



City of New London

2022-10 2023 Reappraisal and Revaluation

Department of Finance-Purchasing Agent

13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Request for Proposals

Specifications and Proposal Documents Attached

Proposal No.: 2022-10

Opening Date and Time: July 27, 2022 @ 2:00 P.M.

Title: 2023 Reappraisal and Revaluation

Special Instructions:

1. Questions shall be emailed to Joshua Montague, Accounting/Purchasing agent, at jmontague@newlondonct.org no later than July 13, 2022 @ 4:00 P.M.
2. Parties must deliver two (2) copies of their Proposal along with one (1) USB drive.

The following information must appear in the lower left hand corner of the envelope:

Sealed Proposal No.: 2022-10

Not to be opened until July 27, 2022 at 2:00PM

Return Bid to:

Joshua Montague; Accounting/Purchasing Agent
City of New London
13 Masonic Street
New London, CT 06320

Proposals shall not be accepted after the Opening Date and Time indicated above.

Affirmative Action – Equal Opportunity Employer

PLEASE RETURN THIS FORM IMMEDIATELY

Acknowledgement: Receipt of Request for Proposals

Bid No.: 2022-10

2023 Reappraisal and Revaluation

Please take a moment to acknowledge receipt of the attached documents. Your compliance with this request will help us to maintain proper follow-up procedures and will ensure that you receive any addendum that may be issued.

Date Issued: June 29, 2022

Date documents received: _____/_____/_____

Do you plan to submit a response? Yes _____ No _____

Print or type the following information:

Company Name: _____

Address: _____

Telephone: _____ Fax: _____

E-mail: _____

Received by: _____

Note: Faxed or e-mailed acknowledgements are requested.

Fax No.: (860)447-5297

E-mail: jmontague@newlondonct.org

Fax this sheet only. A cover sheet is not required.



City of New London

Department of Finance-Purchasing Agent

13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Standard Request for Qualifications/Proposals (RFQP) and Contract Terms and Conditions

All Requests for Qualifications / Proposals issued by the City of New London (City) will bind Proposers to the terms and conditions listed below, unless specified otherwise in any individual Request for Qualifications / Proposals.

Incorporated by reference into this contract are the provisions of Article IV., Section 2-66 through 2-71 and Section 2-73 of the Code of Ordinances of the City of New London.

The contractor agrees to comply with the Code of Ordinances as they exist on the date of the contract and as they may be adopted or amended from time to time during the term of this contract and any amendments thereto.

Submission of Proposals

1. Qualifications / Proposals must be submitted on forms supplied by the City of New London or in the format requested in the specifications. Telephone, facsimile or e-mail proposals will not be accepted in response to a Request for Qualifications / Proposals. An original and one (1) copy, unless otherwise indicated in the specifications, of the Proposal Form shall be returned to the Purchasing Agent.
2. The date and time proposals are to be opened are given in each Request for Qualifications / Proposals issued. Proposals received after the specified date and time of the proposal opening given in each Request for Qualifications / Proposals will not be considered. Proposal envelopes must clearly indicate the proposal number as well as the date and time of the proposal opening. The name and address of the proposer should appear in the upper left-hand corner of the envelope.
3. Incomplete proposal forms may result in the rejection of the proposal. Amendments to qualifications / proposals received by the Purchasing Agent after the date and time specified for the proposal opening shall not be considered. Proposals shall be computer prepared, typewritten or handwritten in ink. Proposals submitted in pencil shall be rejected. A person duly authorized to sign proposals for the proposer shall sign all proposals. Unsigned proposals shall be rejected. The person signing the Proposal Form or their authorized designee must initial errors, alterations or corrections on both the original and copy of the Proposal Form to be returned. In the event an authorized designee initials a correction, there must be written authorization from the person signing the Proposal Form to the person initialing the erasure, alterations or corrections. Failure to do so shall result in rejection of the proposal for those items erased, altered or corrected and not initialed.
4. Conditional proposals are subject to rejection in whole or in part. A conditional proposal is defined as one that limits, modifies, expands or supplements any of the terms and conditions and/or specifications of the Request for Qualifications / Proposals.
5. Alternate proposals will not be considered. An alternate Proposal is defined as one that is submitted in addition to the proposer's primary response to the Request for Qualifications / Proposals.
6. Prices should be extended in decimal, not fraction, to be net and shall include delivery and transportation charges fully prepaid by the Contractor to the destination specified in the Request for Qualifications / Proposals and subject only to cash discount.
7. Pursuant to Sections 12-412 and 12-412(1) of the Connecticut General Statutes, the City of New London is exempt from the payment of excise, transportation and sales taxes imposed by the Federal Government and/or the State. Such taxes must not be included in the proposal prices.
8. In the event of a discrepancy between the unit price and the extension, the unit price shall govern.

Standard Request for Qualifications/Proposals (RFQP) and Contract Terms and Conditions (con't)

9. By its submission the Proposer represents that the proposal is not made in connection with any other Proposer submitting a proposal for the same commodity or commodities and is in all respects fair and without collusion or fraud.
10. All proposals will be opened and read publicly and upon award are subject to public inspection.

Guaranty or Surety

11. Bid bonds, performance bonds, and labor and material bonds will be required as specified below. Guaranty or surety may be in the form of certified check. Bonds must meet the following requirements: Corporation – must be signed by an official of the corporation above their official title and the corporate seal must be affixed over the signature; Firm or Partnership - must be signed by all of the partners and indicate they are “doing business as”; Individual – must be signed by the owner and indicated as “Owner”. The surety company executing the bond or countersigning must be licensed in Connecticut and an official of the surety company must sign the bond with the corporate seal affixed over the signature. Signatures of two (2) witnesses for both the principal and the surety must appear on the bond. Power of attorney for the official signing the bond for the surety company must be submitted with the bond.

Bid Bond – Ten percent (10%) due at time of bid for all contract services and public works/construction projects that exceed twenty thousand dollars (\$20,000.00)

Performance Bond – One hundred percent (100%) of contract price for projects that exceed fifty thousand dollars (\$50,000.00).

Labor and Material Payment Bonds – One hundred percent (100%) of contract price for projects that exceed fifty thousand dollars (\$50,000.00).

Award

12. Award of this contract will be made to the lowest responsible, qualified proposer and will be based on net cost and City specifications. The City of New London reserves the right to reject any and all bids or parts thereof, to waive any informality and to award this contract to other than the low proposer and to make multiple awards if deemed in the best interest of the City.
13. The City of New London allows a fifteen percent (15%) local vendor preference. A New London based business will be considered the lowest responsible proposer if it's proposal is within fifteen percent (15%) of the low proposer and it is willing to accept the award at the low proposal price. Any proposer claiming to be a New London based business must provide documentation that all of its motor vehicles are registered in New London and that payment of all of its property and motor vehicle taxes are current.
14. The City of New London may reject any bidder in default of any prior contract or guilty of misrepresentation or any bidder with a member of its firm in default or guilty of misrepresentation.
15. The Purchasing Agent may correct inaccurate awards resulting from clerical or administrative errors.

Other Requirements

16. The City has an employment preference goal that jobs be offered to local residents on public prevailing wage projects with thresholds great than \$100,000 for renovation and \$1,000,000 for new construction. For such projects, it is understood that contractors shall make a good faith effort to employ a participating workforce comprised of twenty-five (25%) local residents of New London County, CT, with residents of the City of New London, CT getting a priority representing fifty percent (50%) of said participation, which will include twenty-five percent (25%) female and minority.

Standard Request for Qualifications/Proposals (RFQP) and Contract Terms and Conditions (con't)

17. The City has an employee training preference goal that apprenticeship opportunities be made available for state licensed trades on public prevailing wage projects with thresholds greater than \$100,000 for renovation and \$1,000,000 for new construction. For such projects, it is understood that contractors shall make a good faith effort to employ a minimum of ten percent (10%) of the workforce per state licensed trade as apprentices and, of this number, a minimum of fifty percent (50) shall be in the first year of apprenticeship training.

Contract

18. The existence of a contract shall be determined in accordance with the requirements set forth above.
19. The Contractor shall not assign or otherwise dispose its contract or its right, title or interest, or its power to execute such contract to any other person, firm or corporation without the prior written consent of the City of New London.
20. Failure of a Contractor to deliver commodities or perform services as specified will constitute authority for the City of New London to purchase these commodities or services on the open market. The contractor agrees to promptly reimburse the City of New London for excess cost of these purchases. The purchases will be deducted from the contracted quantities.
21. The Contractor agrees to hold the City of New London harmless from liability of any kind for the use of any copyrighted or uncopyrighted composition, secret process, patented or unpatented invention furnished or used in the performance of the Contract; Guarantee its products against defective material or workmanship; repair damages of any kind, for which it is responsible to the premises or equipment, to its own work or to the work of other contractors; obtain and pay for all licenses, permits, fees etc., and to give all notices and comply with all requirements of the City of New London, the State of Connecticut and the U.S. Government.
22. Insurance requirements generally apply to contract services, professional services and public works improvement/construction projects. The Contractor will carry commercial general liability insurance to protect the City of New London from loss. The following minimum limits shall be met:

Bodily Injury and Property Damage – One million dollars (\$1,000,000.00) each occurrence; two million dollars (\$2,000,000.00) aggregate

Products or Completed Operations - One million dollars (\$1,000,000.00) each occurrence; two million dollars (\$2,000,000.00) aggregate

Professional Liability (Errors and Omissions) Coverage appropriate to the contractor's operations – Two million dollars (\$2,000,000.00) each occurrence

Commercial Automobile Coverage including owned, non-owned, leased and hired vehicles (if used on City of New London property) – One million dollars (\$1,000,000.00) combined single limit for each accident.

Workers' Compensation Coverage - Will be in accordance with State of Connecticut requirements at the time of Proposal.

Any deductible or self-insured retention must be disclosed and any claim payments falling within the deductible shall be the responsibility of the contractor.

The CITY requires that these aggregate limits be maintained by the CONSULTANT as required. It is the responsibility of the CONSULTANT or his representative to notify the CITY if ever or whenever claims reduce the General Aggregate below \$1,000,000.

The Contractor shall require all subcontractors to carry the same forms and minimum coverages that it is required to provide. Evidence of these coverages must be provided to the City of New London Purchasing Agent prior to the contractor or subcontractor coming onto the work site.

Standard Request for Qualifications/Proposals (RFQP) and Contract Terms and Conditions (con't)

All insurance policies shall be endorsed to the City of New London, its officers and employees as additional insured, and shall not be reduced or cancelled without thirty (30) days prior written notice to the Purchasing Agent. In addition, the contractor's insurance shall be primary as respects the City of New London, and any other insurance maintained by the City of New London shall be excess and not contributing insurance with the contractor's insurance. A waiver of subrogation is required for General Liability, Auto Liability and Workers Comp.

Contractor shall agree to maintain in force at all times during the contract the following minimum coverages and shall name the City of New London as an Additional Insured on a primary and non-contributory basis to all policies, except Workers Compensation. All policies should also include a Waiver of Subrogation. The Additional Insured Endorsement shall be written on ISO Form 2010 and 2037 or its equivalent and shall include coverage for Products/Completed Operations after the work is complete.

23. Notwithstanding any provision or language in this contract to the contrary, the Mayor may, without cause, terminate this contract for the City's convenience upon approval by the City Council, whenever he/she determines that such termination is in the best interest of the City of New London. Any such termination shall be effected by delivery to the Contractor of a written notice of termination. The notice of termination shall be sent by registered mail to the Contractor address furnished to the City of New London for purposes of correspondence or by hand delivery. Upon receipt of such notice, the Contractor shall both immediately discontinue all services affected (unless the notice directs otherwise) and deliver to the City of New London all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Contractor in performing its duties under this contract, whether completed or in progress. All such documents, information and materials shall become the property of the City of New London. In the event of such termination, the contractor shall be entitled to reasonable compensation as determined by the Mayor, however, no compensation for lost profits shall be allowed.

Delivery

24. All products and equipment delivered must be new unless otherwise stated in the proposal specifications.
25. All deliveries will be to the locations specified by the City of New London. The City of New London does not have a loading dock therefore all Contractors will be responsible for inside delivery without assistance from City of New London personnel.
26. Payment terms are net 45 days after receipt of goods or invoice, whichever is later, unless otherwise specified.
27. Charges against a Contractor shall be deducted from current obligations. Money paid to the City of New London shall be payable to the Treasurer, City of New London.

