

Service Delivery Plan

Revaluation Project Timeline

October 2020 – October 2021

- Commercial Data Collection and Data Entry
 - Perform inspections of all commercial properties and neighborhoods as per RFP (page 24)
 - Income & Expense Statements provided by property owners and input into a Commercial Valuation Spreadsheet
 - Field inspect commercial sales and listings, and input data into the Commercial Valuation Spreadsheet
- Residential Data Collection and Data Entry
 - Perform inspections of all residential properties and neighborhoods
 - After initial attempt to gain entry, if there is a refusal or no answer to Call back notice, Munival sends out notification letter on a format approved by the Assessor
 - Field inspect properties as needed
 - Make corrections to the CAMA
- Market Data Research and Analysis
 - Review PwC market survey and regional sales reporting current overall capitalization rates
 - Review CoStar market rent and vacancy rates for retail and office properties
 - Develop market income and expense tables (market rents, vacancy, operating expenses, and capitalization rates)
 - Review with the Assessor
- Sales Research and Verification
 - Study all sales occurring during the two-year period prior to revaluation and all current listings
 - Field inspect residential sales (land and improved) and listings
 - Investigate sales with MLS, owners, realtors, banks, and other available sources

July 2021 – August 2021

- Commercial Valuation Analysis
 - Apply market rents, vacancy, operating expenses, and capitalization rates to each income-producing property in the Commercial Valuation Spreadsheet
 - Field review income approach values
 - Review income values with the Assessor
 - Input income tables into CAMA and value every income-producing property
 - Update building cost tables in the CAMA (Marshall Valuation Service and sales extraction
 - Develop land tables in the CAMA (vacant land sales and extraction from sales and income values)
 - Arrive at cost values
 - Correlate cost values and income values in the CAMA
 - Field review commercial values
- Residential Valuation Analysis
 - Review the Land Value Map and neighborhood delineations with the Assessor



- Input land tables into CAMA
- Review land influence factors on individual parcels for items such as wetlands, topography and zoning non-conformity
- Field review land values
- Review land values with the Assessor
- Study new construction in Town to identify local building construction costs new
- Extract depreciated building values from recent sales of improved residential properties
- Review Marshall Valuation Service for cost trends and current residential construction
- Review building cost tables with the Assessor (new construction in Town, sales extraction, and Marshall Valuation Service)
- Update building cost tables in the CAMA
- Review depreciation tables with the Assessor and update in the CAMA
- Value all residential property in the CAMA, run statistics, review outliers, and discuss with the Assessor
- Field review final residential values
- Review final residential values with the Assessor

August 2021 – October 2021

- Commercial Valuation
 - Watch for new residential sales and adjust model (if necessary)
 - Watch for new commercial sales and adjust the CAMA model (if necessary)
 - Prepare valuation summary sheets for special purpose or regional properties (nursing homes, assisted living, hotels, large office, or retail properties, etc.)
 - Available to meet with top taxpayers prior to informal hearings to explain valuation methodology and gain consensus on value (at Assessor's discretion)

November 2021 –December 2021

- Assessment notices mailed
- Conduct informal hearings - meet with owners, answer questions, note concern
- Review value changes with the Assessor
- Finalize residential values
- Prepare Revaluation Manual for the Assessor outlining process
- Consult with town on any court appeals, attend pretrial conferences (Town Hall or Superior Court)
- Repeat residential valuation, statistical analysis, and review as necessary to improve valuation model



Major Project Delivery Milestones

Task	Start Date	Finish Date
Revaluation work to commence not later than	Two (2) weeks after contract signing	
Data Collection to be completed from	July 1, 2021	July 1, 2022
Commercial, industrial, public utility and tax-exempt valuation to be completed & delivered to the Assessor by (except for current building permits)		September 1, 2022
Land study and values set & completed and delivered to the Assessor by		September 1, 2022
Building cost manual completed by		October 1, 2022
Study of market rents, expenses and capitalization factors by		October 1, 2022
Deliver completed CAMA database, property record cards with all measurements, listings, sketches, pricing and suggested values to the Assessor according to the following schedule:		
Assessor completes review and final adjustments made for real property no later than		November 5, 2022
Assessment change notices mailed to comply with requirements of Connecticut State Statutes, Section 12-62 (f) by (Municipal to pay postage)		November 15, 2022
Informal hearings will take place from	November 29, 2022	December 20, 2022
Notices of results of informal hearings completed shall be completed on forms approved by the Assessor and mailed out (Municipal to pay postage), computer filed and final property record cards printed & delivered to the Assessor in alphabetical street order no later than		December 30, 2022



Quality Control & Status Reports

Our qualified reviewers will examine all properties in the field. In addition to reviewing classifications and final values, our reviewers will ensure that the properties are correlated to comparable properties. In addition to providing the Assessor with review dates, we will welcome the Assessor to accompany our reviewers during this phase of the revaluation. We will tabulate weekly totals, then create a monthly status report for the Assessor. This status report will detail the steps in the revaluation process, along with the numerical and percentage completed. We will tailor the report to meet the needs of the Assessor's office.

