNEL

C&W assembles the most appropriate experts for each assignment, including specialists from C&W's full range of in-house resources. We "field the best team." The ability to integrate any required service from our own in-house resources is a substantial advantage that sets C&W apart from other real estate firms. This team will be lead by Gerald V. Rasmussen, MAI, FRICS. The Senior Housing team is comprised of 18 professionals who are immersed in the Senior Housing industry. Collectively, the team has in excess of 50 years of experience in senior housing and healthcare valuation & advisory expertise.

ROLES AND RESPONSIBILITIES

Collaboration will characterize the Project Team's performance and will ensure efficiency and success in achieving the Purchasing Department's objectives. Each team member will carry out specific roles and responsibilities, which were determined through an analysis of every step required to fulfill the required services.

PROJECT TEAM		
ROLE	TEAM MEMBER	RESPONSIBILITY
Assignment Lead / Executive Oversight	Gerald V. Rasmussen, MAI, FRICS	Primary contact responsible for coordination and quality control for services required by the Purchasing Division, including status meetings, status reports, and all other necessary communication.

RELEVANT EXPERIENCE

Cushman & Wakefield has a dedicated Senior Housing and Healthcare team. In the past five years we have performed over 600 skilled nursing assignments. In addition we have performed more than 750 senior housing assignments during that timeframe. We bring a unique and extensive set of skills and experience to this assignment.

RESUMES

The qualifications and experience of Gerald V. Rasmussen, MAI, FRICS are included on the pages that follow.



GERALD V. RASMUSSEN, MAI, FRICS

EXECUTIVE MANAGING DIRECTOR | VALUATION & ADVISORY
PRACTICE GROUP LEADER | SENIOR HOUSING/HEALTHCARE

CUSHMAN & WAKEFIELD OF CONNECTICUT, INC.

Mr. Rasmussen joined Cushman & Wakefield of Connecticut, Inc., in November of 2001. He is the National Practice Leader for the Valuation & Advisory Senior Housing/Healthcare Industry group. As Practice Group Leader, he oversees a team of 35 professional appraisers, all of whom have extensive senior housing and healthcare experience. Combined, the group has completed in excess of 7,500 healthcare related valuation assignments.

Prior to joining Cushman & Wakefield in 2001, Mr. Rasmussen worked for BA Appraisals, Inc. in New York City where he was a Senior Appraiser from January 1985 until 1986. In August of 1986, he began working for Moran & Associates, Inc. in Stamford, CT until November 2001 when he joined C&W's Valuation & Advisory.

EXPERIENCE

Over the years, Mr. Rasmussen has had significant experience in appraising various types of Senior Housing/Healthcare type properties. Properties included in this category are:

- Adult Day Cares
- Adult Homes
- Age Restricted Residences
- Assisted Living Facility
- Continuing Care Retirement Centers
- Drug Rehabilitation
- Hospitals
- Independent Living Facility
- Medical Offices
- Mental Retardation
- Senior Affordable Housing
- Skilled Nursing Facility
- Surgery Centers

This experience has included facilities in the following states:

- | | | | |
|---------------|-----------------|------------------|--------------|
| • Arizona | • Kansas | • New Hampshire | • Texas |
| • California | • Kentucky | • New Jersey | • Vermont |
| • Connecticut | • Louisiana | • New York | • Virginia |
| • Delaware | • Maine | • North Carolina | • Washington |
| • Florida | • Maryland | • North Dakota | • Wisconsin |
| • Georgia | • Massachusetts | • Ohio | |
| • Indiana | • Michigan | • Pennsylvania | |
| • Iowa | • Missouri | • Rhode Island | |

In the recent years, Mr. Rasmussen has worked on the following Senior Housing assignments:

- Fair market rent reset between these two companies of 179 Skilled Nursing and Long Term Acuity Hospitals (LTAC) located in 35 states.
- A multi-year tax appeal of a high-end Continuing Care Retirement Community.

- **Portfolios:** He has been involved with a significant number of the largest portfolios occurring in the marketplace in the past year. These include portfolios of Skilled Nursing, Assisted Living, and dementia facilities.
- Mr. Rasmussen has also been involved with the revaluation of all commercial properties in Stamford, Connecticut, Wallingford, Connecticut and Glen Cove, New York for tax assessment purposes.