Saving Clause

28. The Contractor shall not be liable for losses or delays in the fulfillment of the terms of the contract due to wars, acts of public enemies, strikes, fires, floods, acts of God or any other acts not within the control of or reasonably prevented by the Contractor. The contractor will give written notice of the cause and probable duration of any such delay.

Advertising

29. Contractors may not reference sales to the City of New London for advertising and promotional purposes without prior approval of the City of New London.

Standard Request for Qualifications/Proposals (RFQP) and Contract Terms and Conditions (con't)

Rights

30. The City of New London has sole and exclusive right and title to all printed material produced for the City of New London and the Contractor shall not copyright the printed matter produced under this contract.
31. The Contractor assigns to the City of New London all rights, title and interests in and to all causes of action it may have under Section 4 of the Clayton Act, 15 USC 15, or under Chapter 624 of the Connecticut General Statutes. This assignment occurs when the contractor is awarded the contract.
32. The Contractor agrees that it is in compliance with all applicable federal, state and local regulations, including but not limited to Connecticut General Statutes Section 7-148i. The Contractor also agrees that it will hold the City of New London harmless and indemnify the City of New London from any action which may arise out of any act by the Contractor concerning lack of compliance with these laws and regulations. All purchases will be in compliance with Sections 22a-194 to 22a-194g of the Connecticut General Statutes related to product packaging.
33. This contract is subject to the provisions of Executive Order Number Three of Governor Thomas J. Meskill promulgated June 16, 1971, the provision of Executive Order Number Seventeen of Governor Thomas J. Meskill promulgated February 15, 1973 and Section 16 of Public Act 91-58, nondiscrimination regarding sexual orientation, and the provisions of Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999 regarding Violence in the Workplace Prevention Policy.

NON COLLUSION AFFIDAVIT OF PRIME BIDDER

State of _____)
County of _____) ss.

_____, being first duly sworn,
deposes and say that:

- (1) He is _____ of _____ herein referred to as the "Bidder" that has submitted the attached bid;
- (2) He is fully informed respecting the preparation and content of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of New London, CT or any person interested in the proposed Contract; and
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties of interest, including this affiant.
- (6) That no officer or employee or person whose salary is payable in whole or in part from the City of New London is directly or indirectly interested in this Bid, or in the supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof.

Signed _____
Title _____

Subscribed and sworn before me this

_____ day of _____ 20____

(Notary Public)

My Commission expires _____

NON COLLUSION AFFIDAVIT OF SUBCONTRACTOR

State of _____)
County of _____) ss.

_____, being first duly sworn,
deposes and says that:

- (1) He is _____ of _____ herein referred to as the "Subcontractor";
- (2) He is fully informed respecting the preparation and content of the Subcontractor's Proposal submitted by the Subcontractor to _____, the Contractor for certain work in connection with the _____ Contract pertaining to the Project in New London, Connecticut;
- (3) Such Subcontractor's Proposal is genuine and is not a collusive or sham Bid;
- (4) Neither the said Subcontractors nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in said Subcontractor's Proposal or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of New London, CT or any person interested in the proposed Contract; and
- (5) The price or prices quoted in the attached Subcontractor's Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties of interest, including this affiant.
- (6) That no officer or employee or person whose salary is payable in whole or in part from the City of New London is directly or indirectly interested in this Bid, or in the supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof.

Signed _____

Title _____

Subscribed and sworn before me this

_____ day of _____ 20____

(Notary Public)

My Commission expires _____

Statement of Bidder's Qualifications

All items and questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The bidder may submit any additional information it desires.

1. Name of Bidder _____
2. Bidder's Tax Identification No. _____
3. Permanent main office address _____

4. When organized _____
5. If corporation, where incorporated _____
6. Number of years have you been engaged in the contracting business under your present firm or trade name _____
7. Contracts on hand: (Schedule these showing amount of each contract and the appropriate anticipated dates of completion) _____

8. General character of work performed by your company _____

9. Have you ever failed to complete any work awarded to you? If so, where and why? _____

10. Have you ever defaulted on a contract? If so, where and why? _____

11. List the more important projects recently completed by your company, stating the approximate cost for each, and the month and year completed (use a separate sheet if necessary) _____

12. List your major equipment available for this Contract _____

13. List your experience in work similar to this project _____

14. List the background and experience of the principal members of your organization, including officers _____

15. List the work to be done by Subcontractors and summarize the dollar value of each Subcontract

16. Credit available \$ _____

17. Give Bank reference _____

18. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Owner? _____

19. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by the Owner in verification of the recitals comprising this Statement of Bidder's Qualifications.

Dated _____ (Name of Bidder)

By _____

Title _____

State of _____)
County of _____) ss.

_____ being duly sworn deposes and says that (s)he is _____
_____ of _____

_____, and that the answers to the foregoing items and questions and all statements therein contained are true and correct.

Subscribed and sworn to before me this

_____ day of _____ 20

(Notary Public)

My Commission expires _____

**AFFIRMATIVE ACTION POLICY STATEMENT
(must be submitted on your firm's letterhead)**

It has always been the policy and will continue to be the strong commitment of _____ and all contractors and subcontractors who do business with this City to provide equal opportunities in employment to all qualified persons solely on the basis of job-related skills, ability and merit. _____ will continue to take Affirmative Action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin, ancestry, mental disorder (present or past history thereof), age, physical disability (but not limited to blindness), marital status, mental retardation, and criminal record. Such action includes, but is not limited to, employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training including apprenticeship. _____, and its subcontractors will continue to make good faith efforts to comply with all federal and state laws and policies which speak to equal employment opportunity.

The principles of Affirmative Action are addressed in the 13th, 14th, and 15th Amendments of the United States Constitution, Civil Rights Act of 1866, 1870, 1871, Equal Pay Act of 1963, Title VI and VII of - the 1964 United States Civil Rights Act, Presidential Executive Orders 11246, amended by 11375, (nondiscrimination under federal contracts), Act I, Sections 1 and 20 of the Connecticut Constitution, Governor Grasso's Executive Order Number 11, Governor O'Neill's Executive Order Number 9, the Connecticut Fair Employment Practices Law (Sec. 46a-60-69) of the Connecticut General Statutes, Connecticut Code of Fair Practices (46a-70-81), Deprivation of Civil Rights (46a-58(a)(d)), Public Accommodations Law (46a-63-64), Discrimination against Criminal Offenders (46a-80), definition of Blind (46a-51(1)), definition of Physically Disabled (46a-51(15)), definition of Mentally Retarded (46a-51(13)), cooperation with the Commission on Human Rights and Opportunities (46 - 77), Sexual Harassment (46a-60(a)-8), Connecticut Credit Discrimination Law (36-436 through 439), Title I of the State and Local Fiscal Assistance Act of 1972.

This Affirmative Action Policy Statement re-affirms my personal commitment to the principles of Equal Employment Opportunity.

DATE

Signature of Authorized Signer

CERTIFICATION OF NON-SEGREGATED FACILITIES

This Bidder certifies that he does not maintain or provide his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The Bidder certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any locations, under his control, where segregated facilities are maintained. The Bidder agrees that a breach of his certification will be a violation of the Equal Opportunity clause and any Contract resulting from acceptance of this Bid. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, timeclocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are, in fact, segregated on the basis of race, color, religion or national origin, because of habit, local custom or otherwise. The Bidder agrees that (except where he has obtained identical certification from proposed Subcontractors for specific time periods) he will obtain identical certifications from proposed Subcontractors prior to the award of Subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that he will retain such certifications in his files; and that he will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have already submitted identical certifications for the specific time periods):

"Notice to prospective subcontractors of requirements for non-segregated facilities. A certification of non-segregated facilities must be submitted prior to the award of a subcontract exceeding the Equal Opportunity Clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e. quarterly, semi-annually, or annually).

Note: The penalty for making false statements in offers is prescribed in 18 U.S.C. Paragraph 1001.

Date: _____

By: _____

Official Address: _____

Title: _____

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we _____

as Principal, and _____
a corporation duly organized under the laws of the State of _____ as Surety are held and firmly bound unto the **City of New London, 181 State Street, New London, CT 06320**, hereinafter called the "Owner" in the sum of _____ Dollars (\$ _____), for the payment of which sum well and truly to be made, the said Principal and Surety, bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid dated _____ to

NOW THEREFORE, if the Owner shall accept the bid of the Principal and the Principal shall enter into a Contract with the Owner in accordance with the terms of such bid and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Owner the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this _____ day of _____ 200.

(Principal) (Seal)

(Title)

(Surety) (Seal)

(Title)

(Witness)

(Witness)

Attorney-in-Fact, State of _____, Power-of-Attorney for person signing for Surety Company must be attached to Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____ certify that I am the _____, of the Corporation named as Principal in the within bond; that _____ who signed the said bond on behalf of the Principal was then the _____ of said corporation; that I know his signature, and his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of this governing body.

Affix
Corporate
Seal

Title _____

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That _____ as Principal, hereinafter called Contractor, and _____ as Surety, hereinafter called Surety, are held and firmly bound unto _____ as Obligee, hereinafter called Owner, in the amount of _____ Dollars (\$ _____), for payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contract has by written agreement dated _____ entered into a Contract with Owner for _____

_____ which Contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, the condition of this obligation is such that, if Contractor shall promptly and faithfully perform said Contract, including such remedial work as may be required under the guaranty during the period of guaranty and shall certify in writing that all wages paid under said Contract to any mechanic, laborer or workman were equal to the rates or wages customary or then prevailing for the same trade or occupation in Connecticut, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or extension of time made by the Owner.

Whenever Contractor shall he, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default or shall promptly:

- (1) Complete the Contract in accordance with its terms and conditions, by another Contractor acceptable to the Owner, said other Contractor to act as an agent for the Surety, or
- (2) Obtain a Bid or Bids for submission to the Owner for completing the Contract in accordance with its terms and conditions, and upon determination by the Owner and Surety of the lowest responsible Bidder, arrange for a Contract as work progresses (even though there should be a default or a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price, but not exceeding, including, other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The terms "balance of the contract price", as used in this paragraph, shall mean the total amount payable by the Owner to the Contractor under the Contract and any amendments thereto, less the amount properly paid by the Owner to the Contractor.

Unless otherwise required by law, any suit under this Bond must be instituted before the expiration of one (1) year from the date on which the guaranty period under the Contract expires.

No right of action shall accrue on this Bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators and successors of the Owner.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their several seals this _____ day of _____, 20____, the name and corporate seal of each corporate party being hereto affixed and these presents signed by its undersigned representative, pursuant to authority of its governing body.

No extension of time or other modification of this Bid Bond shall be valid unless agreed in writing by the parties to this Bond.

(Corporate Principal)

Attest:

(Business Address)

By

Affix
Corporate Seal

(Corporate Surety)

Attest:

(Business Address)

By

Affix
Corporate Seal

Countersigned
by _____

Attorney-in-Fact, State of _____, Power-of- Attorney for person signing for Surety Company must be attached to Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____ certify that I am the _____ of the Corporation named as Principal in the within bond; that _____ who signed the said bond on behalf of the Principal was then the _____ of said corporation; that I know his signature, and his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of this governing body.

Affix
Corporate Seal

Title _____

CERTIFICATION OF BIDDER REGARDING
EQUAL EMPLOYMENT OPPORTUNITY

INSTRUCTIONS

This certification is required pursuant to Executive Order 11246 Part II, Section 203(b), (30 FR 12319, 12935). The implementing rules and regulations provide that any bidder or prospective contractor, or any of its proposed subcontractors, shall state whether it has participated in any previous contract or subcontract subject to the equal opportunity clause; and, if so, whether it has filed all compliance reports due under applicable instructions.

Where the certification indicated that the bidder has not filed a compliance report due under applicable instructions, such bidder shall be required to submit a compliance report within seven (7) calendar days after bid opening. No contract shall be awarded unless such report is submitted.

CERTIFICATION BY BIDDER

Bidder's Name _____

Address and Zip Code _____

1. Bidder has participated in a previous contract or subcontract subject to the Equal Opportunity Clause.

Yes () No () If answer is yes, identify the most recent contract.