Revaluation Methodology

Sales comparison, income capitalization and cost are the three approaches to value. For each property, we will use the appropriate appraisal method, as listed below:

- Vacant Land – Comparable Sales Approach (and Land Residual Analysis)
- Improved Residential – Cost Approach / Comparable Sales Approach
- Improved Commercial – Cost Approach / Comparable Sales Approach / Income Approach
- Improved Industrial – Cost Approach / Comparable Sales Approach / Income Approach
- Condominium- Comparable Sales Approach
- Special Purpose and Exempt Property – Cost Approach / Comparable Sales Approach

Cost Approach

We will determine land values by examining comparable land sales or the land residual analysis. If sufficient comparables within the City do not exist, we will examine sales from comparable regional locations outside Stamford. Replacement cost estimates for the buildings and site improvements are based on Marshall Valuation Service, or a comparable cost service employed by the City. Where available, trended historic costs for recently constructed properties are utilized as additional indications of replacement cost new. We will apply deductions for accrued depreciation, and/or additions for developer's profit based on our physical inspection of the property and market factors.

Sales Comparison Approach

We will examine recent property transfers with improvements similar to the property in question. We compare and adjust these properties to the subject property, and give consideration to such value-influencing variables including time, location, physical characteristics of the site and improvements, financing, and conditions of sale.

Since some properties compete outside Stamford, we will consider and develop sales of properties throughout the state. In addition, we prepare a commercial sales book that details all verified commercial/industrial properties to help ensure accurate valuations, and to provide support during the informal public hearings.



Income Capitalization Approach

The Income Approach is the primary methodology applicable to commercial, multi-family, and industrial properties. This approach is developed through direct capitalization, where an overall capitalization rate is applied to stabilized net operating income. The basis for the analysis is the Income and Expense (I & E) data provided by property owners to the City of Stamford, the Kerin & Fazio proprietary database, CoStar, and MLS. The I&E data is entered into an Excel spreadsheet containing all commercial and industrial properties within the municipality. The properties are identified by property type, location, and physical characteristics. Net operating income is developed by developing market rent, vacancy and operating expenses. Consideration is given to the actual reported income and expenses, reconciled with comparable market data. Capitalization rates are developed by using comparable sales data, the band-of-investment technique, debt-coverage formula and investor surveys. We will apply tax loads based on consultation with the Assessor. We may develop discounted cash flow analyses as additional support if appropriate for the type of property under analysis.

A going-concern analysis is developed for trade related properties such as hotels, skilled nursing facilities, assisted living facilities, and golf courses. This analysis is developed utilizing the net operating income associated with the going concern and deducting the value of personal property and intangibles to conclude a value for the real estate.

Sales Analysis

We use the industry-standard SPSS statistical program to measure and test the statistical reliability of sales. We will conduct the following tests and analyses to ensure a quality revaluation for Stamford:

- Coefficient of Dispersion and Variance tests
- Price Related Differential Testing
- Use of MRA Statistics to measure the effect of variables on value
- Use of MRA Statistics to create valuation models
- Isolating the effect of age, style and location on value
- Statistical Measures of Standard Deviation, Mean, Mode and Median
- Tracking of Listings and sales
- Verification of sales data to include conditions of sale, financing, and terms of transfer

Munival has consistently exceeded performance-based testing standards as required by all revaluation consultants since 2002. Valuation testing ranges indicated less than 10% COD, with less than 3% deviation in PRD testing.

Sales Verification Process

Comparable sales are physically inspected and the terms of sale, purchase price, financing, and special conditions are verified to judge the validity of the sale. The determination of validity is a cooperative effort with the Assessor, and the revaluation supervisor. Since the physical characteristics can change after the



sale, we research and analyze MLS system to verify actual characteristics at the time of sale. If there are ambiguities, information is requested from the listing or buyer's agent. At the Assessor's discretion, sales verification letter can be sent to verify the municipalities data.

Public Relations

We will work with the Stamford Assessor's office to increase public awareness, understanding, and support of the revaluation process. Our experience has shown that public relations issues arise when the public is misinformed or ignored.

At the Assessor's discretion, we suggest leveraging the Web, social media, local media, public meetings, and direct mailings to meet public relations goals throughout the revaluation process. In addition, the data collection process provides opportunities to interact with the public, and our data collectors are trained in effective public relations strategies. In past assignments, our public relations program has included:

- Press releases and outreach through social media
- Direct mailings
- Direct contact and public meetings
- Customer service representatives

Press Releases and Social Media

We suggest a series of press releases and social media outreach to meet the following goals:

- Introduce the revaluation process
- Provide field worker locations
- Present an article explaining the valuation process and the appeal process

Direct Mailings

We would work with the Assessor to generate direct mailings to taxpayers to meet public relations goals. Mailings could coincide with field worker visits, describe the revaluation process, or provide answers to frequently asked questions (see sample brochure on following page).

Direct Contact and Public Meetings

Direct contact is the most important public relations effort, because it cultivates trust and confidence in the community. When field workers inspect a property with care, they help build community trust. Direct contact can also be conducted through local access cable or City meetings. Our public presentations are professionally prepared and executed. We provide handouts, and encourage audience participation. In these presentations, we use an inquiry approach to build support and credibility for the revaluation project.

Our project managers will attend all meetings to outline the revaluation program. They have broad, collective experience that includes course instruction for the Connecticut Bar Association, New Haven County Bar



Association, Connecticut Association of Assessing Officers, Northeast Regional Association of Assessing Officers and other local organizations. They also have organized and attended many meetings with community boards, condo associates and citizen groups concerning assessment issues and explanations of the revaluation process.

Customer Service Representatives

An additional important aspect of our public relations capabilities is our in-house customer service, with representatives available during normal business hours. Our representatives are well versed in the revaluation process, and are trained to treat tax payers with respect and courtesy.


Direct Mailings – Sample Brochure

After I receive my notice in November of 20xx, what can I do if I disagree with my new assessed value?