His experience has included a significant amount of court testimony, having been qualified as an expert witness in the U.S. Federal Bankruptcy, New York State Supreme, Connecticut Superior, and Connecticut Housing Courts.

EDUCATION

- Long Island University – C.W. Post (Greenvale, NY)
 - Degree: Bachelor of Science – Business Administration, minor in Economics
 - » Cum Laude

APPRAISAL EDUCATION

Mr. Rasmussen has successfully completed all courses and experience requirements required to achieve the MAI and SRA designations from the Appraisal Institute.

MEMBERSHIPS, LICENSES AND PROFESSIONAL AFFILIATIONS

- Designated Member, Appraisal Institute (MAI and SRA)
 - As of the current date, Gerald Rasmussen, MAI has completed the requirements of the continuing education program of the Appraisal Institute.
- Fellow, Royal Institution of Chartered Surveyors (FRICS)
- Commissioner – State of Connecticut Real Estate Appraisal Commission
- Certified General Real Estate Appraiser in the following states:

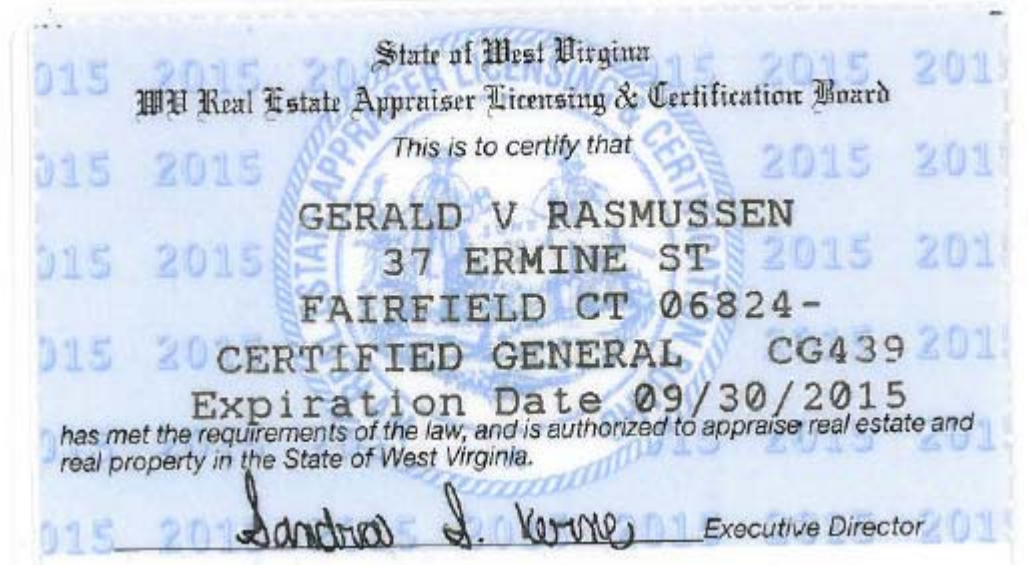
– Alabama – G00866	– New Hampshire – CG745
– Arizona – 31710	– New Jersey – 160200
– California – AG043979	– New York – 1881
– Colorado – CG100023222	– North Carolina – A6766
– Connecticut – 0510	– Ohio – 2008000510
– District of Columbia – GA12052	– Pennsylvania – 3449
– Georgia – 330331	– Rhode Island – A01362G
– Illinois – 553001939	– South Carolina – CG6415
– Indiana – CG40801017	– Tennessee – CG4306
– Iowa – CG03284	– Texas – 1337775-G
– Maine – 1749	– Utah – 6825683-CG00
– Maryland-32215	– Vermont – 80.0075939
– Massachusetts – 5613	– Virginia – 4001013534
– Michigan – 1201073219	– Washington – 1101813
– Mississippi – GA893	– West Virginia – CG439
– Nebraska – CG212178	

Mr. Rasmussen has been a member of the Connecticut Real Estate Appraisal Commission since April, 1996. He has been involved with and written decisions that have impacted not only the laws of Connecticut, but have impacted the appraisal industry on a national basis.

He has been a member and an officer of the Connecticut Chapter of the Appraisal Institute serving as its President in 2000. He received the prestigious Louise Lee and Y.T. Lum Award from the Appraisal Institute's Education Trust Fund as the Honoree of the Year in 2001. He has been recognized numerous times by the Connecticut Chapter of the Appraisal Institute for his contributions to the Real Estate Appraisal community.