2. Compliance reports were required to be filed in connection with such contract or subcontract

Yes () No () If answer is yes, identify the most recent contract.

3. Bidder has filed all compliance reports due under applicable instructions, including SF. 100.

Yes () No () Not Required ()

4. If answer to Item 3 is "No" please explain in detail on reverse side of this Certification.

Certification - The information above is true and complete to the best of my knowledge and belief. A willfully false statement is punishable by law (U.S. Code, Title 18, Section 1001).

Name and Title of Signer (Please Type)

Signature

Date

REQUEST FOR PROPOSAL

**Reappraisal and Revaluation of
All Real Estate Properties effective
October 1, 2023**

**CITY OF NEW LONDON
CONNECTICUT**

New London, Connecticut

Request for Proposals

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REQUEST FOR PROPOSAL

PROJECT: THE COMPLETE REAPPRAISAL AND REVALUATION OF ALL REAL PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NEW LONDON, CONNECTICUT, EFFECTIVE OCTOBER 1, 2023.

Sealed proposals to perform the subject project in accordance with the specifications enclosed herewith, and made a part of this invitation, will be received by the Purchasing Agent:

Joshua Montague, Accounting/Purchasing Agent
City of New London – Finance Department
13 Masonic St
New London, CT. 06320

Until Wednesday, July 27, 2022 at 2:00 P.M., when and where the Proposals will be opened and read aloud.

Any proposal received after said date and time, whether hand-delivered, submitted via US Postal Service, or submitted via any other delivery service, shall be declared invalid.

All Proposals must include the enclosed completed PROPOSAL BID FORM FOR 2023 REVALUATION (pages 7-8), and be placed in a separate sealed envelope. The sealed envelope shall be plainly marked "2022-10 PROPOSAL FOR 2023 REAPPRAISAL AND REVALUATION". All interested parties shall deliver two (2) copies of their Proposal along with one (1) USB drive of the proposal.

The project award and signing-of-contract conditions are set forth in the enclosed specifications.

The completion date through the informal meetings is Friday, December 22, 2023. The late completion penalty date is December 1, 2023 as defined in the enclosed Contract Specifications. The time schedule of the project is also set forth in the enclosed Contract Specifications.

Questions not addressed in this Request for Proposal must be submitted in writing to Joshua Montague at email jmontague@newlondonct.org by Wednesday, July 13, 2022 at 4:00 P.M. Responses will be issued via addendum.

All Proposals must conform to the Request for Proposal Format and Contents. The CITY OF NEW LONDON, at its discretion, may reject any non-conforming Proposal or Proposal that materially misrepresents any offering.

REQUEST FOR PROPOSAL (Continued)

The Assessor and such other persons as determined by the City may interview as many of the Proposers as desired to evaluate the proposals it is considering. The CITY OF NEW LONDON shall have no obligation to grant any interview.

The CITY OF NEW LONDON reserves the right to amend or cancel this REQUEST FOR PROPOSAL, at any time or not award any contract if it is in the best interest of the CITY OF NEW LONDON. The CITY OF NEW LONDON reserves the right to reject any, or any part of, or all Proposals; to waive informalities and technicalities; and to accept that Proposal which the CITY OF NEW LONDON and the ASSESSOR deem to be in the best interest of the CITY OF NEW LONDON, whether or not it is the lowest dollar proposed.

Consideration in the awarding of the CONTRACT will be given, but not limited to: price, the accuracy and responsiveness of the PROPOSER, the experience, competence and financial condition of the PROPOSER, time for completion and/or labor force adequate to perform the work, the nature and size of the PROPOSER'S organization, quality of similar projects it has performed and completed in the past in Connecticut, other projects and/or revaluations currently under contract by the PROPOSER including the evaluations or recommendations of personnel with whom the PROPOSER is or has worked, the experience and ability to work with the VISION GOVERNMENT SOLUTION software used by the CITY and a determination by the CITY that the PROPOSER has the ability to complete the revaluation successfully.

REQUEST FOR PROPOSAL PROCESS SCHEDULE

EVENT	DATE	TIME
Issue Request for Proposal	<u>June 29, 2022</u>	<u>9:00 AM</u>
Deadline for Questions	<u>July 13, 2022</u>	<u>4:00 PM</u>
Receipt of Sealed Proposals	<u>July 27, 2022</u>	<u>2:00 PM</u>

PROPOSAL FORMAT AND CONTENTS

Proposals shall include the following information organized in the following format:

1. Proposals shall be submitted on the appropriate form provided and signed by an authorized agent of the PROPOSER (See pages 7-8).
2. Proposals must include the name, telephone number, fax number and e-mail address of person(s) to be contacted for further information and clarification (See page 8).
3. Listing of all municipal revaluations completed during the past five (5) years, including client contact, telephone number, e-mail address, size of municipality, scope of services rendered and date completed.
4. Listing of all municipal revaluations, now underway or under contract, including client contact telephone number, e-mail address, size of municipality, scope of services to be rendered and date to be completed.
5. Listing of personnel to be assigned to CITY'S revaluation, including years of experience in current positions and other revaluation positions, municipalities served, and their roles in those revaluations. Copy of employee's current Connecticut Revaluation Employee Certification and resumes of personnel assigned shall also be included.
6. Description of the methodologies to be used for assessing values for residential, commercial, industrial, and vacant land parcels.
7. Description of sales analysis to be performed to verify accuracy of valuations.
8. Listing of municipalities where you have performed revaluations utilizing other appraisal CAMA software and include within the proposal the cost to have a professional relationship with VISION GOVERNMENT SOLUTIONS throughout this project.
9. Description and outline summary of the proposed public relations program that would be used during the revaluation.
10. Copy of the firm's current Connecticut Revaluation Certification.
11. Provide the Company history including how many years the firm has been engaged as a company, corporation, partnership, or individual specializing in municipal revaluation services.

PROPOSAL FORMAT AND CONTENTS (Continued)

12. Copy of the firm's Financial Statement for the last two (3) fiscal years.
13. The PROPOSERS must submit, as part of the Proposal Form, a schedule and percentage of completed work, based upon experiences of the Contractor in performing revaluations and based upon the contract's specifications, as forth in the Contract Specifications on the enclosed form.
14. PROPOSER must provide the method in which they would host the CAMA data on the Internet.
15. PROPOSERS must submit a Bid Bond or certified check for ten (10) percent of the proposal submitted.
16. PROPOSERS must quote the project as outlined in the Contract and Contract Specifications.

PROPOSAL BID FORM FOR 2023 REVALUATION

PROJECT: THE COMPLETE REAPPRAISAL AND REVALUATION OF REAL PROPERTY (TAXABLE AND EXEMPT) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NEW LONDON, CONNECTICUT EFFECTIVE OCTOBER 1, 2023.

The undersigned, duly authorized agent for the individual, partnership, corporation or other entity (hereinafter-called PROPOSER) submitting this quote affirms and declares:

1. That this PROPOSAL is executed by said PROPOSER with full knowledge and acceptance of the CONTRACT (including the Reappraisal and Revaluation Specifications) enclosed with the REQUEST FOR PROPOSAL on the subject project.
2. That should this PROPOSAL be accepted in writing by the CITY OF NEW LONDON, Connecticut (hereinafter called CITY), said PROPOSER will furnish the services for which this PROPOSAL is submitted at the dollar amount indicated and in compliance with the provisions of said CONTRACT and CONTRACT SPECIFICATIONS.
3. That the PROPOSER or their representative has visited the CITY; is familiar with its geography, general character of housing and its commercial and industrial areas; has examined the quality and condition of the ASSESSOR’S records; and has met with the ASSESSOR to make themselves knowledgeable in those matters and conditions in the CITY which would influence this Proposal.
4. That all items, documents and information required to accompany this Proposal of the previously mentioned PROPOSAL FORMAT AND CONTENTS are enclosed herewith.
5. That the PROPOSER proposes to furnish the services and materials required to complete the subject project in accordance with the previously mentioned Specifications for the total amount of:

\$ _____ TO REVALUE ALL REAL PROPERTY

\$ _____ WEB HOSTING COST PER YEAR

\$ _____ DIGITAL INDEXED RECORDS

\$ _____ ONLINE PUBLIC ACCESS

\$ _____ TOTAL

PROPOSAL FORM FOR 2023 REVALUATION (Continued)

Please type or print

FIRM NAME OF
PROPOSER: _____

TYPE OF
LEGAL ENTITY: _____

BY
SIGNATURE: _____

TITLE OF
PERSON SIGNING: _____

CONTACT PERSON: _____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

E-MAIL: _____

CONTRACT**THE COMPLETE REAPPRAISAL AND
REVALUATION OF REAL PROPERTY (TAXABLE AND EXEMPT)
LOCATED WITHIN THE CORPORATE LIMITS OF
THE CITY OF NEW LONDON, CONNECTICUT
EFFECTIVE OCTOBER 1, 2023**

This agreement made this day of , 2022 by and between the City of New London, a municipal corporation, located in the County of New London, State of Connecticut, hereinafter termed the CITY, acting by and through its Accounting/Purchasing Agent, Joshua Montague, having been so duly authorized, and _____, hereinafter termed the CONTRACTOR.

WITNESSED THAT:

WHEREAS, the CITY, through its Assessor, will undertake a complete reappraisal and revaluation of all real property located within the corporate limits of the CITY; and

WHEREAS, the CONTRACTOR is to assist the Assessor in making such reappraisal and revaluation and represents that it is experienced and qualified to carry on such work, and is familiar with the recognized appraisal practices and with the standards required for determining ad valorem values for assessment purposes,

NOW, THEREFORE, the CITY and the CONTRACTOR, for the consideration and under the conditions hereinafter set forth, hereby agree as follows:

1. **CONTRACT DOCUMENTS**

The CONTRACT Documents consist of all of the documents listed. All of the documents form the CONTRACT between the parties and are as fully a part of the CONTRACT as if attached to this Agreement or repeated herein. The CONTRACT is the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the CONTRACT Documents, other than modifications subsequent to this Agreement. The CONTRACT Documents, except for modifications which may be issued after execution of this Agreement, are:

- (a) This CONTRACT as executed by the parties; and
- (b) The Request for Proposal, Proposal Format and Contents, Proposal Form for 2023 Revaluation, General Conditions; Specifications; and
- (c) The Proposal submitted by the Contractor

2. CONTRACT WORK

The CITY hereby engages the CONTRACTOR and the CONTRACTOR hereby agrees to make a complete reappraisal and revaluation of all real property located within the corporate limits of the CITY and to perform all the services and furnish all the records, materials, forms and supplies required by and in complete accordance with the Contract Specification, the proposal documents submitted by the Contractor, and Federal and State requirements. All such labor, records, materials, forms and supplies to comply with the requirements of the pertinent Connecticut General Statutes and Special Acts, pertinent Regulations of Connecticut State Agencies, pertinent rulings of the Secretary of Office of Policy and Management, pertinent ordinances and agreements of the CITY, and pertinent decisions of several courts.

3. COMMENCEMENT AND COMPLETIONS DATES

The CONTRACTOR agrees to commence the revaluation work thirty (30) days after a contract has been executed by either parties or such other date as agreed to by the Assessor. Thereafter the CONTRACTOR must adhere to the Time Schedule (Page 22) for the revaluation project as set forth in the Contract specifications under General Conditions (Pages 17-24).

4. COMPENSATION

The CITY agrees to pay the CONTRACTOR the total sum of \$_____ as compensation for the CONTRACTOR'S services to be performed and the records, materials, forms and supplies to be furnished by the CONTRACTOR. The method of billing and payments will be as follows.

Partial Payments. Thirty (30) days after the execution date of this contract, and at the end of each thirty (30) day period thereafter for the term of this contract, the CONTRACTOR will certify in writing to the ASSESSOR the percentage of total work completed under the contract which the CONTRACTOR has performed during the said thirty (30) day period less ten percent (10%) retainage. Such notification will itemize, and accurately indicate the extent and nature of work performed by volume, street, category or in any manner as required by the ASSESSOR. The itemization shall be categorized by each of the "Stages of Completion" listed on the Payment Schedule listed on Page 24. The CITY will pay the amount approved by the Assessor in accordance with the Stages of Completion less 10% retainage within 15 days of Assessor's approval.