An assessment appeal is not a complaint about taxes or how much your assessment has changed. It is an attempt to prove that your property's estimated market value is inaccurate or unfair based on recent sales of comparable properties. Your first appeal should be with the revaluation company. At your hearing, revaluation staff will be available to explain the procedures used to value your property. If you are not satisfied with the results of that hearing, the Board of Assessment Appeals will be meeting in the Spring of 20XX to hear all appeals on the Grand List of 20XX. Your final appeal is before the courts under Section 12-117a of the General Statutes.

Does this revaluation affect my October 1, 2016 assessment and my July, 20XX tax bill?

No. As in any other non-revaluation year, unless you make improvements to your property, your assessment will remain unchanged from the October 1, 20XX Grand List. The mill rate for the 20XX Grand List will be established in May of 20XX and your July 20XX tax bill will be calculated based on your current assessment.



THANK YOU IN ADVANCE FOR YOUR COOPERATION.

Prepaid \$1.00
 US Postage PAID
 Waterbury, CT
 Permit No. 3333

Assessor's Office
 123 Any Street
 Any Town, CT 06000

City of XXXXXX

QUESTIONS AND ANSWERS ABOUT THE 20XX REVALUATION

Assessor's Office
 123 Any Street
 Any Town, CT 06000

Tel: (xxx) xxx-xxxx or
 Visit www.anytownet.org

REVALUATION SCHEDULE
 Data Collection: Through September 20xx
 Assessment Notices Mailed: November 20xx
 Informal Hearings with Revaluation Company: December 20xx
 Board of Assessment Appeals: March 20xx
 Mill Rate Set: May 20xx
 Tax Bills Due: July 20xx



What is the purpose of this brochure?

This brochure serves to inform you that the City of Any Town will be conducting a revaluation of all property for the Grand List of October 1, 20XX.

Why is Any Town undergoing a revaluation now?

The State of Connecticut, pursuant to Section 12-62 of the General Statutes, requires that the City of Torrington conduct this revaluation for the Grand List of October 1, 20XX. The purpose of a revaluation is to eliminate any assessment inequities that may have developed since the implementation of the previous 20XX revaluation. A revaluation ensures fairness and equity in the collection of revenue for City purposes.

What exactly is a revaluation?

A revaluation is an update of all real property values as of October 1, 20XX. It consists of appraising the value of the properties, both taxable and exempt, using recent sales, building costs and income and expense information of similar properties. All residential, commercial, apartments, industrial, vacant land, churches, school buildings and all other real estate will be valued.

How does the City perform a revaluation?

The Town has contracted with Municipal Valuation Services, a Connecticut certified revaluation company, to assist in the revaluation. The firm will analyze recent sales data, review the calculated values, and meet with the public to answer questions about the methods utilized and the concluded assessments. Valuation models are developed based on market data collected since the last revaluation. These models are then statistically tested as is required by the State Statutes and the Office of Policy and Management, to verify their ability to accurately and equitably predict estimates of current market value. The Assessor's Office will be directing all activities of the revaluation consultants, and will be overseeing quality control and valuation analyses. For current information and the revaluation process updates, visit www.anytownct.org.



What is market value?



The Appraisal Institute defines market value as "the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after a reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress." Sales such as foreclosures and family sales are not considered to be "arm's length" or market transactions.

Does the City want to inspect the interior of my property?

Only recent property sales will be inspected during the 20XX revaluation. A careful inspection and analysis of recent sales helps identify and quantify the features that motivate buyers and sellers in the Torrington real estate market.

No other property inspections are required. A complete inventory of each property in the City was undertaken during the 20XX revaluation. Since that time, data accuracy was maintained through an ongoing inspection program, which included the physical inspection of all renovated properties and new construction.

Your role as a taxpayer in Any Town is to make sure that the data we have on your property (or any property) is correct. If you desire an interior inspection, you may phone the Assessor's office to schedule an appointment.

If I recently purchased my property, how much time will this field inspection take?

The inspection time varies according to the size and complexity of your home, but in most cases will only take ten to twenty minutes.

Will these field representatives be identified?

Yes. Each representative will be properly identified. You may also call the Assessor's Office and/or the Police Department to verify a representative's identity.

How and when will my taxes be affected by this revaluation?

The revaluation will first affect your July, 20XX tax bill. The amount of your new tax bill is calculated by multiplying your new assessed value times the new mill rate. Since the new mill rate will not be established until the budgetary process has been completed in May of 20XX, it is not possible to estimate your new tax bill at this time.

When will I be notified of my new assessed value?

The revaluation company will send out assessment notices in November, 20XX.

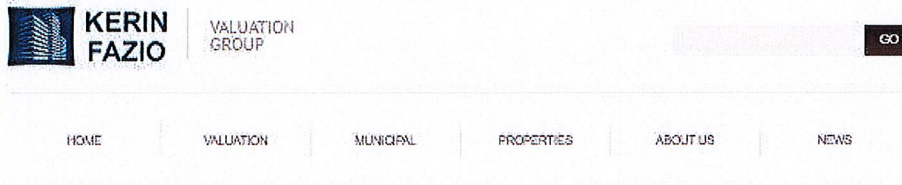
City of Any Town

Assessor's Office
123 Any Street
Any Town, CT 06000

Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx



Munival/Kerin & Fazio Website – Frequently Asked Questions



Frequently Asked Questions

Why is Any Town undergoing a revaluation now?