Mr. Rasmussen has been a Board Member and officer including serving as President of the Connecticut Real Estate Education Foundation. This group funds various programs and studies that have impacted the appraisal community and the industry.

WEST VIRGINIA



REFERENCES			
NAME	COMPANY	ROLE	PHONE NUMBER
Kenneth M. Mitchell	Popular Community Bank	Senior Vice President	(212) 417-6840
Shelby Jackson	Town of Wallingford, CT	Assessor	(203) 294-2001
Theodore W. Rummel, MAI, FRICS	Webster Bank	VP, Real Estate Appraisal Manager	(860) 692-1620
John S. Lang, MAI, CCIM	The Huntington National Bank	Vice President/Review Appraiser	(317) 237-2529

PROPOSED FEES



Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Request for Quotation
34 — Service - Prof

Proc Folder: 26406

Doc Description: Addendum #1: Health Facilities Appraisal Services

Proc Type: Central Master Agreement

Date Issued	Solicitation Closes	Solicitation No	Version
2014-12-12	2014-12-30 13:30:00	CRFQ 0511 BMS1500000002	2

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Name, Address and Telephone Number:

Cushman & Wakefield
107 Elm Street - 8th Floor
STAMFORD, CT 06902
203-326-5884 ATT GERALD V. RASMUSSEN

FOR INFORMATION CONTACT THE BUYER

Robert Kilpatrick
(304) 558-0067
robert.p.kilpatrick@wv.gov

Signature X

FEIN #

13-2929591

DATE

12-30-14

All offers subject to all terms and conditions contained in this solicitation

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
1	Initial Complete Appraisal Valuation, per Facility	185.00000	EA	1,323.86	244,915

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year One

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
2	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	661.93	122,457

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year One

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Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
3	Hourly Rate for Expert Witness Appearance	20.00000	HOUR	350/hr	7,000

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year One

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Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
4	Hourly Rate for Ad Hoc Reporting	10.00000	HOUR	\$175/hr.	\$1,750

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for design, development, and production of ad hoc reports. Year One.

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Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
5	Initial Complete Appraisal Valuation, per Facility	5.00000	EA	\$1,323.86	\$6,619.30

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Two

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Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
6	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	661.93	122,457

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Two

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
7	Hourly Rate for Expert Witness Appearance	20.00000	HOUR	*350/hr	*7,000

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year Two

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
8	Hourly Rate for Ad Hoc Reporting	10.00000	HOUR	*175/hr	1,750

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for design, development, and production of ad hoc reports. Year Two.

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
9	Initial Complete Appraisal Valuation, per Facility	5.00000	EA	<i>1,323.86</i>	<i>6,619.30</i>

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Three

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
10	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	<i>661.93</i>	<i>122,459</i>

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Three

INVOICE TO	SHIP TO
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US	PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
11	Hourly Rate for Expert Witness Appearance	20.00000	HOUR	<i>*350/hr</i>	<i>* 7,000</i>

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year Three

INVOICE TO	SHIP TO
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US	PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
12	Hourly Rate for Ad Hoc Reporting	10.00000	HOUR	<i>*175/hr</i>	<i>1,750</i>

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for design, development, and production of ad hoc reports. Year Three

INVOICE TO	SHIP TO
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US	PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
13	Initial Complete Appraisal Valuation, per Facility	5.00000	EA	<i>1323.86</i>	<i>6619.30</i>

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Initial complete appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Four

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
14	Annual Update of Appraisal Valuation, Per Facility	185.00000	EA	661.93	*122,457.

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

Annual Update of appraisal valuation of each long-term care and ICF facility (per unit cost) - Year Four

INVOICE TO		SHIP TO	
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US		PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US	

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
15	Hourly Rate for Expert Witness Appearance	20.00000	HOUR	*350/hr	7000

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for expert witness appearance in the event of an appraisal appeal. All travel and expenses are included in the hourly rate. Year Four

INVOICE TO	SHIP TO
PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV25301-3709 US	PROCUREMENT OFFICER - 304-356-5052 HEALTH AND HUMAN RESOURCES BUREAU FOR MEDICAL SERVICES 350 CAPITOL ST, RM 251 CHARLESTON WV 25301-3709 US

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
16	Hourly Rate for Ad Hoc Reporting	10.00000	HOUR	*175/hr	1,750

Comm Code	Manufacturer	Specification	Model #
80131802			

Extended Description :