Final Payments. Final Payment equal to the balance of the Contract Price, less retainage, shall be paid after completion of all work required through completion of the work of the Board of Assessment Appeals for all revalued property and upon approval of the Board of Selectman. No interest will be allowed or charged. Payment of the contract sum shall not be deemed a waiver of release of the Contractor's responsibility to correct nonconforming work in the Contract Documents nor to satisfy any other requirements which may survive final payment.

Retainage shall be held and paid to the CONTRACTOR upon final disposition of any and all court appeals resulting from the revaluation and to ensure completion of the litigation support required of the CONTRACTOR.

5. TRANSFER, ASSIGNMENT AND SUBLETTING OF CONTRACT

The CONTRACTOR agrees that it shall not transfer, assign or sublet the contract, or any part therein, or any interest therein without first receiving prior written approval from the CITY and the Bonding company, and further agrees that any such assignment or transfer without prior written approval by the CITY and Bonding company shall not release the CONTRACTOR from any responsibility or liability as set forth in this contract and specifications.

Nothing contained in the Contract or Contract Specifications shall be deemed to create any contractual relationship between any subcontractor and the CITY.

6. INDEMNIFICATION AND CONDITIONS

- A. The CONTRACTOR is an independent contractor and, as such, is not and shall not be construed to be an agent or employee of the City of New London. The CONTRACTOR further agrees to indemnify, hold harmless and defend the CITY at the CONTRACTOR'S expense from and against any and all liability for loss, damage or expense for which it may be held liable by reason of injury, including death, to any person or damage to any property arising out of or in any manner connected with the operations to be performed under this Contract, or cost and expenses for, or on account of, any patented or copyrighted equipment, materials, articles or processes used in the performance of this Contract.
- B. Upon execution of this contract and thereafter no less than fifteen (15) days prior to the expiration date of any insurance policy delivered pursuant to this contract, the CONTRACTOR shall deliver to the CITY a certificate(s) of insurance to show compliance (Pages 19-20) of the specifications regarding insurance.
- C. Each policy of insurance shall be issued by financially responsible insurers duly licensed to do business in the State of Connecticut. The insurers shall be reasonably acceptable to the CITY and shall have an A.M. Best Company rating of "A/VII" or better.
- D. Each policy of insurance shall include a waiver of subrogation in favor of the CITY and shall provide no less than thirty (30) days' notice to the CITY in the event of a cancellation or change in conditions or amounts of coverage.

INDEMNIFICATION AND CONDITIONS (Continued)

- E. The CONTRACTOR will promptly notify the CITY of any claim or case formally brought against the CONTRACTOR whether or not involving work for the CITY of New London.
- F. The CONTRACTOR'S Software License Agreement is attached hereto and made a part thereof as Attachment B.

7. MISREPRESENTATION OR DEFAULT

The CITY may void this agreement if the CONTRACTOR has materially misrepresented any information submitted in connection with its proposal or defaults on any revaluation contract with another Connecticut municipality. In such event, the CONTRACTOR shall be liable for any damages incurred by the CITY.

8. CANCELLATION

If the CONTRACTOR does not pay its debts as they become due, or if a receiver shall be appointed for its business or its assets and not voided within sixty (60) days, or if the CONTRACTOR shall make an assignment for the benefit of creditors, or otherwise, or if any ownership in Contractor interest shall be sold, transferred or if it shall be adjudicated insolvent or bankrupt then and forthwith thereafter, the CITY shall have the right at its option and without prejudice to its right here under to terminate the Contract and withhold any payments due.

If the Contractor fails to perform the Contract in accordance with its terms or if the CITY reasonably finds that the CONTRACTOR'S work is not progressing in such a manner as to ensure compliance with the schedule of completion dates set forth in the Contract Specifications and any addendum thereto, the CITY shall have the right, in addition to all other remedies it may have, upon seven (7) days written notice to the CONTRACTOR and its surety bonding company, to declare the contract in default and thereby terminated, and to award the Project or the remaining work thereof to another contractor. If this termination clause is invoked, the CONTRACTOR'S agents and employees shall, at the Assessor's direction hand over all records, properly filed and indexed and any CITY property in its possession to the Assessor. Any funds held by the CITY under the Contract and not yet paid to or for the benefit of the Contractor shall become the property of the CITY to the extent necessary to reimburse the CITY for its costs in obtaining another contractor and supervising the transition. Termination of the Contract and retention of funds by the CITY shall not preclude the CITY from bringing an action against the CONTRACTOR for damages or exercising any other legal, equitable, or contractual rights the CITY may possess in the event of the CONTRACTOR'S failure to perform.

9. LIQUIDATED DAMAGES

- a. Failure by the CONTRACTOR to complete all work prior to the date specified herein, Thursday November 2, 2023 shall be cause for a penalty payment by the CONTRACTOR. For the purposes of liquidated damages only, completion of all work not later than Thursday November 2, 2023 is defined as follows:
 1. Complete CAMA database, integration of CAMA software with administrative software, property record cards with all measurements, listings, sketches, pricing, review and final valuations.
 2. Assessment change notices mailed to comply with requirements of Connecticut State Statutes.
- b. The parties agree that in the event the Contractor fails to meet any of the time limits set forth in this agreement, the damages sustained by the CITY are difficult to determine and therefore the parties desire to make that determination in advance. They mutually agree that the sum of FIVE HUNDRED FIFTY DOLLARS (\$550) per day for each day of delay in meeting any of the time limits is a fair and reasonable amount to compensate the CITY for the additional costs which it will incur because of the delay.
- c. Liquidated Damages due under this clause shall be deducted from the contract price and will represent a fair and equitable estimate of the damages the CITY will suffer if the CONTRACTOR'S work is not completed by November 2, 2023. The CITY shall have the right to use the funds withheld from each periodic payment to these contract specifications, to satisfy in whole or in part, this liquidated damages clause.
- d. Delays occasioned by war, strike, explosion, or acts of God or an order of court or other public authority are excepted.
- e. Contractor shall be liable for payment of the liquidated damages if there remain insufficient funds due Contractor under this contract and Contractor shall pay the CITY within 30 days of written demand.

Appendix A, Additional Terms, Contract Specifications, the Request for Proposal and the Proposal Form is made part of and is expressly incorporated herein as if fully set forth.

IN WITNESS HEREOF THE CITY OF NEW LONDON, CONNECTICUT AND

_____ have executed this contract on the date first above mentioned.

IN THE PRESENCE OF:

CITY OF NEW LONDON, CONNECTICUT

BY: _____

(Signature and Title)

Approved as to form and correctness:

Witness

Date

APPENDIX A**CONTRACT SPECIFICATIONS****A. DEFINITIONS**

ASSESSOR. The word “ASSESSOR” shall mean the duly appointed Assessor of the CITY of New London, Connecticut.

CAMA. The abbreviations “CAMA” means a Computer-Assisted Mass Appraisal system.

CONTRACT SPECIFICATIONS. The terms ‘CONTRACT SPECIFICATIONS’ or “SPECIFICATION” shall mean this EXHIBIT A, which has been attached to, and made part of, a certain CONTRACT between the CITY and CONTRACTOR.

PROJECT. The word “PROJECT” shall mean the revaluation and reappraisal of all taxable and tax exempt real property within the corporate limits of the CITY of New London, Connecticut.

CONTRACTOR. The word “CONTRACTOR” shall mean the person, firm, corporation, association, or other entity engaged by the CITY of London to perform the revaluation.

CITY. The word “CITY” shall mean the CITY of New London, Connecticut.

B. SCOPE OF REAPPRAISAL AND REVALUATION

This project includes the complete reappraisal and revaluation, as defined on pages 32-36 entitled “Appraisal Specifications”, of all real estate within the corporate limits of the CITY of New London, Connecticut as of October 1, 2023. This reappraisal and revaluation project will include one new digitized photograph of each new structure in addition to retaining the prior photographs and input of these new photographs into the Vision Government Solutions CAMA system. This project will also include comparison of all new data with current records of the Assessor to verify accuracy and all new data is to be entered into the Vision Government Solutions CAMA system.

The successful Contractor shall furnish all labor, materials, supplies and equipment and perform all work for the project in strict accordance with the hereinafter listed specifications.

All work will be carried out and all forms, material and supplies utilized in this project shall conform to and be carried out in accordance with the requirements of the Secretary, Office of Policy and Management, the Connecticut General Statutes, and Regulations of Connecticut State Agencies pertaining hereto and shall be subject to the direct supervision and approval of the ASSESSOR of the CITY.

SCOPE OF REAPPRAISAL AND REVALUATION (Continued)

The values to be determined shall be the true and actual value as defined in Section 12-63 of the Connecticut General Statutes and shall be based upon recognized methods of appraisal and conform to Uniform Standards of Professional Appraisal Practices, as required by Connecticut General Statutes for the licensing and certification of all individuals involved in the appraisal of real estate.

The Revaluation Project will cover and include all real property in the CITY including the following categories:

1. All taxable real estate, land, buildings and improvements
2. All tax exempt real estate, land, buildings and improvements
3. All public utility land and buildings

C. EFFECTIVE DATE

The effective date of this revaluation PROJECT shall be for the October 1, 2023 Grand List and the pricing and valuation by the CONTRACTOR of all land, buildings and property under this CONTRACT shall reflect the true and actual value as of October 1, 2023.

D. CITY DATA

Date of Last Revaluation (Full)	October 1, 2018
Estimated Population	25,671,
Area of CITY (square miles)	10.76
Number of Valid Property Transfers (2020 Grand List)	<u>320</u>
Number of invalid Property Transfers (2020 Grand List)	<u>130</u>

E. PARCEL INFORMATION

The October 1, 2021 Real Estate Grand List had 6901 accounts on the taxable list and 335 accounts on the exempt list. M-13 State report and CITY of New London Grand List reports included in the Addendum give the approximate number of listings for the various categories for both taxable and tax exempt properties.

Additional charges by the CONTRACTOR for the differences in parcel counts shall not be permitted by the CITY. It is the responsibility of the CONTRACTOR to estimate adjustments in parcel counts from the estimated parcel counts stated for October 1, 2021.

ADDITIONAL CONTRACT TERMS AND PROVISIONS

CHOICE OF LAW AND VENUE. This agreement shall be enforceable under the internal laws of the State of Connecticut. The parties further agree to be contractually bound to submit themselves to the personal jurisdiction of the courts of Connecticut. The venue for any court proceeding shall be in the Judicial District of New London at New London, Connecticut, and each party waives any venue, convenient forum, removal, jurisdiction, or other rights to the contrary.

WAIVER. The failure of any party to insist in any one or more instances upon performance of any of the terms or conditions of this Agreement shall not be construed as a waiver or a relinquishment of any right granted hereunder or of the future performance of any such term, covenant or condition; but the obligations of the parties with respect thereto shall continue in full force and effect.

MODIFICATIONS. This Agreement cannot be changed, modified or amended in any respect except by a written instrument signed by the parties hereto. The Parties acknowledge and agree that all understandings and agreements heretofore made between the Parties are merged in this Agreement, and this Agreement contains the entire agreement of the Parties.

ASSIGNABILITY. This Agreement may not be assigned by any party hereto without the written consent of the other party.

INTERPRETATION. For purposes of interpretation, the agreement shall be considered the product of the efforts of all parties hereto and shall not be construed more favorably for or against any party.

SEVERABILITY. If any provision of this Agreement shall be ruled invalid by any court of competent jurisdiction or shall be rendered invalid by any change in applicable laws or for any other reason, the invalidity of such provision shall not affect any of the remaining provisions thereof.

NON-EXCLUSIVE RIGHTS AND REMEDIES. The rights and remedies of the City of New London are in addition to any other rights and remedies that the City may possess by law or not.