The State of Connecticut, pursuant to Section 12-62 of the General Statutes, requires that each municipality conduct a revaluation. The purpose of a revaluation is to eliminate any assessment irregularities that may have developed since the implementation of the previous revaluation. A revaluation ensures fairness and equity in the collection of revenue for Municipal purposes.

What exactly is a revaluation?

A revaluation is an update of all real property values as of October 1 of the revaluation year. It consists of appraising the value of the properties, both taxable and exempt, using recent sales, building costs and income and expense information of similar properties. All residential, commercial, apartments, industrial, vacant land, churches, school buildings and all other real estate will be valued.

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The revaluation company will send out assessment notices at the end of the year.

After I receive my notice in November, what can I do if I disagree with my new assessed value?

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Recent News

Kerin to Present at Assessor's Fall Symposium
 Chris Kerin will be among the presenters at the 24th Annual Fall Symposium sponsored by the Connecticut Association of Assessing Officers. He will be discussing the recent Walgreen's Supreme Court decision and its impact on ad valorem taxation.

Gorham Island Office Property Sold for \$23M
 The 44,438 square foot office building in Westport, Connecticut located at 1 Gorham Island sold recently for \$23,180,000. The transaction was recorded on June 16, 2018 with Gorham Island, LLC as the seller and Maplewood Gorham Island, LLC as the buyer.

Dolce Hotel in Norwalk Sold to New York Investor
 The Dolce Hotel of Norwalk, Connecticut sold on June 4, 2016 for \$18,000,000. The sprawling 3 building property, resting on 68.46 acres of land in western Norwalk, was purchased by New York based Queens Plaza North, LLC.

Hartford County Flex/Industrial Market Overview
 The Hartford County Flex/Industrial Market is comprised of 115,070,000 square feet of inventory. As of mid 2nd Quarter 2016 the vacancy rate in Hartford County is 5.2% .40 basis points lower than the 2nd Quarter 2017 rate, and 228 basis points lower than the ten year average.

[View All Real Estate News](#)



Years in Service

MuniVal was originally organized in 2004 under the name Commercial Revaluation Services and is an outgrowth of the vision of Christopher Kerin, MAI and Michael Fazio, MAI. After successfully completing several commercial revaluations, our clients requested that we expand our services to also include residential properties. This prompted a name change to Municipal Valuation Services, LLC. MuniVal has been providing government revaluation services to Connecticut municipalities for the past 15 years.

Company Financial Statements

Municipal Valuation Services, LLC is a privately held company and would gladly provide our financials outside of the public RFP process upon your request.



Contractor’s Statement

Contractor’s Statement

Pursuant to Section 103.1 of the Stamford Code of Ordinances, I hereby provide the following:

If a joint venture, trustee, partnership, limited liability company or partnership, the names and addresses of all joint ventures, beneficiaries, partners or members:

Michael Fazio ~ 1495 Fairfield Beach Road, Fairfield, CT

Christopher Kerin ~ 801 Eleven O’Clock Road, Fairfield, CT

David Herbst ~ 75 Sedan Terrace, Fairfield, CT

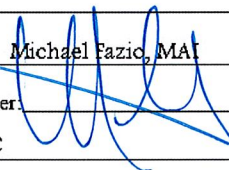
If a corporation, the names and addresses of all officers, and the names and addresses of all parties owning over 10% of its common stock or over 10% of its preferred stocks. If any of said stockholders is a holding corporation, the names and addresses of all persons owning a beneficial interest in over 10% if the common or preferred stock of said holding company.

N/A

The names and positions of all persons listed hereinabove who are elected or appointed officers or employees of the City of Stamford.

None

Name of Bidder/Proposer: Michael Fazio, MA

Signature of Bidder/Proposer: 

Title: Member, LLC

Company Name: Municipal Valuation Services, LLC

Address: 23 Sherman Street, Suite 201, Fairfield, CT 06824

Indicate if company submitting this proposal is: MBE WBE DBE



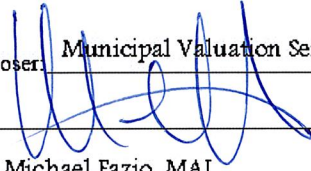
Non-Collusion Affidavit

Non-Collusion Affidavit

The undersigned, having been duly sworn, affirms and says that to the best of his/her knowledge and belief:

1. The prices in this Proposal have been arrived at independently without collusion, consultation, communication, or agreement with any other Proposer or with any competitor for the purpose of restricting competition.
2. Unless otherwise required by law, the prices, which have been quoted in this Proposal, have not been knowingly disclosed by the Proposer and will not knowingly be disclosed by the Proposer prior to opening, directly or indirectly, to any other Proposer or to any competitor.
3. No attempt has been made or will be made by the Proposer to induce any other person, partnership or corporation to submit or not to submit a Proposal for the purpose of restricting competition.

Name of Proposer: Municipal Valuation Services, LLC

By: 

Print Name: Michael Fazio, MAI

Title: Member, LLC


ACKNOWLEDGMENT

STATE OF Connecticut

COUNTY OF Fairfield ss. Fairfield

Date: 12/3/2020

Personally appeared Michael Fazio, as Member, LLC
of the above named firm, and attested that the foregoing statements are true and accurate to the best of his/her knowledge and belief.


