

STATEMENT OF WORK

PART 1 -GENERAL

1.1 WORK COVERED BY SOW

Provide all labor, materials, supervision, coordination, equipment and services necessary to complete United States Army Corp of Engineers Project, Real Property Appraisal for a Gross Appraisal of property in Jackson County, Missouri and Wyandotte County, Kansas in connection with Phase One of a feasibility study to prepare for a project to upgrade the levees on the Missouri and Kansas Rivers. The work includes but is not limited to:

- A. The complete gross appraisal of properties identified by the USACE.
- B. Formulation and delivery of appraisal findings documentation.

1.2 APPRAISER QUALIFICATIONS

Appraiser signing the report(s) must be registered by the state(s) in which the work is being performed as a Certified Real Property Appraiser. The appraiser shall submit evidence of these qualifications in the appraisal report(s). The Government reserves the right to reject appraisals of those who cannot show evidence of these qualifications.

PART 2 - EXECUTION

2.1 SCOPE OF WORK

The contractor shall provide all labor, materials and equipment to perform a complete real property appraisal on each of the parcels listed below. Appraisal preparation, documentation and reporting shall be in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions available by Internet at <http://www.usdoj.gov/enrd/land-ack/> and Uniform Standards of Professional Appraisal Practice (USPAP). Upon completion of the physical appraisal process the appraiser shall prepare a formal appraisal report for the property, which shall include the following:

- A. Legal Description
- B. Area, City and Neighborhood Data
- C. Property Data
- D. Analysis of Highest and Best Use
- E. Land Valuation
- F. Value Estimate
- G. Permanent Easement Estimate
- H. Temporary Easement Estimate
- I. Conclusions

2.2 QUALITY CONTROL

The Government shall review the report(s) submitted for compliance to these requirements and will discuss perceived deficiencies with the appraiser in an effort to obtain an acceptable appraisal, but shall in no instance offer an opinion of value apart from that reported in the appraisal.

PART 3 - MISCELLANEOUS REQUIREMENTS

3.1 WORK SEQUENCE

The completed appraisal report(s) should reach the Kansas City District Appraisal Office by close of business on **Monday, November 22, 2004**. Any delays in meeting this schedule should be reported as soon as they are known. **Note:** Work to begin upon receipt of Notice to Proceed to be delivered on or about **Wednesday, October 13, 2004**.

3.2 DIVISION OF WORK

The Government assumes no responsibility for the division of work to be accomplished by the appraiser's staff. The primary appraiser shall be solely responsible to the Government for accomplishment of all work covered by this agreement.

3.3 GOVERNMENT-FURNISHED MATERIALS

There shall be no Government furnished materials.

3.4 PROPERTIES TO BE APPRAISED

- 1. Argentine Levee Unit: Approximately 66 acres along inside of levee unit from Station 30+00 to Station 285+00 (see files Argentine_11X17, overview plus 1-3) (approximately 24 parcels)**
- 2. Blue River/Missouri River Confluence, Bayer Chemical Plant: Approximately 3 acres along inside of levee at the Bayer Chemical Plant (see file BayerArea11x17) (approximately 1-2 parcels)**
- 3. North Kansas City Levee Unit, Harlem Area: Approximately 2 acres along the inside of levee along Harlem Drive (Stretch between Broadway Bridge and Heart of America Bridge) (see file Harlem40ft11x17) (approximately 20 parcels)**
- 4. Fairfax Floodwall, Board of Public Utilities: Approximately 2 acres in general proximity to the floodwall. Access is through the power plant. (see file FairfaxBPU11x17) (approximately 1 parcel)**

Maps are included to identify the area to be appraised. All areas are adjacent to subject levees. A complete listing of affected land parcel numbers will be provided to the appraiser with the Notice to Proceed.

Comments: The land uses are primarily industrial and commercial, with limited residential. Included are light industrial, trucking, railway yards, and salvage businesses. Part of the easement areas will affect improved properties and cross parking lots, and in some cases, buildings and roads. Footprint mappings of the proposed areas will be furnished to the selected appraiser.

Summary of Gross Appraisal Guidelines

1. According to Corps of Engineers regulations, a gross appraisal is generally used to support Feasibility Studies and other Civil Works projects. These reports are subject to policy compliance review and a high level of confidence or credibility in the real estate estimate is very important in providing advice to colleagues, the Administration, Congress, customers, and non-Federal Sponsors. Gross appraisals must give careful attention to fundamental issues such as estates, severance damages, benefits, number and types of properties involved, credit policy issues, state rules vs. Federal rules, environmental concerns or impacts, existing Federal or sponsor interests, minerals, timber, water rights and other matters to reflect actual market conditions and anticipated costs.
2. Gross appraisals as used by USACE have some similar characteristics of a “mass appraisal” as defined by the Appraisal Foundation. Gross appraisals require documentation and support. USPAP standards for a mass appraisal report require a written report to clearly communicate the elements, results, opinions and value conclusions of the appraisal. The Competency Provision requires assurance that the mass (gross) appraisal is developed under the supervisions of an appraiser who has the requisite qualifications.
3. Gross appraisals shall be as complete and descriptive as possible but there is no requirement for owner contact and the appraiser may rely on tax records, cursory inspections, or other suitable information for descriptions of improvements, as detailed inspections are not practical. Further, the extent of any contamination may not be known at this stage and it may be prudent to estimate or conclude values without impacts as long as clear and complete disclosure is made. It is not acceptable to simply assume no contamination exists.
4. Each gross appraisal will be supported by careful analyses of an adequate number of appropriate comparable sales. Each sale will be analyzed to depict land classifications and values, building contribution estimates and other relevant information. Comparable sales will be verified with a person having direct knowledge of the transaction.
5. A tract-by-tract analysis may not be relevant for a project when mapping is adequate to depict the property lines, the improvements and the acquisition lines or construction work limits

(CWL). An analysis by property types or land classifications would be appropriate for less well defined property lines and for larger ownerships that could be developed or utilized for more than one classification.

6. Non-Federal Sponsors include several Levee Districts. Names and contact information for the Levee District Boards will be provided to the appraiser with the Notice to Proceed.