WAIVER OF JURY TRIAL. CONTRACTOR HEREBY EXPRESSLY WAIVES ANY AND ALL RIGHTS IT MAY HAVE TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (1) ARISING UNDER THIS AGREEMENT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR (2) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THE DEALINGS OF THE PARTIES HERETO OR ANY OF THEM WITH RESPECT TO THIS AGREEMENT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR THE TRANSACTIONS RELATED HERETO OR THERETO, IN EACH CASE WHETHER NOW EXISTING OR HEREAFTER ARISING, AND WHETHER SOUNDING IN

CONTRACT OR TORT OR OTHERWISE; AND CONTRACTOR HEREBY AGREES AND CONSENTS THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY COURT TRIAL WITHOUT A JURY, AND THE CITY MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS SECTION WITH ANY COURT AS WRITTEN EVIDENCE OF CONTRACTOR'S CONSENT TO THE WAIVER OF ITS RIGHT TO TRIAL BY JURY. Except as prohibited by law, the Contractor waives any right which it may have to claim or recover in any litigation referred to in the preceding sentence any special, exemplary, punitive or consequential damage or any damages other than, or in addition to, actual damages. The contractor (a) certifies that neither the City nor any representative, agent or attorney of the City has represented, expressly or otherwise, that the City would not, in the event of litigation, seek to enforce the foregoing waivers, and (b) acknowledges that, in entering into the Agreement, the City is relying upon, among other things, the waivers and certifications contained in this Section.

TIME IS OF THE ESSENCE. Time shall be of the essence with regard to all dates and deadlines in this Contract.

CONTRACTOR

CITY

By:
Its Duly Authorized Agent

By:

GENERAL CONDITIONS

A. CONTRACTOR

The CONTRACTOR, must hold, from the time of submission of the proposal through the completion of all work hereinafter required, a valid Connecticut Revaluation Company Certification pursuant to Section 12-1c of the Connecticut General Statutes.

B. PERSONNEL

The CONTRACTOR shall provide experienced and qualified personnel in compliance with the requirements of the Equal Employment Opportunity provisions of Federal and State governments. The CONTRACTOR shall submit to the CITY, written qualifications and copies of Connecticut Revaluation Employee Certifications as well as a copy of a valid driver's license for all personnel assigned to this project

All personnel assigned to this project shall be subject to approval of the ASSESSOR, prior to the commencement of the individual's duties in the CITY and shall be removed from this project by the CONTRACTOR upon written notification from the ASSESSOR.

1. Minimal Qualifications

a. Project Manager or Supervisor

The administration of this project shall be by a Project manager or supervisor, who shall be certified by the State of Connecticut as a Revaluation Supervisor pursuant to Section 12-2c of the Connecticut General Statutes, and such other statutes and regulations that the State of Connecticut may promulgate from time to time, and shall have not less than three (3) years of practical appraisal experience in the appraisal of commercial, industrial, apartment, and residential type properties. The project manager or supervisor shall be subject to approval by the ASSESSOR.

The project manager or supervisor shall spend a sufficient percentage of the supervisor's working time per month in New London in order to complete the project on schedule. Sufficient time and personnel shall be submitted by the CONTRACTOR and approved by the ASSESSOR. This provision shall be effective from the commencement of work in the CITY until the successful completion of the project as outlined in the time schedule.

GENERAL CONDITIONS (Continued)b. Reviewers and Appraisers

Reviewers and appraisers shall be certified under the Connecticut Revaluation Certification Program pursuant to Section 12-2c of the Connecticut General Statutes, and such other statutes and regulations that the State of Connecticut may promulgate from time to time, and shall have not less than three (3) years of practical appraisal experience in the appraisal of the particular type of properties for which they are responsible. Two years of this experience shall have been in the mass appraisal field and shall have occurred within the past five years. All reviewers and appraisers shall be subject to the approval of the ASSESSOR prior to the commencement of their duties on this project.

c. Data Collectors

Data Collectors shall have a high school diploma or equivalency and at least three years' experience in the appraisal or municipal revaluation field. Any field person who does not meet the above qualifications must work under the direct supervision of an appraiser or project supervisor. The ASSESSOR shall be notified of the individual's name, starting date, qualifications, and field assignments prior to the commencement of the individual's duties on this project.

2. Background Check

All personnel will be subject to background checks by the New London Police Department or such other service as the CITY may select.

3. Identification

All field personnel shall have visible and clip-on identification cards that shall include an up-to-date driver's license, and a "letter of introduction" signed by the ASSESSOR. All automobiles used by field personnel shall be registered with the Assessor and the New London Police Department including license number, make, model, year and color of all vehicles used on this project.

4. Conflict of Interest

No resident of the CITY or CITY employee shall be employed by the CONTRACTOR without prior approval of the ASSESSOR.

GENERAL CONDITIONS (Continued)5. Office Hours and Staffing

CONTRACTOR shall maintain a work station in the New London CITY Hall, as needed, from the commencement of work on this project through the conclusion of the public hearings. This office shall be staffed at CONTRACTOR'S expense with clerical staff as needed, as well as other qualified full-time persons and such office equipment, computers, printers, etc. as to ensure the successful completion of this project in accordance with the completion dates set forth in the Contract Specifications and any Addenda thereto.

C. PROTECTION OF THE CITY1. Bonding

The CONTRACTOR shall, to secure the faithful performance by the CONTRACTOR of the terms of this agreement, furnish to the CITY, a Performance Surety Bond in the amount of this contract, which bond shall be issued by a bonding company licensed to do such business in the State of Connecticut with a minimum A.M. Best Company rating of "A/VII." Said bond shall be delivered to the CITY at the time the contract is signed and shall be in a form satisfactory and approved by the CITY'S Attorney. This bond shall include the appeal requirements of these specifications. It is understood and agreed that upon completion of approved delivery to the CITY of the revaluation, that the bond shall be reduced to 10% of the value of the contract to cover defense of all appeals. This reduced amount of bond shall become effective after the revaluation has been completed and has been approved by the ASSESSOR and after completion of the duties of the Board of Assessment Appeals. The reduced amount of the bond shall remain effective until a final resolution in the courts of any timely appeals taken from the decisions of the Board of Assessment Appeals on the list of October 1, 2023. The CITY reserves the right to waive any bond or insurance requirement if it is in the best interest of the CITY.

2. Insurance

The CONTRACTOR shall, at its own expense, provide and keep in force for the duration of this contract:

- a. Required State Statutory coverage for Workers' Compensation insurance and employers' liability insurance in the amount of \$100,000. The policy must provide coverage for benefits payable under the Connecticut Workers Compensation Act, and included the Voluntary Compensation endorsement.

GENERAL CONDITIONS (Continued)

C. PROTECTION OF THE CITY (Continued)

- b. Appraiser's professional liability insurance providing errors and omissions coverage for professional services rendered as an appraiser. The minimum limit of liability shall be \$1,000,000. Any deductible applicable to a claim must be noted on the certificate of insurance and shall not exceed \$5,000. If the policy is written on a claims made policy form, the insurance must be maintained by the CONTRACTOR for a period of two years from completion of the contract.
- c. During the term of the contract, the CONTRACTOR shall provide public liability insurance for bodily injury and property damage. The public liability insurance shall be written on a comprehensive form and include without limitation, coverage for premises and operations, completed operations, independent contractors, broad form property damage, blanket contractual and personal injury. The required limits of liability are:

- \$1,000,000 – General Aggregate
- \$1,000,000 – Product-Completed Operations Aggregate
- \$1,000,000 – Personal and Advertising Injury
- \$1,000,000 – Each Occurrence
- \$ 50,000 – Fire Damage/Fire
- \$ 5,000 – Medical Expense/Person

The CITY must be named as an Additional Insured on the policy. A waiver of subrogation on the General Liability, Auto Liability and Workers Comp shall also be included.

- d. Automobile liability insurance shall be written with a Comprehensive Form and include coverage for owned, hired, and non-owned vehicles. The limit for any one accident or loss shall be not less than \$1,000,000.

The CITY must be named as an Additional Insured on the policy.

- e. Patent/Copyright Liability: CONTRACTOR shall save the CITY harmless from any liability of any nature or kind, including costs and expenses for, or on account of, any patented or copyrighted equipment, materials, articles or processes used in the performance of this contract.
- f. Contractor shall provide certificates evidencing compliance with these requirements prior to any work being done and as policies are renewed.

GENERAL CONDITIONS (Continued)

D. CHANGES AND SUBLETTING OF CONTRACT

Changes in these General Conditions or specifications to the contract will be permitted only upon written mutual agreement of the CONTRACTOR and the CITY, which shall define the change and set forth any change to CONTRACTOR'S compensation and/or specify any changes in the performance dates.

E. COMPLETION DATE AND TIME SCHEDULE

1. Awarding of Contract

Within a reasonable time after the opening of the proposals, the CITY shall award a contract for the revaluation project. The CITY reserves the right to reject any and all proposals.

2. Signing of Contract

Within a reasonable time after receipt of notice of acceptance by the CITY of its proposal, as may have been revised by mutual agreement, the CONTRACTOR shall execute with the CITY, a contract upon the basis of these specifications as revised.

3. Revaluation Schedule

The revaluation work may be started at the convenience of the CONTRACTOR, but not later than thirty (30) days after a contract has been executed by either parties or such other date as agreed to by the Assessor. Thereafter the CONTRACTOR must continue in a diligent manner so as to ensure completion within the schedule of completion dates as set forth below.

GENERAL CONDITIONS (Continued)E. COMPLETION DATE AND TIME SCHEDULE (Continued)3. Revaluation Schedule (Continued)

Completion Dates

CONTRACTOR will complete the following phases of the revaluation in accordance with the following schedule:

1. Complete residential data collection by Monday May 1, 2023. (except for current building permits)
2. Complete commercial, industrial, public utility, and tax-exempt data collection by Thursday June 1, 2023. (except for current building permits)
3. Complete land study and set values by Thursday August 31, 2023.
4. Complete building cost manual by October 1, 2023.
5. Complete study of market rents, expenses, and capitalization factors by October 1, 2023.
6. Deliver complete CAMA database, integration of CAMA and GIS software; deliver street level and ortho images of the entire CITY; deliver Real Estate Property cards with sketches, measurements, listings, pricing and suggested values to the Assessor by Friday October 13, 2023.
7. Assessor completes review and final adjustments made for real property no later than Thursday November 9, 2023.
8. Assessment notices mailed to comply with requirements of Connecticut State Statutes by Friday November 17, 2023 (Contractor to pay postage) and new assessment information is to be made available online by the same date.
9. Informal meetings between property owners and CONTRACTOR will begin no later than Monday December 4, 2023 and end on or before Friday December 22, 2023.
10. Notices of results finalized after the informal meetings are to be mailed out, computer file is updated and final property record cards printed not later than Thursday January 4, 2024.

GENERAL CONDITIONS (Continued)F. PAYMENT SCHEDULE1. Periodic Payments

Payments shall be made in the following manner:

Thirty (30) days after the execution date of this contract, and at the end of each thirty (30) day period thereafter for the term of this contract, the CONTRACTOR will certify in writing to the ASSESSOR the percentage of the total work completed under the contract which the CONTRACTOR has performed during said thirty (30) day period. Such notification will itemize, and accurately indicate the extent and nature of work performed by volume, street, category or in any manner as required by the ASSESSOR. The itemization shall be categorized by each of the "Stages of Completion" listed on the Payment Schedule listed on Page 24.

The CITY upon approval of the ASSESSOR that the certification of the CONTRACTOR concerning work during said period is accurate will pay to the CONTRACTOR a percentage of the total compensation under the contract equal to the percentage of the work certified as having been completed during said period, less ten (10) percent which is retained by the CITY for payment to the CONTRACTOR at such time that he or she has performed fully and satisfactorily all its obligations and requirements, under the contract through and including completion of the work of the Board of Assessment Appeals on the October 1, 2023 Grand List.

Delivery of all required documents and material to the satisfaction of the Assessor and completion of the work of the Board of Assessment Appeals shall constitute Final Completion under the Contract, with the exception of litigation support, and upon recommendation of the Assessor and approval of the Mayor, the CONTRACTOR shall be entitled to final payment except for retainage. Retainage in the amount of 10% shall be held until all appeals from the revaluation have been resolved by settlement or judgment at which time the balance due shall be paid.