Signature of Notary Public **TAMA CAREATHERS**
My Commission Expires: **NOTARY PUBLIC**
MY COMMISSION EXPIRES MAR. 31, 2022

EFFECTIVE: 2/24/09



Compliance Affidavit

City of Stamford
State of Connecticut Contractor Verification (in accordance with Public Act 16-67)

Compliance Affidavit

I, the undersigned, personally and on behalf of Municipal Valuation Services, LLC, having
(Contractor)

been duly sworn, affirm and say that I have read, understand and am in compliance with Public Act 16-67 Concerning the Disclosure of Certain Education Personnel Records, Criminal Penalties for Threatening in Educational Settings and the Exclusion of a Minor's Name from Summary Process Complaints, and that neither I nor said Contractor, to the best of my knowledge, is in possession of any information indicating a finding of abuse or neglect or sexual misconduct, or otherwise have knowledge of such a condition(s) for any employees working on the project identified in RFQ/RFP or Bid S- 809. Further, if I or said Contractor (RFQ/RFP or Bid Number) become aware of any information indicating such a finding, or otherwise gain knowledge of such a condition, I and/or said Contractor will immediately forward such information to the City of Stamford.

Contractor Name: Municipal Valuation Services, LLC

Street Address: 23 Sherman Street, Suite 201

City, State, Zip: Fairfield, Connecticut 06824

Title of person completing this form: Member, LLC

Signature: [Handwritten Signature]

Printed Name: Michael Fazio, MAI

Date: 12/2/2020

ACKNOWLEDGMENT

STATE OF Connecticut

COUNTY OF Fairfield ss. Fairfield

Date: 12/3/2020

Personally appeared Michael Fazio, as Member, LLC of the above named Contractor, and attested that the foregoing statements are true and accurate to the best of his/her knowledge and belief on behalf of himself and said Contractor.

[Handwritten Signature]
Signature of Notary Public

TAMA CAREATHERS
My Commission Expires: NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2022



Certification as to Contract Signatory

CERTIFICATION AS TO CONTRACT SIGNATORY
For Limited Liability Companies (LLCs)
(Effective 9/1/2011)

I, David Herbst, MAI a Member of Municipal Valuation Services, LLC
(name of member or manager) (Member or Manager) (name of LLC)

LLC, a limited liability company organized and existing under the laws of the State of Connecticut (hereinafter the "Company"), hereby certify that:

1. that Municipal Valuation Services, LLC is run by Michael Fazio, Christopher Kerin & David Herbst
(name of LLC) (Members or Managers)

2. that Michael Fazio, MAI is a Member of Municipal Valuation Services, LLC
(name of contact signatory) (Member/Manager) (name of LLC)

and

3. that as such Michael Fazio, MAI is not prohibited from or
(name of Member/Manager who is contract signatory)
limited by the articles of organization from binding the LLC.

IN WITNESS HEREOF, the undersigned has affixed his/her signature this 3rd day of

December, 2020.

(LLC Seal)
(Circle this L.S. if there is no seal)



Secretary (name of Secretary)



Information & Acknowledgement Form

PROPOSER’S INFORMATION AND ACKNOWLEDGEMENT FORM

RFP No: 809

Date: 11/23/2020

Proposer’s Name: Municipal Valuation Services, LLC

Street Address: 23 Sherman Street, Suite 201

Fairfield CT 06824
 City State Zip

Business Telephone: (203) 292-5500

Email: mike@kfv.com

DUNS Number: 02-172-1317 Tax Id. No.: 30-0150642

Indicate (Yes/No) if company submitting this proposal is:

No MBE No WBE No DBE
 (If yes, attach relevant certification)

Signature: [Handwritten Signature] Date: 12/2/2020
 Printed Name: Michael Fazio, MAI

Title: Member, LLC

Addenda Acknowledgement – check and note date of addendum

<input checked="" type="checkbox"/> Addenda No. 1 10/23/2020	<input type="checkbox"/> Addenda No. 2
<input type="checkbox"/> Addenda No. 3	<input type="checkbox"/> Addenda No. 4
<input type="checkbox"/> Addenda No. 5	<input type="checkbox"/> Addenda No. 6
<input type="checkbox"/> Addenda No. 7	<input type="checkbox"/> Addenda No. 8
<input type="checkbox"/> Addenda No. 9	<input type="checkbox"/> Addenda No. 10
<input type="checkbox"/> Addenda No. 11	<input type="checkbox"/> Addenda No. 12



Company W9

Form W-9
 (Rev. October 2018)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
 Municipal Valuation Services, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 8):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Payee to complete unless indicated on the LHA)

5 Address (number, street, and apt. or suite no.) See instructions.
 23 Sherman Street, Suite 201

6 City, state, and ZIP code
 Fairfield, CT 06824

7 List account number(s) here (optional)

Requester's name and address (optional)
 City of Stamford
 Purchasing Department

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

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OR

Employer identification number

3	0	-	0	1	5	0	6	4	2
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ► *[Handwritten Signature]*

Date ► 6/22/2020

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1099 (home mortgage interest), 1099-E (student loan interest), 1099-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Oct. No. 10231X Form W-9 (Rev. 10-2018)



Contract Compliance Monitoring Report

COMMISSION ON HUMAN RIGHTS AND OPPORTUNITIES CONTRACT COMPLIANCE REGULATIONS NOTIFICATION TO BIDDERS

(Revised 09/3/15)

The contract to be awarded is subject to contract compliance requirements mandated by Sections 4a-60 and 4a-60a of the Connecticut General Statutes; and, when the awarding agency is the State, Sections 46a-71(d) and 46a-81i(d) of the Connecticut General Statutes. There are Contract Compliance Regulations codified at Section 46a-68j-21 through 43 of the Regulations of Connecticut State Agencies, which establish a procedure for awarding all contracts covered by Sections 4a-60 and 46a-71(d) of the Connecticut General Statutes.