All inclusive hourly rate for design, development, and production of ad hoc reports. Year Four

ADDENDA

CERTIFICATION AND SIGNATURE PAGE

By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; understand the requirements, terms and conditions, and other information contained herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Cushman & Wakefield =

(Company)

Gerald V. Rasmussen

Gerald V. Rasmussen, Executive Manager

(Authorized Signature) (Representative Name, Title)

203-226-5884

Fx 203-326-5835

12-15-14

(Phone Number) (Fax Number) (Date)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: BMS150000002

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Cushman: Walker
GEAR K. D. Rasmussen
Jerald V. Brown
Authorized Signature
12-30-14
Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.
Revised 6/8/2012

REQUEST FOR QUOTATION
CRFQ 0511 BMS1500000002
BMS15034 – Health Facilities Appraisal Services

SPECIFICATIONS

1. **PURPOSE AND SCOPE:** The West Virginia Purchasing Division is soliciting bids on behalf of the West Virginia Department of Health and Resources (“DHHR”), Bureau for Medical Services (hereinafter referred to as the “Bureau” or “BMS”) to establish an open-end contract for Health Facilities Appraisal Services.
2. **DEFINITIONS:** The terms listed below shall have the meanings assigned to them below. Additional definitions can be found in section 2 of the General Terms and Conditions.
 - 2.1 **“Contract Services”** means to implement a contract for services of a certified appraisal vendor to provide health facility appraisal services that are necessary for the Medicaid Program’s Long Term Care Facility Reimbursement System.
 - 2.2 **“Pricing Page”** means the pages, contained WVOasis upon which Vendor should list its proposed price for the Contract Services.
 - 2.3 **“CRFQ”** means the official request for quotation published by the Purchasing Division and identified as CRFQ 0511 BMS1500000002.
3. **QUALIFICATIONS:** Vendor shall have the following minimum qualifications:
 - 3.1. Vendor shall be a general real estate appraiser certified in the State of West Virginia and shall maintain a valid general real estate appraiser certification in the State of West Virginia for the life of the contract, including optional renewal years.
 - 3.2. Vendor shall have at least three (3) years’ experience in health facility appraisal valuation under the current reproduction cost approach using a “model facility standard” (“MFS”) and Marshall-Swift & Boeckh construction indices approach as opposed to the “fair market value” approach for these appraisals so that a Standard Appraised Value (SAV) based on the appraisal of the land, building, and equipment can be established for use in conjunction with the capital costs segment of our reimbursement system.

REQUEST FOR QUOTATION
CRFQ 0511 BMS1500000002
BMS15034 – Health Facilities Appraisal Services

- 3.3. Vendor shall provide at least three (3) references, of past appraisal work performed, along with a description of the work performed.

All documentation to demonstrate that a bidder meets these requirements should be included with the bid, but must be provided prior to the award of any Contract resulting from this solicitation.

4. MANDATORY REQUIREMENTS:

- 4.1 Mandatory Contract Services Requirements and Deliverables:** Contract Services must meet or exceed the mandatory requirements listed below.

- 4.1.1 Vendor must obtain from BMS, a list of Long Term Care Facilities to be appraised- See Appendix A for current facilities. The list shall contain names and locations of those facilities to be appraised.

- 4.1.2 Vendor must carry out a program of appraisals for each designated health care facility in accordance with this CRFQ.

- 4.1.2.1 Annual updated appraisals must be completed between January 1st and June 30th of each year and must be delivered to the Bureau by September 1st of each year.

- 4.1.2.2 Vendor will submit two (2) copies of each initial appraisal and/or annual update of each nursing facility appraisal and three (3) copies of each Intermediate Care Facility for Individuals with Intellectual Disabilities (ICF/IID) appraisal. In addition to this requirement, an electronic submission of each appraisal must be forwarded via email to the office of Accountability and Management Reporting (OMAR).

- 4.1.2.3 Vendor must consult quarterly via telephone with the Bureau on aspects of the appraisal program.

- 4.1.2.4 Vendor must prepare and submit to the Bureau, ad hoc reports within thirty (30) calendar days of request, to the Bureau, upon request.

REQUEST FOR QUOTATION
CRFQ 0511 BMS1500000002
BMS15034 – Health Facilities Appraisal Services

5. CONTRACT AWARD:

5.1 Contract Award: The Contract is intended to provide Agency with a purchase price for the Contract Services. The Contract shall be awarded to the Vendor that provides the Contract Services meeting the required specifications for the lowest overall total cost as shown on the Pricing Pages.