GENERAL CONDITIONS (Continued)F. PAYMENT SCHEDULE (Continued)2. Payment Schedule for Percentage of Completed Work

Stages of Completion	Percentage of Total Project Cost
Bonding, Office Set-up and Project Start-up	_____ %
Residential data collection, comparison with existing records, commercial, industrial, public utility and tax-exempt data	_____ %
Street level images, sketch validation software overlay onto aerial ortho photography to define errors	_____ %
Verification of sales and data collection	_____ %
Valuation analysis	_____ %
Field Review	_____ %
Final Valuations; Assessment notices mailed	_____ %
Informal Hearings completed and final adjustments made to file	_____ %
Training	_____ %
Board of Assessment Appeals completion of duties	_____ %
Litigation*	_____ %
TOTAL	100%

*Cost of Litigation included as part of bonding costs.

Upon completion of the duties of the Board of Assessment Appeals, the performance bond will be reduced to 10% of the contract price to ensure the defense of any appeals resulting from the revaluation work.

RESPONSIBILITIES OF THE CONTRACTOR**A. GOOD FAITH**

The CONTRACTOR shall in good faith use its best efforts to assist the ASSESSOR in determining accurate and proper true and actual valuations, and shall not undervalue or overvalue any land, building or other property to avoid or minimize its responsibilities.

B. PUBLIC RELATIONS

The parties of this revaluation project recognize that a good public relation program is required in order that the public of the CITY may be informed as to the purpose, benefits and procedures of the revaluation program.

The CONTRACTOR shall place the assessment data onto the VISION GOVERNMENT SOLUTIONS website from the date that the revaluation notices are mailed. The detailed information pertaining to all revaluated properties shall be approved by the Assessor, prior to appearing on the website.

The CONTRACTOR shall provide reasonable assistance to the ASSESSOR in conducting a program of public information through the press and other media, such as meeting with citizens, service clubs, and property owner groups as a means of establishing understanding and support for the revaluation program and sound assessment administration. The CONTRACTOR shall supply visual aids and other media at its disposal to this end. All public releases shall be approved by the ASSESSOR prior to release.

C. CONDUCT OF COMPANY EMPLOYEES

As a condition of this contract, CONTRACTOR'S employees shall, at all time, treat the residents, employees and taxpayers of the CITY with respect and courtesy; CONTRACTOR shall take appropriate and meaningful disciplinary measures against those who violate the terms of this provision. A suitable dress code for all employees will also be implemented.

RESPONSIBILITIES OF THE CONTRACTOR (Continued)D. RECORDS1. General Provisions

The CONTRACTOR shall provide all property record cards, computer supplies, and other supplies, equipment, forms, literature and papers to be used in this project at no additional cost to the CITY. All forms shall be subject to approval by the ASSESSOR as to format, design, content, shape, size, color, quality and quantity and shall be further subject to the approval of the Secretary of the Office of Policy and Management as may be required by Connecticut General Statutes.

2. Records are CITY Property

The original or a copy of all records and computations, including machine readable databases made by the CONTRACTOR in connection with any appraisal or property in the CITY shall, at all times, be the property of the CITY and upon completion of the project or termination of this contract by the CITY, shall be left in good order in custody of the ASSESSOR. Such records and computations shall include but not limited to: 1) assessors maps; 2) land value maps; 3) materials and wages, cost investigations and schedules; 4) data collection forms, listing cards, property record cards with property valuations and sketches; 5) capitalization rate data; sales data; 7) depreciation tables; 8) computations of land and/or building values; 9) letters of memoranda to individuals or groups explaining methods used in appraisals; 10) operating statements of income properties; 11) duplicate notice of valuation changes; and 12) database of all property records, CAMA system and integration with administrative system. In addition, throughout the conduct of said revaluation, any criteria, guidelines, price schedules or statement of procedures used in such revaluation by the CONTRACTOR shall be provided by CONTRACTOR for public inspection in the ASSESSOR'S office and shall be available thereafter, all in accordance with Section 12-62(c) of the Connecticut General Statutes.

3. ASSESSOR'S Records

The CONTRACTOR shall use a system approved by the ASSESSOR for the accurate accounting of all records and maps which may be taken from the ASSESSOR'S office in conjunction with this project. All such records and maps shall be returned immediately following their use. None of the ASSESSOR'S records shall be taken outside of the corporate limits of the CITY without prior written approval of the ASSESSOR. The ASSESSOR will permit the CONTRACTOR to use all current real property data. No original CITY record will be edited or marked in any way or deleted by the Contractor and shall be returned in the condition as when taken by the Contractor. Contractor may copy any record for its use.

RESPONSIBILITIES OF THE CONTRACTOR (Continued)4. Property Record Cards

The CONTRACTOR shall provide and complete Property Record Cards and file in street name and number order. These cards shall contain all manner of information affecting the value, including but not limited to, information as to location of property, classification as to usage, owner of record, source of title, size, shape and physical characteristics of land, with the breakdown of front feet, square feet or acreage as applicable, along with the unit value applicable to each, public utilities available, public improvements, census tract and zoning regulations in effect as of the assessment date. All physical improvements shall be listed giving all interior and exterior construction details, quality of construction, age, condition, replacement values, percent of physical, functional and economic depreciation, depreciated values, fair market value and assessment value will be shown. A computer generated sketch of all buildings, with the appropriate scale of such sketch, will also be shown on these cards, as well as photo images of each major structure and the GIS inclusive of the meets and bounds of each parcel.

E. ASSESSMENT NOTICES

At the close of the revaluation, a notice shall be sent, at the CONTRACTOR'S expense by first class mail, to each property owner of record, setting forth the prior value and the valuation that has been placed upon the property identified in the notice, prepared in duplicate and in conformity with the Connecticut General Statutes. The CONTRACTOR will provide the needed information for the notice. Also enclosed with such notice shall be information specifying the dates, times and places of the informal public meetings and information describing the property owner's right to appeal the valuation of his property, including the manner in which an appeal may be filed with the Board of Assessment Appeals. Such notice shall be subject to the approval by the ASSESSOR.

F. INFORMAL MEETINGS WITH OWNERS

At a time mutually agreeable to the ASSESSOR and the CONTRACTOR, but not later than December 4, 2023, and following completion of all review work by the ASSESSOR and the CONTRACTOR, CONTRACTOR shall initiate informal meetings so that homeowners or their legal representative may appear at specified times to discuss, with qualified members of CONTRACTOR'S staff, the valuations of their property. CONTRACTOR'S personnel shall explain the manner and methods of arriving at value. Informal public meetings, at the ASSESSOR'S discretion may be held on weekdays, weeknights and Saturdays.

RESPONSIBILITIES OF THE CONTRACTOR (Continued)F. INFORMAL MEETINGS WITH OWNERS (Continued)

CONTRACTOR, in conjunction with recommendations of the ASSESSOR, shall schedule a sufficient number of meetings and provide sufficient personnel to handle said meetings expeditiously and fairly. Any information offered by the taxpayer or their legal representative shall be given consideration, and an adjustment be made where warranted. The informal meetings shall be completed by Thursday December 29, 2023.

CONTRACTOR shall keep a record, on a form approved by the ASSESSOR, of all owners that requested a meeting and the result of that meeting. A copy of those records shall be given to the ASSESSOR.

CONTRACTOR shall require each person, or his or her legal representative, who appears at a meeting to sign a form indicating whether or not CONTRACTOR shall re-inspect the property being questioned; such decision to re-inspect to be at the reasonable discretion of CONTRACTOR. This form shall be approved by the ASSESSOR and provided by CONTRACTOR. The completed and signed forms shall be turned over to the ASSESSOR at the conclusion of the meetings. Any such re-inspection shall be made as soon as possible.

CONTRACTOR shall be responsible for sending notice, by first class mail at CONTRACTOR'S expense, to each taxpayer or his or her legal representative who appears at these meetings seeking review of valuation. Such notice shall include the original valuation determined by the CONTRACTOR and any adjusted valuation as deemed appropriate based on information received at such meeting or a statement that no change is warranted. Such notice shall be subject to approval by the ASSESSOR.

G. BOARD OF ASSESSMENT APPEALS

CONTRACTOR will have a qualified member of its staff with firsthand knowledge of the project and Contractor's duties under the contract, available upon request, for attendance at any meetings of the New London Board of Assessment Appeals held after revaluation, Sundays excluded, to assist in the settlement of complaints and to explain the valuations made; but such availability and attendance shall not be required after the date for the completion of the duties of the Board of Assessment Appeals with respect to the October 1, 2023 Grand List, or for one complete calendar year beyond completion of the Revaluation, whichever comes first.

RESPONSIBILITIES OF THE CONTRACTOR (Continued)

H. LITIGATION

In the event of appeals to the courts, the CONTRACTOR shall furnish a competent witness or witnesses, approved by the ASSESSOR, to defend the valuation of the properties Appraised. CONTRACTOR will provide supporting data, including written appraisals if deemed necessary by the Assessor, for any said court appeals. CONTRACTOR will also comply with any request by the CITY to answer any interrogatories or provide witnesses for depositions. CONTRACTOR shall not be held responsible for any assessment changed from the original valuation figure by parties other than the CONTRACTOR, unless the figure determined by CONTRACTOR was unreasonable, unsupportable or erroneous in the view of the ASSESSOR.

I. INFORMATION

1. Information to CITY

The CONTRACTOR shall give to the ASSESSOR any and all information requested pertaining to the project for a period of one year after completion of the duties of the Board of Assessment Appeals on the October 1, 2023 Grand List, without any additional cost to the CITY.

2. Work Schedule

Throughout the appraisal process, the CONTRACTOR shall satisfy all requests made by the CITY for information as to the CONTRACTOR'S planned work schedule for the project, personnel employed on the project, appraisal methods and procedures utilized, and the status of the work. Written monthly status reports are required to be filed with the ASSESSOR throughout the duration of the project.

J. BUILDING COST SCHEDULES

1. General

The CONTRACTOR shall prepare for usage in the program as hereinafter specified, building cost schedules. These schedules will reflect the unit-in-place method based upon the square foot or cubic foot area of the building. These schedules shall be used in computing the replacement cost in the CITY for all residential, commercial, industrial, public utility, exempt and agricultural construction.

J. BUILDING COST SCHEDULES (Continued)1. General (Continued)

They shall reflect the wage scale for the various trades, labor efficiencies, overhead, profit, engineering and architect fees and all other direct and indirect costs of construction. Before final acceptance, they shall be proven by testing against known sales. All finalized schedules shall be approved by the ASSESSOR before adoption and usage by the CONTRACTOR.

2. Types of Cost Schedulesa. Residential

Residential cost schedules shall include schedules for various classifications, types, models and story heights on a per square foot basis, normally associated with residential buildings. The schedule shall be flexible with special sections reflecting the various additions and deductions for construction components from the base specifications, along with prices for different types of heating systems, bathrooms, porches, breezeways, attached, detached, and basement garages, and schedules for other building improvements usually found on residential property including but not limited to in-ground swimming pools, barns, sheds, tennis courts and gazebos.

b. Commercial

Commercial building cost schedules shall be prepared in unit cost of materials in place and charted on a per square foot basis, and shall be prepared for various story heights and contain all the additional deductions for construction components from base specifications.

c. Industrial and Special Structures

Cost schedules for industrial and special purpose structures shall be prepared in unit costs of material in place and charted on a per square foot basis, and shall contain all additions and deductions for construction components from base specification.

RESPONSIBILITIES OF THE CONTRACTOR (Continued)

J. BUILDING COST SCHEDULES (Continued)d. Farm / accessory buildings, out buildings

Cost schedules for farm structures shall be prepared for square foot and cubic foot costs for various types of farm buildings including but not limited to: barns, sheds, silos, milk houses, coops, etc.

Cost schedules for the aforementioned must be supported by a recognized valuation publication company such as Marshall and Swift.

3. Depreciation Schedules

Depreciation schedules or methods to be used in determining the amount of depreciation, shall reflect the normal and accepted depreciation rates of buildings according to classification. These schedules or methods shall cover residential, commercial, industrial, farm and special use buildings and shall be approved by the ASSESSOR.

4. Schedules for CITY

The CONTRACTOR shall supply and leave for the CITY not less than three (3) copies of all the above required building cost schedules and depreciation schedules for the CITY'S usage, one copy of which shall be turned over to the ASSESSOR upon approval of the schedules.

APPRAISAL SPECIFICATIONS

A. APPRAISAL OF LAND

1. The CONTRACTOR shall appraise all land within the CITY: residential, commercial, industrial, agricultural, special use, public utility, and tax exempt, both vacant and improved.