According to Section 46a-68j-30(9) of the Contract Compliance Regulations, every agency awarding a contract subject to the contract compliance requirements has an obligation to “aggressively solicit the participation of legitimate minority business enterprises as bidders, contractors, subcontractors and suppliers of materials.” “Minority business enterprise” is defined in Section 4a-60 of the Connecticut General Statutes as a business wherein fifty-one percent or more of the capital stock, or assets belong to a person or persons: “(1) Who are active in daily affairs of the enterprise; (2) who have the power to direct the management and policies of the enterprise; and (3) who are members of a minority, as such term is defined in subsection (a) of Section 32-9n.” “Minority” groups are defined in Section 32-9n of the Connecticut General Statutes as “(1) Black Americans . . . (2) Hispanic Americans . . . (3) persons who have origins in the Iberian Peninsula . . . (4) Women . . . (5) Asian Pacific Americans and Pacific Islanders; (6) American Indians . . .” An individual with a disability is also a minority business enterprise as provided by Section 4a-60g of the Connecticut General Statutes. The above definitions apply to the contract compliance requirements by virtue of Section 46a-68j-21(11) of the Contract Compliance Regulations.

The awarding agency will consider the following factors when reviewing the bidder’s qualifications under the contract compliance requirements:

- (a) the bidder’s success in implementing an affirmative action plan;
- (b) the bidder’s success in developing an apprenticeship program complying with Sections 46a-68-1 to 46a-68-17 of the Administrative Regulations of Connecticut State Agencies, inclusive;
- (c) the bidder’s promise to develop and implement a successful affirmative action plan;
- (d) the bidder’s submission of employment statistics contained in the “Employment Information Form”, indicating that the composition of its workforce is at or near parity when compared to the racial and sexual composition of the workforce in the relevant labor market area; and
- (e) the bidder’s promise to set aside a portion of the contract for legitimate minority business enterprises. See Section 46a-68j-30(10)(E) of the Contract Compliance Regulations.

INSTRUCTIONS AND OTHER INFORMATION

The following BIDDER CONTRACT COMPLIANCE MONITORING REPORT must be completed in full, signed, and submitted with the bid for this contract. The contract awarding agency and the Commission on Human Rights and Opportunities will use the information contained thereon to determine the bidders compliance to Sections 4a-60 and 4a-60a CONN. GEN. STAT., and Sections 46a-68j-23 of the Regulations of Connecticut State Agencies regarding equal employment opportunity, and the bidder’s good faith efforts to include minority business enterprises as subcontractors and suppliers for the work of the contract.

1) Definition of Small Contractor

Section 4a-60g CONN. GEN. STAT. defines a small contractor as a company that has been doing business under the same management and control and has maintained its principal place of business in Connecticut for a one year period immediately prior to its application for certification under this section, had gross revenues not exceeding fifteen million dollars in the most recently completed fiscal year, and at least fifty-one percent of the ownership of which is held by a person or persons who are active in the daily affairs of the company, and have the power to direct the management and policies of the company, except that a nonprofit corporation shall be construed to be a small contractor if such nonprofit corporation meets the requirements of subparagraphs (A) and (B) of subdivision 4a-60g CONN. GEN. STAT.



2) Description of Job Categories (as used in Part IV Bidder Employment Information) (Page 2)

<p>MANAGEMENT: Managers plan, organize, direct, and control the major functions of an organization through subordinates who are at the managerial or supervisory level. They make policy decisions and set objectives for the company or departments. They are not usually directly involved in production or providing services. Examples include top executives, public relations managers, managers of operations specialties (such as financial, human resources, or purchasing managers), and construction and engineering managers.</p> <p>BUSINESS AND FINANCIAL OPERATIONS: These occupations include managers and professionals who work with the financial aspects of the business. These occupations include accountants and auditors, purchasing agents, management analysts, labor relations specialists, and budget, credit, and financial analysts.</p> <p>MARKETING AND SALES: Occupations related to the act or process of buying and selling products and/or services such as sales engineer, retail sales workers and sales representatives including wholesale.</p> <p>LEGAL OCCUPATIONS: In-House Counsel who is charged with providing legal advice and services in regards to legal issues that may arise during the course of standard business practices. This category also includes assistive legal occupations such as paralegals, legal assistants.</p> <p>COMPUTER SPECIALISTS: Professionals responsible for the computer operations within a company are grouped in this category. Examples of job titles in this category include computer programmers, software engineers, database administrators, computer scientists, systems analysts, and computer support specialists</p> <p>ARCHITECTURE AND ENGINEERING: Occupations related to architecture, surveying, engineering, and drafting are included in this category. Some of the job titles in this category include electrical and electronic engineers, surveyors, architects, drafters, mechanical engineers, materials engineers, mapping technicians, and civil engineers.</p> <p>OFFICE AND ADMINISTRATIVE SUPPORT: All clerical-type work is included in this category. These jobs involve the preparing, transcribing, and preserving of written communications and records; collecting accounts; gathering and distributing information; operating office machines and electronic data processing equipment; and distributing mail. Job titles listed in this category include telephone operators, bill and account collectors, customer service representatives, dispatchers, secretaries and administrative assistants, computer operators and clerks (such as payroll, shipping, stock, mail and file).</p>	<p>BUILDING AND GROUNDS CLEANING AND MAINTENANCE: This category includes occupations involving landscaping, housekeeping, and janitorial services. Job titles found in this category include supervisors of landscaping or housekeeping, janitors, maids, grounds maintenance workers, and pest control workers.</p> <p>CONSTRUCTION AND EXTRACTION: This category includes construction trades and related occupations. Job titles found in this category include boilermakers, masons (all types), carpenters, construction laborers, electricians, plumbers (and related trades), roofers, sheet metal workers, elevator installers, hazardous materials removal workers, paperhangers, and painters. Paving, surfacing, and tamping equipment operators; drywall and ceiling tile installers; and carpet, floor and tile installers and finishers are also included in this category. First line supervisors, foremen, and helpers in these trades are also grouped in this category.</p> <p>INSTALLATION, MAINTENANCE AND REPAIR: Occupations involving the installation, maintenance, and repair of equipment are included in this group. Examples of job titles found here are heating, ac, and refrigeration mechanics and installers; telecommunication line installers and repairers; heavy vehicle and mobile equipment service technicians and mechanics; small engine mechanics; security and fire alarm systems installers; electric/electronic repair, industrial, utility and transportation equipment; millwrights; riggers; and manufactured building and mobile home installers. First line supervisors, foremen, and helpers for these jobs are also included in the category.</p> <p>MATERIAL MOVING WORKERS: The job titles included in this group are Crane and tower operators; dredge, excavating, and lading machine operators; hoist and winch operators; industrial truck and tractor operators; cleaners of vehicles and equipment; laborers and freight, stock, and material movers, hand; machine feeders and offbearers; packers and packagers, hand; pumping station operators; refuse and recyclable material collectors; and miscellaneous material moving workers.</p> <p>PRODUCTION WORKERS: The job titles included in this category are chemical production machine setters, operators and tenders; crushing/grinding workers; cutting workers; inspectors, testers sorters, samplers, weighers; precious stone/metal workers; painting workers; cementing/gluing machine operators and tenders; etchers/engravers; molders, shapers and casters except for metal and plastic; and production workers.</p>
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3) Definition of Racial and Ethnic Terms (as used in Part IV Bidder Employment Information) (Page 3)