5.2 Pricing Page: Vendor should complete the Pricing Page(s) by providing a Unit Price for each Line of the CRFQ, as follows:

Line 1: Provide a Unit Price for completing an Initial Valuation of each long-term care and ICF facility during the Year One of the Contract; this is a cost per appraisal.

Line 2: Provide a Unit Price for completing an Annual Update of Appraisal Valuation of each long-term care and ICF facility during Year One of the Contract; this is a cost per appraisal.

Line 3: Provide an all-inclusive hourly rate for Expert Witness Appearance in the event of an appraisal appeal. This hourly rate will be firm for Year One of the Contract. All travel and expenses are included in the hourly rate.

Line 4: Provide an all-inclusive hourly rate for design, development, and production of Ad Hoc reports. This hourly rate will be firm for Year One of the Contract. All travel and expenses are included in the hourly rate.

Line 5: Provide a Unit Price for completing an Initial Valuation of each long-term care and ICF facility during the Year Two of the Contract; this is a cost per appraisal.

Line 6: Provide a Unit Price for completing an Annual Update of Appraisal Valuation of each long-term care and ICF facility during Year Two of the Contract; this is a cost per appraisal.

Line 7: Provide an all-inclusive hourly rate for Expert Witness Appearance in the event of an appraisal appeal. This hourly rate will be firm for Year Two of the Contract. All travel and expenses are included in the hourly rate.

Line 8: Provide an all-inclusive hourly rate for design, development, and production of Ad Hoc reports. This hourly rate will be firm for Year Two of the Contract. All travel and expenses are included in the hourly rate.

REQUEST FOR QUOTATION
CRFQ 0511 BMS150000002
BMS15034 – Health Facilities Appraisal Services

Line 9: Provide a Unit Price for completing an Initial Valuation of each long-term care and ICF facility during the Year Three of the Contract; this is a cost per appraisal.

Line 10: Provide a Unit Price for completing an Annual Update of Appraisal Valuation of each long-term care and ICF facility during Year Three of the Contract; this is a cost per appraisal.

Line 11: Provide an all-inclusive hourly rate for Expert Witness Appearance in the event of an appraisal appeal. This hourly rate will be firm for Year Three of the Contract. All travel and expenses are included in the hourly rate.

Line 12: Provide an all-inclusive hourly rate for design, development, and production of Ad Hoc reports. This hourly rate will be firm for Year Three of the Contract. All travel and expenses are included in the hourly rate.

Line 13: Provide a Unit Price for completing an Initial Valuation of each long-term care and ICF facility during the Year Four of the Contract; this is a cost per appraisal.

Line 14: Provide a Unit Price for completing an Annual Update of Appraisal Valuation of each long-term care and ICF facility during Year Four of the Contract; this is a cost per appraisal.

Line 15: Provide an all-inclusive hourly rate for Expert Witness Appearance in the event of an appraisal appeal. This hourly rate will be firm for Year Four of the Contract. All travel and expenses are included in the hourly rate.

Line 16: Provide an all-inclusive hourly rate for design, development, and production of Ad Hoc reports. This hourly rate will be firm for Year Four of the Contract. All travel and expenses are included in the hourly rate.

All years subsequent to Year One require renewal of the contract.

Vendor should complete the Pricing Page in full as failure to complete the Pricing Page in its entirety may result in Vendor's bid being disqualified.

Vendor should type or electronically enter the information into the Pricing Page to prevent errors in the evaluation. If submitting a bid on paper, vendors should multiply the estimated Quantity (Qty) by their bid Unit Price to calculate the line Total Price; if responding electronically in WVOasis, the calculation of Unit Price times Quantity is done automatically. Quantities listed on the Pricing Pages are estimates only; actual quantities ordered during the life of the Contract may vary.