2. Land Value Study

Land shall be valued on the basis of an analysis of all sales data occurring during the two-year period prior to October 1, 2023. The analysis and application of sales data shall be governed by procedures and techniques expressly approved by the ASSESSOR. CONTRACTOR shall make a careful investigation of this data and shall consult owners, realtors, banks and other sources for information relative to sales of properties within the CITY. All factors affecting the final values of land shall be considered, such as location, zoning, inland wetlands, topography, soil conditions, utilities, size, vacancy, form of ownership, non-conforming uses, and zoning variances. Non-conforming uses and zoning variances shall be considered in establishing values. A brief description of each lot or parcel of land, together with the valuation computations, shall be entered on the field record card.

3. Land Value Unit

The CONTRACTOR shall prepare land unit values by front foot, square foot, acreage or fractional acreage; whichever in the judgment of the CONTRACTOR and ASSESSOR most accurately reflects the market for the appraised land.

4. Land Value Map

The CONTRACTOR shall delineate the land value units on all streets and acreage in the CITY on a suitable map or computer medium to be provided by the CITY. The land value map shall be returned to the CITY prior to the completion of the PROJECT.

5. Neighborhood Delineation

After consideration of the environmental, economic and social characteristics of the CITY, the CONTRACTOR shall, with the cooperation and approval of the ASSESSOR, delineate "neighborhood" units within the CITY. Each neighborhood unit will, in the CONTRACTOR'S opinion, exhibit homogenous characteristics. Each neighborhood unit will be assigned a separate identification code, which will be used for valuation. These neighborhood codes shall be recorded and maintained on all property record cards and computer database.

APPRAISAL SPECIFICATIONS (Continued)**B. APPRAISAL OF RESIDENTIAL BUILDINGS AND STRUCTURES****1. Interior Inspections**

- a. The CONTRACTOR will perform inspections of all sold properties to be utilized in the analysis which will include a minimum of 18 months of sales which are estimated at approximately 500 properties. Interior inspections will be at the discretion of the contractor.
- b. The CITY is to perform the inspection of all outstanding Building Permits applicable to the New London October 1, 2023 revaluation.
- c. The Contractor is to perform inspections of all commercial and industrial properties which are estimated at approximately 290 properties.

2. Exterior Inspections

- a. The perimeter of all improvements shall be carefully reviewed for accuracy against the ASSESSORS's current records by the contractor.
- b. The CONTRACTOR will utilize sketch verification / validation software to place sketch overlays onto aerial ortho photography to determine errors. The company will purchase the aerial photography as part of the revaluation contract. A list of failed parcels will be combined with sale and permit inspections to be visited in the field.
- c. The CONTRACTOR will take street level images of each parcel in the entire CITY of New London and will migrate these images in concert with the ortho photography as noted above. Qualified appraisers will then have the opportunity to utilize aerial imagery, street level photos, sketch overlays and extracted CAMA data during the final review process. All changes will be integrated into the corresponding fields in the existing CAMA system as to reduce the data entry error rate. All existing CAMA data including sketches in the current CAMA system will be available to the CONTRACTOR for verification.

APPRAISAL SPECIFICATIONS (Continued)B. APPRAISAL OF RESIDENTIAL BUILDINGS AND STRUCTURES (Continued)3. Review

All properties shall be reviewed in the field by the CONTRACTOR'S personnel qualified as reviewers, as previously prescribed in these specifications. The properties shall be reviewed for classification, final value, and to assure that their value is correlated to comparable properties. The ASSESSOR shall be notified of the dates of reviewing and be entitled to accompany the reviewers during this phase of the revaluation.

4. Pricing and Valuations

Pricing and valuations of all land and buildings must reflect the true and actual value as of October 1, 2023, and shall be done from and in accordance with the previously approved manuals and schedules. The final valuation shall be the true and actual value of the structures plus the fair market value of the land. In arriving at the true and actual value of the structures, replacement cost less depreciation from all causes may be considered along with other factors affecting the value of the property, all of which shall be noted on the property record card.

C. APPRAISAL OF COMMERCIAL, INDUSTRIAL, PUBLIC UTILITY AND SPECIAL PURPOSE PROPERTIES1. General

All commercial, industrial, public utility and special purpose buildings shall be inspected, priced and reviewed in the same manner as residential properties as set forth previously in these specifications, except that the dimensions of all buildings shall also include the height, which shall be recorded on the property records card when needed.

2. Description

All buildings shall be identified and described as to component parts of construction, size, area, usage, and present occupant(s) on the proper forms, as previously prescribed in these specifications.

APPRAISAL SPECIFICATIONS (Continued)3. Income Approach

Income and expense data gathered by the CITY shall be utilized by the CONTRACTOR for income producing and, where appropriate, owner-occupied properties. Any income and expense data with accompanying summary reports and rent schedules shall become property of the CITY. All information filed and furnished with the Income and Expense report shall not be a public record and is not subject to the provisions of Section 1-200 et seq. (Freedom of Information Act) of the Connecticut General Statutes. From these returns and other data sources, such as field investigations and interviews, the CONTRACTOR will establish market or economic rent and expenses for income producing properties. The CONTRACTOR shall also develop capitalization rates by investigating local and regional sales, market and financial data. Rates shall be established for the various classes of property and checked by bankers, investors and appraisers to ensure their accuracy. When the rates and methods (inclusive of a discount cash flow when appropriate) have been approved by the ASSESSOR, the CONTRACTOR shall perform the income approach using both actual and economic income and expenses. The CONTRACTOR shall be responsible for entering all income data into the Tyler CAMA system.

4. Yard and/or Site Improvements

All yard improvements shall be listed and valued separately

5. Review

All final reviews and inspections shall be made in the same manner and for the same purpose as prescribed for residential properties. The reviewer shall be completely trained and fully experienced in the appraisal of the particular type and kind of commercial, industrial, public utility or special purpose building; the final value for which he or she is responsible.

APPRAISAL SPECIFICATIONS (Continued)D. CONTROL AND QUALITY CHECKS1. Field Checks

The ASSESSOR shall spot check in the field, properties picked at random by the ASSESSOR, with or without the appropriate CONTRACTOR'S supervisor.

2. Building Permits

The ASSESSOR shall screen and make available, on a timely basis, to the CONTRACTOR copies of all building permits issued during the course of the revaluation to allow the inclusion of all new construction, additions, and remodeling in the CONTRACTOR'S appraisals.

The ASSESSOR shall be responsible for the inspection of all properties with outstanding Building Permits.

3. Incomplete Construction

The ASSESSOR shall code as unfinished construction all property cards which appear to have incomplete improvements on the October 1, 2023 Grand List. The street card shall show the percentage of completion based upon a schedule approved by the ASSESSOR, and reflect the percentage of completion in the valuation.

4. Sales Analysis

Sales analyses of sold properties 18 months prior to the revaluation date shall be performed as means of substantiating the values derived. These analyses shall be done on the aggregate of all residential properties and on each of the neighborhoods previously delineated. The sales analyses shall include, at minimum, sales ratios, coefficients of dispersion, price-related differential and sold/unsold property test. Any additional requests for sales analyses by the ASSESSOR shall also be performed.

5. Performance Based Revaluation Standards

All fair market values that are developed by the CONTRACTOR must meet the Performance Based Testing Standards developed by the State of Connecticut Office of Policy and Management in accordance with Section 12-62i of the Connecticut General Statutes.

RESPONSIBILITIES OF THE CITY

A. NATURE OF SERVICE

It is clearly understood and agreed that the services rendered by the CONTRACTOR are in the nature of assistance to the ASSESSOR and all decisions as to proper valuations shall rest with the ASSESSOR.

B. COOPERATION

The ASSESSOR, CITY, and its employees will cooperate with, and render all reasonable assistance to the CONTRACTOR and its employees.

C. ITEMS FURNISHED BY THE CITY

The CITY shall furnish the following:

1. Maps

The CITY shall furnish one (1) set of the most up-to-date CITY Tax Maps that are currently available showing streets and property lines and boundaries.

2. Land Dimensions

The CITY will make available lot sizes and total acreage to CONTRACTOR of all pieces of property.

3. Zoning

The CITY will provide current CITY zoning regulations and zoning maps.

4. Existing Property Record Cards

The CITY will make available the present field cards.

5. Property Transfers

The CITY shall notify the CONTRACTOR, on a regular basis, of property splits and transfers occurring after the initial creation of the revaluation database by the CONTRACTOR. The CONTRACTOR shall update the revaluation database as necessary.

RESPONSIBILITIES OF THE CITY (Continued)

6. Building Permits

The CITY shall make available when needed copies of all building permits issued during the course of the revaluation project up to October 1, 2023.

7. Signing of Communications

The CITY shall sign, by the ASSESSOR, communications to be mailed at CONTRACTOR'S expense, for the purpose of contacting a property owner for inspection of the property when needed.

8. Mailing Address

The CITY shall make available through the ASSESSOR'S or Tax Collector's Office the current mailing address and other relative data that exists on the administrative program for all property owners.

9. Office Space

The CITY shall furnish the CONTRACTOR sufficient office space to carry out the terms of this contract when needed. The CITY will provide office space at the New London CITY Hall. There will also be space at the same location for meetings and conducting the informal hearings.

TRANSMITTAL OF DELIVERABLES TO THE ASSESSOR

1. **RECORDS**

Regular periodic delivery of appraisals and other information required under this agreement, as completed, and in accordance to a schedule hereinabove set forth or agreeable to the ASSESSOR shall be made to the ASSESSOR for her review. All appraisals of buildings either complete or under construction, shall be completed as of October 1, 2023. All completed and/or corrected records shall be turned over to the ASSESSOR as of December 28, 2023. The final inspection and review shall take into consideration any known or apparent changes in the individual property since they were first inspected in order that the final appraisal of property shall be appraised as of October 1, 2023.

This information and/or appraisals and records shall not be made public until after the informal public meetings, except to the extent public access may be compulsory under provisions of applicable law.

It is understood and agreed that the revaluation of properties covered by this contract shall meet or exceed the standards as outlined in the Connecticut Performance Based Revaluation Standards and Certification of Revaluation (Connecticut General Statutes Sec 12-62), shall be acceptable to the ASSESSOR and shall conform to the procedures and technical requirements of the ASSESSOR and, at least weekly the CONTRACTOR shall meet with the ASSESSOR to discuss the status and progress of the project and issues that may have come to the attention of either the CONTRACTOR or the ASSESSOR.

2. **CAMA SYSTEM**

The CONTRACTOR shall update property appraisal data on the CAMA system installed on The CITY'S computers at least monthly as completed, and finalized no later than November 17, 2023.