<p>White (not of Hispanic Origin)-All persons having origins in any of the original peoples of Europe, North Africa, or the Middle East.</p> <p>Black (not of Hispanic Origin)-All persons having origins in any of the Black racial groups of Africa.</p> <p>Hispanic- All persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race.</p>	<p>Asian or Pacific Islander- All persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands. This area includes China, India, Japan, Korea, the Philippine Islands, and Samoa.</p> <p>American Indian or Alaskan Native- All persons having origins in any of the original peoples of North America, and who maintain cultural identification through tribal affiliation or community recognition.</p>
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BIDDER CONTRACT COMPLIANCE MONITORING REPORT

PART 1 – Bidder Information

<p>Company Name: Municipal Valuation Services, LLC Street Address: 23 Sherman Street, Suite 201 City & State: Fairfield, Connecticut Chief Executive: Michael Fazio, MAI</p>	<p>Bidder Federal Employer 30-0150642 Identification Number: Or Social Security Number:</p>
<p>Major Business Activity: Real Estate Revaluation Services (brief description)</p>	<p>Bidder Identification (response optional/definitions on page 1)</p> <p>-Bidder is a small contractor? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> -Bidder is a minority business enterprise? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, check ownership category) Black <input type="checkbox"/> Hispanic <input type="checkbox"/> Asian American <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Iberian Peninsula <input type="checkbox"/> Individual(s) with a Physical Disability <input type="checkbox"/> Female <input type="checkbox"/> -Bidder is certified as above by State of CT? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Bidder Parent Company: (If any) NA</p>	
<p>Other Locations in CT: (If any) NA</p>	

PART II - Bidder Nondiscrimination Policies and Procedures

<p>1. Does your company have a written Affirmative Action/Equal Employment Opportunity statement posted on company bulletin boards? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>7. Do all of your company contracts and purchase orders contain non-discrimination statements as required by Sections 4a-60 & 4a-60a Conn. Gen. Stat.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does your company have the state-mandated sexual harassment prevention in the workplace policy posted on company bulletin boards? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>8. Do you, upon request, provide reasonable accommodation to employees, or applicants for employment, who have physical or mental disability? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3. Do you notify all recruitment sources in writing of your company's Affirmative Action/Equal Employment Opportunity employment policy? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>9. Does your company have a mandatory retirement age for all employees? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>4. Do your company advertisements contain a written statement that you are an Affirmative Action/Equal Opportunity Employer? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>10. If your company has 50 or more employees, have you provided at least two (2) hours of sexual harassment training to all of your supervisors? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5. Do you notify the Ct. State Employment Service of all employment openings with your company? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>11. If your company has apprenticeship programs, do they meet the Affirmative Action/Equal Employment Opportunity requirements of the apprenticeship standards of the Ct. Dept. of Labor? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>6. Does your company have a collective bargaining agreement with workers? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>6a. If yes, do the collective bargaining agreements contain non-discrimination clauses covering all workers? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>6b. Have you notified each union in writing of your commitments under the nondiscrimination requirements of contracts with the state of CT? Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p>	<p>12. Does your company have a written affirmative action Plan? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no, please explain.</p> <p>13. Is there a person in your company who is responsible for equal employment opportunity? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, give name and phone number: Tama Careathers, (203) 292-5500 x303</p>



Part III - Bidder Subcontracting Practices

(Page 4)

1. Will the work of this contract include subcontractors or suppliers? Yes No

1a. If yes, please list all subcontractors and suppliers and report if they are a small contractor and/or a minority business enterprise. (defined on page 1 / use additional sheet if necessary)