REQUEST FOR QUOTATION
CRFQ 0511 BMS1500000002
BMS15034 – Health Facilities Appraisal Services

6. **PERFORMANCE:** Vendor and Agency shall agree upon a schedule for performance of Contract Services and Contract Services Deliverables, unless such a schedule is already included herein by Agency. In the event that this Contract is designated as an open-end contract, Vendor shall perform in accordance with the release orders that may be issued against this Contract.
7. **PAYMENT:** Agency shall pay hourly rate as shown on the Pricing Pages, for all Contract Services performed and accepted under this Contract. Vendor shall accept payment in accordance with the payment procedures of the State of West Virginia.
8. **TRAVEL:** Vendor shall be responsible for all mileage and travel costs, including travel time, associated with performance of this Contract. Any anticipated mileage or travel costs may be included in the flat fee or hourly rate listed on Vendor's bid, but such costs will not be paid by the Agency separately.
9. **FACILITIES ACCESS:** Performance of Contract Services may require access cards and/or keys to gain entrance to Agency's facilities. In the event that access cards and/or keys are required:
 - 9.1. Vendor must identify principal service personnel which will be issued access cards and/or keys to perform service.
 - 9.2. Vendor will be responsible for controlling cards and keys and will pay replacement fee, if the cards or keys become lost or stolen.
 - 9.3. Vendor shall notify Agency immediately of any lost, stolen, or missing card or key.
 - 9.4. Anyone performing under this Contract will be subject to Agency's security protocol and procedures.
 - 9.5. Vendor shall inform all staff of Agency's security protocol and procedures.

REQUEST FOR QUOTATION
CRFQ 0511 BMS1500000002
BMS15034 – Health Facilities Appraisal Services

10. VENDOR DEFAULT:

10.1. The following shall be considered a vendor default under this Contract.

10.1.1. Failure to perform Contract Services in accordance with the requirements contained herein.

10.1.2. Failure to comply with other specifications and requirements contained herein.

10.1.3. Failure to comply with any laws, rules, and ordinances applicable to the Contract Services provided under this Contract.

10.1.4. Failure to remedy deficient performance upon request.

10.2. The following remedies shall be available to Agency upon default.

10.2.1. Immediate cancellation of the Contract.

10.2.2. Immediate cancellation of one or more release orders issued under this Contract.

10.2.3. Any other remedies available in law or equity.

11. MISCELLANEOUS:

11.1. **Contract Manager:** During its performance of this Contract, Vendor must designate and maintain a primary contract manager responsible for overseeing Vendor's responsibilities under this Contract. The Contract manager must be available during normal business hours to address any customer service or other issues related to this Contract. Vendor should list its Contract manager and his or her contact information below.

Contract Manager: GERALD V. RASMUSSEN
Telephone Number: 203-326-5884
Fax Number: 203-326-5835
Email Address: GERALD.RASMUSSEN@COWIWAKE.COM

State of West Virginia

VENDOR PREFERENCE CERTIFICATE

Certification and application* is hereby made for Preference in accordance with *West Virginia Code*, §5A-3-37. (Does not apply to construction contracts). *West Virginia Code*, §5A-3-37, provides an opportunity for qualifying vendors to request (at the time of bid) preference for their residency status. Such preference is an evaluation method only and will be applied only to the cost bid in accordance with the *West Virginia Code*. This certificate for application is to be used to request such preference. The Purchasing Division will make the determination of the Vendor Preference, if applicable.