END OF SPECIFICATIONS

Appendix B

2022-10 2023 Reappraisal and Revaluation

2021 GRAND LIST OF TAXABLE PROPERTY FOR CITY OF NEW LONDON NEW VALUE 06/28/2022

TYPE OF ACCOUNTS	# OF ACCOUNTS	GROSS ASSESSMENT	TOTAL EXEMPTIONS	TOTAL NET VALUE
REAL ESTATE REGULAR	6815	1,286,434,905	20,068,449	1,266,366,456
REAL ESTATE ELD H.O	101	10,528,290	158,500	10,369,790
TOTAL REAL ESTATE TAXABLE	6916	1,296,963,195	20,226,949	1,276,736,246
REAL ESTATE EXEMPT	322	942,674,683	942,674,683	0
REAL ESTATE TOTALS	7238	2,239,637,878	962,901,632	1,276,736,246
PERSONAL	1636	213,834,190	54,258,271	159,575,919
MOTOR VEHICLE	16395	157,731,781	4,585,435	153,146,346
FINAL TOTAL	25269	2,611,203,849	1,021,745,338	1,589,458,511
FINAL TOTAL TAXABLE	24947	1,668,529,166	79,070,655	1,589,458,511

TAX FOR THIS LIST IS COMPUTED AS FOLLOWS:

REAL ESTATE REGULAR NET	1,266,366,456
ELDERLY HOME OWNERS NET	10,369,790
MOTOR VEHICLE NET	153,146,346
PERSONAL PROPERTY NET	159,575,919
TOTAL NET ASSESSMENT	1,589,458,511

CODE #	OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
100	5,851	RESIDENTIAL	670,840,156
200	888	COMMERCIAL	468,335,270
250	224	10% PENALTY	11,163,789
300	21	INDUSTRIAL	7,361,750
400	3	PUBLIC UTILITY	307,090
500	211	VACANT LAND	11,401,570
600	2	USE ASSESSMENT	5,110
800	165	APARTMENTS	127,548,460
	7,365	GRAND TOTAL	1,296,963,195

CODE #	OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
1	13261	PASSENGER	125,223,359
2	309	COMMERCIAL	7,798,585
3	1399	COMBINATION	16,925,662
4	1	FARM	21,000
8	1425	ALL OTHER REGISTERED MV	7,763,175
	16395	GRAND TOTAL	157,731,781

CODE #	OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
09	58	NON REG VEHICLE	918,460
10	72	INDUSTRIAL M&E	7,578,360
12	4	COMML FISHING..	28,520
13	13	MAN. M & E.....	3,604,140
16	1,397	FURN/FIX/EQP...	76,242,720
19	91	MECHANICS TOOLS	820,890
20	1,031	EDP EQUIPMENT..	17,469,090
21	39	TELECOM EQUIP	2,719,680
22	19	CABLES/COND/ETC	77,868,680
23	883	SUPPLIES.....	779,040
24	499	MISC TAX PROP..	22,786,030
25	772	25% PENALTY....	3,018,580
	4,878	GRAND TOTAL	213,834,190

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PART IV - EXEMPTIONS 2021 GRAND LIST OF TAXABLE PROPERTY FOR CITY OF NEW LONDON NEW VALUE 06/28/2022

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CODE	EXEMPTION DESCRIPTION	NUMBER	REAL ESTATE	NUMBER	MOTOR VEHICLE	NUMBER	PERSONAL	TOTAL
A	NON-REIMBURSED VETERANS	364	525,500	128	436,070			961,570
B	REIMB ADDL VET / INCOME	23	81,000	3	16,000			97,000
C	REIMB ADDL VET/NON INCOME	319	231,750	104	69,890			301,640
D	DISABILITY - NON REIMB	21	21,000	16	47,920			68,920
E	100% DISABLED - REIMB	59	60,000	40	37,500			97,500
F	BLIND	9	26,000					26,000
G	ECONOMIC & DEVELOPMENTAL	31	17,221,585			1	260,728	17,482,313
H	ENVIRONMENTAL & DEVELOPM	13	2,060,114			1	260,728	2,320,842
I	FARM AND MECHANICS					1	500	500
J	SOLAR ENERGY/POLLUT CNTRL					44	3,728,390	3,728,390
K	PP/TAX EXEMPT INSTITUTION			154	1,479,680	89	46,412,805	47,892,485
L	INDIVIDUALS							
M	MISCELLANEOUS			95	1,062,169	3	1,160	1,063,329
N	MANUFACTURERS & TRUCKS			10	1,436,206			1,436,206
O	PHASE-IN RESIDENTIAL							
P	PHASE-IN NON RESIDENTIAL							
Q	RESIDENTIAL FIXED ASSMNT							
R	MME							
T	MV EXEMPT							
U	MME					12	3,593,960	3,593,960
	GRAND TOTAL	839	20,226,949	550	4,585,435	151	54,258,271	79,070,655

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SUMMARY TOTAL PAGE

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GRAND LIST OF TAXABLE PROPERTY FOR CITY OF NEW LONDON NEW VALUE 06/28/2022

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	TOTAL EXEMPTIONS	GROSS ASSESSMENT	NET VALUE
TOTAL PART 1: REAL PROPERTY (CODES 100 THRU 800)		1,296,963,195	
TOTAL PART 2: REG.MOTOR VEHICLE (CODES 01-04, #8)		157,731,781	
TOTAL PART 3: PERSONAL PROPERTY (CODE 9 THRU 25)		213,834,190	
TOTAL GROSS GRAND LIST VALUES		1,668,529,166	
TOTAL PART 4: PROPERTY EXEMPTION (CODES A-R)			
REAL ESTATE	20,226,949		
MOTOR VEHICLE	4,585,435		
PERSONAL PROPERTY	54,258,271		
TOTAL PART 4:	79,070,655		
TOTAL NET GRAND LIST VALUE			1,589,458,511

STATE OF CONNECTICUT
 2021 GRAND LIST OF TAXABLE PROPERTY FOR
 CITY OF NEW LONDON
 06/28/2022

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TYPE OF ACCOUNTS	YEAR	# OF ACCTS	GROSS ASSESSMENT	BAA ADJUSTMENT	TOTAL EXEMPTIONS	TOTAL NET VALUE
REAL ESTATE REGULAR	2021	6814	1,287,408,660	-1,476,915	20,108,449	1,267,300,211
REAL ESTATE ELD H.O	2021	102	10,386,530	0	158,500	10,228,030
REAL ESTATE EXEMPT	2021	322	942,772,930	0	942,772,930	0
REAL ESTATE TOTALS	2021	7238	2,240,568,120	-1,476,915	963,039,879	1,277,528,241
PERSONAL	2021	1636	213,837,730	-1,920,890	54,253,621	159,584,109
MOTOR VEHICLE	2021	16395	155,050,650	0	3,094,700	151,955,950
FINAL TOTAL	2021	25269	2,609,456,500	-3,397,805	1,020,388,200	1,589,068,300

TAX FOR THIS LIST IS COMPUTED AS FOLLOWS:

REAL ESTATE REGULAR NET	1,267,300,211
MOTOR VEHICLE NET	151,955,950
PERSONAL PROPERTY NET	159,584,109
ELDERLY HOME OWNERS NET	10,228,030
TOTAL NET ASSESSMENT	1,589,068,300

CODE #	OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
100	5,851	RESIDENTIAL	670,741,909
200	889	COMMERCIAL	469,174,290
250	229	10% PENALTY	11,255,011
300	21	INDUSTRIAL	7,361,750
400	3	PUBLIC UTILITY	307,090
500	211	VACANT LAND	11,401,570
600	2	USE ASSESSMENT	5,110
800	165	APARTMENTS	127,548,460
	7,371	GRAND TOTAL	1,297,795,190

2022-10 2023 Reappraisal and Revaluation

CODE #	OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
01	13261	PASSENGER	126,322,760
02	309	COMMERCIAL	3,865,500
03	1399	COMBINATION	17,039,800
04	1	FARM	21,000
08	1425	ALL OTHER REGISTERED MV	7,801,590
	16395	GRAND TOTAL	155,050,650

2022-10 2023 Reappraisal and Revaluation

CODE #	OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
09	58	NON REG VEHICLE	918,460
10	72	INDUSTRIAL M&E	7,578,360
12	4	COMML FISHING..	28,520
13	13	MAN. M & E.....	3,604,140
16	1,397	FURN/FIX/EQP...	76,241,860
19	91	MECHANICS TOOLS	820,890
20	1,031	EDP EQUIPMENT..	17,468,470
21	39	TELECOM EQUIP	2,719,680
22	19	CABLES/COND/ETC	77,868,680
23	883	SUPPLIES.....	778,990
24	499	MISC TAX PROP..	22,791,100
25	772	25% PENALTY....	3,018,580
	4,878	GRAND TOTAL	213,837,730

2022-10 2023 Reappraisal and Revaluation

CODE	EXEMPTION DESCRIPTION	NUMBER	REAL ESTATE	NUMBER	MOTOR VEHICLE	NUMBER	PERSONAL	TOTAL
A	NON-REIMBURSED VETERANS	375	546,000	126	414,000			960,000
B	REIMB ADDL VET / INCOME	25	90,000	2	9,000			99,000
C	REIMB ADDL VET/NON INCOME	327	239,250	104	69,890			309,140
D	DISABILITY - NON REIMB	22	22,000	16	47,920			69,920
E	100% DISABLED - REIMB	61	62,000	39	36,500			98,500
F	BLIND	9	26,000					26,000
G	ECONOMIC & DEVELOPMENTAL	31	17,221,585			1	260,728	17,482,313
H	ENVIRONMENTAL & DEVELOPM	13	2,060,114			1	260,728	2,320,842
I	FARM AND MECHANICS					1	500	500
J	SOLAR ENERGY/POLLUT CNTRL					44	3,728,390	3,728,390
K	PP/TAX EXEMPT INSTITUTION			154	1,479,680	87	46,408,155	47,887,835
L	INDIVIDUALS							
M	MISCELLANEOUS			93	1,037,710	3	1,160	1,038,870
N	MANUFACTURERS & TRUCKS							
O	PHASE-IN RESIDENTIAL							
P	PHASE-IN NON RESIDENTIAL							
Q	RESIDENTIAL FIXED ASSMNT							
R	MME							
T	MV EXEMPT							
U	MME					12	3,593,960	3,593,960
	GRAND TOTAL	863	20,266,949	534	3,094,700	149	54,253,621	77,615,270

2022-10 2023 Reappraisal and Revaluation

	TOTAL EXEMPTIONS	GROSS ASSESSMENT	NET VALUE
TOTAL PART 1: REAL PROPERTY (CODES 100 THRU 800)		1,297,795,190	
TOTAL PART 2: REG.MOTOR VEHICLE (CODES 01-04, #8)		155,050,650	
TOTAL PART 3: PERSONAL PROPERTY (CODE 9 THRU 25)		213,837,730	
TOTAL GROSS GRAND LIST VALUES		1,666,683,570	
TOTAL PART 4: PROPERTY EXEMPTION (CODES A-R)			
REAL ESTATE	20,266,949		
MOTOR VEHICLE	3,094,700		
PERSONAL PROPERTY	54,253,621		
TOTAL PART 4:	77,615,270		
TOTAL NET GRAND LIST VALUE			1,589,068,300

2022-10 2023 Reappraisal and Revaluation

STATE OF CONNECTICUT
 2021 GRAND LIST OF NONTAXABLE PROPERTY FOR
 CITY OF NEW LONDON
 06/28/2022

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2022-10 2023 Reappraisal and Revaluation

	CODE	EXEMPTION DESCRIPTION	CODE	CODE DESCRIPTION	TOTAL
FEDERAL	AAAX	XMT FEDERAL	200	COMMERCIAL	141,301,650
				SUBTOTAL	141,301,650
MUNICIPAL	BAAX	XMT MUNICIPAL	200	COMMERCIAL	150,839,300
	BBAX		200	COMMERCIAL	38,045,630
				SUBTOTAL	188,884,930
SCI, EDU, HIST, CHAR	DBAX		100	RESIDENTIAL	249,130
			200	COMMERCIAL	30,715,720
	DDAX		100	RESIDENTIAL	191,170
			200	COMMERCIAL	1,894,270
	DEAX		100	RESIDENTIAL	425,250
			200	COMMERCIAL	17,671,190
			500	VACANT LAND	1,470
			800	APARTMENTS	206,430
	DAAX	XMT S12-81(7) SCIENTIFIC	200	COMMERCIAL	14,210
	DCAX		200	COMMERCIAL	6,559,350
				SUBTOTAL	57,928,190
CEMETARY	GAAX	XMT CEMETARIES	200	COMMERCIAL	7,948,640
				SUBTOTAL	7,948,640
HOUSE OF RELIGIOUS WORSHIP	HAAX	XMT CHURCHES	100	RESIDENTIAL	205,310
			200	COMMERCIAL	42,006,300
				SUBTOTAL	42,211,610
NON PROFIT ORGANIZATION	IBAX		100	RESIDENTIAL	1,674,400
			200	COMMERCIAL	126,770
				SUBTOTAL	1,801,170
HOUSE USED BY CLERGYMAN	JAAX	XMT HSE OF OFF CLERGYMAN	100	RESIDENTIAL	787,780
			200	COMMERCIAL	759,220
				SUBTOTAL	1,547,000
HEALTHCARE/HMO'S	KAAX	XMT S12-81(16) HOSPITAL	200	COMMERCIAL	820,400
				SUBTOTAL	820,400
VETERAN'S ORGANIZATION	LAAX	XMT VET ORGANIZATIONS	200	COMMERCIAL	299,810
				SUBTOTAL	299,810
STATE OWNED FACILITIES	OABX	XMT STATE ADMINISTRATION	200	COMMERCIAL	11,905,320
	ODBX		200	COMMERCIAL	862,190