1b. Will the work of this contract require additional subcontractors or suppliers other than those identified in 1a. above? Yes No

PART IV - Bidder Employment Information

Date: 11/25/2020

JOB CATEGORY *	OVERALL TOTALS	WHITE (not of Hispanic origin)		BLACK (not of Hispanic origin)		HISPANIC		ASIAN or PACIFIC ISLANDER		AMERICAN INDIAN or ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Management		3									
Business & Financial Ops											
Marketing & Sales											
Legal Occupations											
Computer Specialists											
Architecture/Engineering											
Office & Admin Support		5	4				1				
Edgy Grounds Cleaning/Maintenance											
Construction & Extraction											
Installation, Maintenance & Repair											
Nonretail Moving Workers											
Production Occupations											
TOTALS ABOVE		8	4				1				
Total One Year Ago											
FORMAL ON THE JOB TRAINEES (ENTER FIGURES FOR THE SAME CATEGORIES AS ARE SHOWN ABOVE)											
Apprentices											
Trainees											

*NOTE: JOB CATEGORIES CAN BE CHANGED OR ADDED TO (EX. SALES CAN BE ADDED OR REPLACE A CATEGORY NOT USED IN YOUR COMPANY)

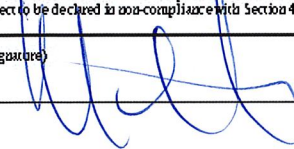


PART V - Bidder Hiring and Recruitment Practices

(Page 5)

1. Which of the following recruitment sources are used by you? (Check yes or no, and report percent used)				2. Check (X) any of the below listed requirements that you use as a hiring qualification (X)		3. Describe below any other practices or actions that you take which show that you hire, train, and promote employees without discrimination We conduct our recruitment through public & private employee referral sources likely to yield qualified minority and female applicants. We also encourage our present employees to refer minority group applicants for employment. All procedures & information with regard to referring minority group applicants is discussed with all employees.
SOURCE	YES	NO	% of applicants provided by source			
State Employment Service	<input type="checkbox"/>	<input type="checkbox"/>		X	Work Experience	
Private Employment Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Ability to Speak or Write English	
Schools and Colleges	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Written Tests	
Newspaper Advertisement	<input checked="" type="checkbox"/>	<input type="checkbox"/>		X	High School Diploma	
Walk Ins	<input checked="" type="checkbox"/>	<input type="checkbox"/>		X	College Degree	
Present Employees	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Union Membership	
Labor Organizations	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Personal Recommendation	
Minority/Community Organizations	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Height or Weight	
Others (please identify)	<input type="checkbox"/>	<input type="checkbox"/>		X	Car Ownership	
	<input type="checkbox"/>	<input type="checkbox"/>		X	Arrest Record	
	<input type="checkbox"/>	<input type="checkbox"/>			Wage Garnishments	

Certification (Read this form and check your statements on it CAREFULLY before signing). I certify that the statements made by me on this BIDDER CONTRACT COMPLIANCE MONITORING REPORT are complete and true to the best of my knowledge and belief, and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to be declared in non-compliance with Section 4a-60, 4a-60a, and related sections of the CONN. GEN. STAT.

(Signature) 	(Title) Member, LLC	(Date Signed)	(Telephone) (203) 292-5500 x301
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Bid Bond

 **AIA Document A310™ – 2010**

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Municipal Valuation Services, LLC
23 Sherman Street, Suite 201
Fairfield, CT 06824

SURETY:
(Name, legal status and principal place of business)
United States Fire Insurance Company
305 Madison Avenue
Morristown, NJ 07960

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.
Any singular references to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

BOND AMOUNT:
Five Percent of Amount Bid (5%)




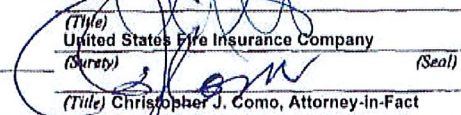
PROJECT:
(Name, location or address, and Project number, if any)
Reappraisal and Revaluation of all Real Estate in the City of Stamford; RFP No. 809

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, 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. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of December, 2020

 (Witness)
 Municipal Valuation Services, LLC (Principal) (Seal)
 (Title) United States Fire Insurance Company (Surety) (Seal)
 (Title) Christopher J. Como, Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

00627406620

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Christopher J. Como, Jane Quinn

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: Seven Million, Five Hundred Thousand Dollars (\$7,500,000).

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2021.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY



Anthony R. Slimowicz

Anthony R. Slimowicz, Executive Vice President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania – Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843

Tamara Watkins

Tamara Watkins (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 2nd day of DECEMBER 2020

UNITED STATES FIRE INSURANCE COMPANY



Al Wright

Al Wright, Senior Vice President





501 MAIN STREET, SUITE 2D, MONROE, CT 06468

November 24, 2020

City of Stamford
888 Washington Blvd.
Stamford, CT 06901

RE: Municipal Valuation Services, LLC
Bid Bond dated December 3, 2020
Reappraisal and Revaluation of all Real Estate
RFP No. 809

To Whom It May Concern:

This letter is to acknowledge the copy of the bid bond being uploaded electronically is effective as an original signed, sealed bid bond.

If there is anything else required, please let us know.

Sincerely,

United States Fire Insurance Company,



Christopher J. Como
Attorney-In-Fact

MONROE (203) 445-8388 • OR TOLL FREE 1-(866)-805-2663 • FAX (203) 445-8334