1. **Application is made for 2.5% vendor preference for the reason checked:**
☐ Bidder is an individual resident vendor and has resided continuously in West Virginia for four (4) years immediately preceding the date of this certification; or,
☐ Bidder is a partnership, association or corporation resident vendor and has maintained its headquarters or principal place of business continuously in West Virginia for four (4) years immediately preceding the date of this certification; or 80% of the ownership interest of Bidder is held by another individual, partnership, association or corporation resident vendor who has maintained its headquarters or principal place of business continuously in West Virginia for four (4) years immediately preceding the date of this certification; or,
☐ Bidder is a nonresident vendor which has an affiliate or subsidiary which employs a minimum of one hundred state residents and which has maintained its headquarters or principal place of business within West Virginia continuously for the four (4) years immediately preceding the date of this certification; or,
2. **Application is made for 2.5% vendor preference for the reason checked:**
☐ Bidder is a resident vendor who certifies that, during the life of the contract, on average at least 75% of the employees working on the project being bid are residents of West Virginia who have resided in the state continuously for the two years immediately preceding submission of this bid; or,
3. **Application is made for 2.5% vendor preference for the reason checked:**
☐ Bidder is a nonresident vendor employing a minimum of one hundred state residents or is a nonresident vendor with an affiliate or subsidiary which maintains its headquarters or principal place of business within West Virginia employing a minimum of one hundred state residents who certifies that, during the life of the contract, on average at least 75% of the employees or Bidder's affiliate's or subsidiary's employees are residents of West Virginia who have resided in the state continuously for the two years immediately preceding submission of this bid; or,
4. **Application is made for 5% vendor preference for the reason checked:**
☐ Bidder meets either the requirement of both subdivisions (1) and (2) or subdivision (1) and (3) as stated above; or,
5. **Application is made for 3.5% vendor preference who is a veteran for the reason checked:**
☐ Bidder is an individual resident vendor who is a veteran of the United States armed forces, the reserves or the National Guard and has resided in West Virginia continuously for the four years immediately preceding the date on which the bid is submitted; or,
6. **Application is made for 3.5% vendor preference who is a veteran for the reason checked:**
☐ Bidder is a resident vendor who is a veteran of the United States armed forces, the reserves or the National Guard, if, for purposes of producing or distributing the commodities or completing the project which is the subject of the vendor's bid and continuously over the entire term of the project, on average at least seventy-five percent of the vendor's employees are residents of West Virginia who have resided in the state continuously for the two immediately preceding years.
7. **Application is made for preference as a non-resident small, women- and minority-owned business, in accordance with *West Virginia Code* §5A-3-59 and *West Virginia Code of State Rules*.**
☐ Bidder has been or expects to be approved prior to contract award by the Purchasing Division as a certified small, women- and minority-owned business.

Bidder understands if the Secretary of Revenue determines that a Bidder receiving preference has failed to continue to meet the requirements for such preference, the Secretary may order the Director of Purchasing to: (a) reject the bid; or (b) assess a penalty against such Bidder in an amount not to exceed 5% of the bid amount and that such penalty will be paid to the contracting agency or deducted from any unpaid balance on the contract or purchase order.

By submission of this certificate, Bidder agrees to disclose any reasonably requested information to the Purchasing Division and authorizes the Department of Revenue to disclose to the Director of Purchasing appropriate information verifying that Bidder has paid the required business taxes, provided that such information does not contain the amounts of taxes paid nor any other information deemed by the Tax Commissioner to be confidential.

Under penalty of law for false swearing (*West Virginia Code*, §61-6-3), Bidder hereby certifies that this certificate is true and accurate in all respects; and that if a contract is issued to Bidder and if anything contained within this certificate changes during the term of the contract, Bidder will notify the Purchasing Division in writing immediately.

Bidder: Gerald V. Rasmussen

Signed: Gerald V. Rasmussen

Date: 12-15-14

Title: Director Mary Outen

STATE OF WEST VIRGINIA
Purchasing Division
PURCHASING AFFIDAVIT

MANDATE: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Gerald V. Rasmussen

Authorized Signature: [Signature]

Date: 12-15-14

State of Connecticut

County of Fairfield, to-wit:

Taken, subscribed, and sworn to before me this 15th day of December, 2014.

My Commission expires July 31, 2018, 2018.

AFFIX SEAL HERE

NOTARY PUBLIC

Alina Schoepfer

Purchasing Affidavit (Revised 07/01/2012)

Alina Schoepfer
Notary Public-Connecticut
My Commission Expires
July 31, 2018

AGREED: West Virginia Department of
Health and Human Resources,
Bureau for Medical Services

Name of Agency: _____

Name of Associate: _____

Cushman Wakefield

Signature: _____

Signature: _____

Paul V. Duman

Title: _____

Title: _____


Executive Managing Director

Date: _____

Date: _____

12-15-14

Form - WVBAA-012004
Amended 06.26.2013

APPROVED AS TO FORM THIS 21st
DAY OF DECEMBER 20 14
BY  Patrick Morrissey
Attorney General

Appendix A

(To be completed by the Agency's Procurement Officer prior to the execution of the Addendum, and shall be made a part of the Addendum. PHI not identified prior to execution of the Addendum may only be added by amending Appendix A and the Addendum, via Change Order.)

Name of Associate:

Cushman & Wakefield

West Virginia Department of Health and Human Resources
Bureau for Medical Services

Name of Agency:

Describe the PHI (do not include any actual PHI). If not applicable, please indicate the same.

All [types of PHI listed on App. A] in paper, electronic, verbal or any other form.

Including, but not limited to:

N/A - There will be no PHI exchanged for the work required in this contract.