

GLEAMNS HUMAN RESOURCES COMMISSION

November 12, 2021

REQUEST FOR QUOTES

MARKET RENTAL STUDY HEAD START PROGRAM

Solicitation No.: Q07-10-21

GLEAMNS Human Resources Commission, heretofore known as GLEAMNS, a non-profit, community action agency, seeks quotes to perform a market rental study at various leased properties as listed in this solicitation.

QUOTE DEADLINE

Please reply by Monday, November 29, 2021, 4pm. Email all quotes to sodell@gleamnshrc.org and include "Q07-10-21" on quote.

COMPLETION DATE

GLEAMNS needs this project to be completed by December 30, 2021.

DRUG-FREE WORK PLACE CERTIFICATION: By submitting a proposal, Respondent certifies that, if awarded a contract, Contractor will comply with all applicable provisions of The Drug-Free Workplace Act.

INTRODUCTION

GLEAMNS is a public non-profit human service agency chartered in February 1966. The purpose of this Corporation is to implement activities under the Economic Opportunity Act of 1964, PL 88-452, the Omnibus Budget Reconciliation Act of 1981 and subsequent related legislation to aid in improving education, economic opportunities, living environment and general welfare of the people living in Abbeville, Anderson, Cherokee, Edgefield, Greenwood, Laurens, Lexington, McCormick, Newberry, Oconee, Pickens, Richland, Saluda and Spartanburg counties of South Carolina. The goal of this Corporation is the elimination of poverty by reducing the barriers which prevent low-income persons from improving themselves and to promote self-sufficiency through the development of programs funded by state and federal agencies.

SCOPE OF WORK

RENTAL SURVEY FOR HEAD START LEASED PROPERTIES

According to the Office of Management and Budget Uniform Guidance (Omni Circular), GLEAMNS Head Start Program is required to have completed every three to five years a market rental study for all leased properties. The purpose of the rental study is to estimate a rental range for the most similar use(s) associated with these types of properties. The rental range will be indicative of properties that are typically rented on a net basis. The market rental survey must include the building and the land for all properties.

Abbeville • Anderson • Cherokee • Edgefield • Fairfield • Greenwood • Laurens • Lexington • McCormick
Newberry • Oconee • Pickens • Richland • Saluda • Spartanburg

OTHER INFORMATION

1. References – Respondents must include at least three (3) references for similar work completed in the last two (2) years.
2. Center Closings – Centers will close beginning on December 20, 2021 for Christmas break.

Please be informed that this “Request for Quotes” is actually for the hiring of an appraisal consultant. The quote would include the appraisal consultant’s fee. Once the project is awarded, the hired appraisal consultant would perform the market rental study and submit results to GLEAMNS.

A copy of our previous study is available upon request. Below is a list of facilities that we need included on the market rental study:

ABBEVILLE COUNTY (Building & Land)

Abbeville Head Start Center
706 Carolina Ave
Abbeville SC 29620
Telephone Number: 864-459-5275
Contact: Amy Glover

GREENWOOD COUNTY (Building & Land)

Greenwood Head Start Center
1401 By Pass 25 SE
Greenwood SC 29646
Telephone Number: 864-223-9748
Contact: LaTonya Leverette

North Hodges Head Start Center
212 N Hodges School Rd
Hodges SC 29653
Telephone Number: 864-374-7404
Contact: Wenona Wells

LAURENS COUNTY (Building & Land)

Sanders Head Start Center
125 GLEAMNS St
Laurens SC 29360
Telephone Number: 864-984-4814
Contact: Christa Hackett

LEXINGTON COUNTY (Building & Land)

Batesburg-Leesville Head Start Center
118 Pinewood Dr
Batesburg SC 29006
Telephone Number: 803-532-4039
Contact: Isabell Salley

Lexington Head Start Center
134 Gibson Ct
Lexington SC 29072
Telephone Number: 803-951-3215
Contact: Yolanda Boozer

Platt Springs Head Start Center
1309 Platt Springs Rd
West Columbia SC 29169
Telephone Number: 803-794-9707
Contact: Daphne Suber

MCCORMICK COUNTY (Building & Land)

McCormick Head Start Center
615 Clayton St
McCormick SC 29835
Telephone Number: 864-852-6010
Contact: Deborah Gunter

NEWBERRY COUNTY (Building & Land)

Rikard Head Start Center
215 Rikard School Rd
Prosperity SC 29127
Telephone Number: 803-364-0406
Contact: Lynn Williams

SALUDA COUNTY (Building & Land)

Saluda Head Start Center
117 S Bouknight Ferry Rd
Saluda SC 29138
Telephone Number: 864-445-9009
Contact: Cynthia Howard

QUALIFICATIONS OF RESPONDENTS

Respondents having appraisal experience with Head Start and/or early childhood facilities would be a plus. Respondents must be able to make a personal inspection of the properties as listed above. Respondents must also prepare their report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

CERTIFICATION OF RESPONDENTS

Respondents must provide with their quotes proof of license to conduct their business as a certified appraiser.

COMPENSATION

At completion of services, Respondent will submit to GLEAMNS a completed invoice and mailed to: GLEAMNS HRC, Attn: Accounts Payable, P O Box 1326, Greenwood SC 29648. Invoices must include pertinent information of the study. The work is not considered complete until the Chief Financial Officer or designee has approved a final and/or complete study of this project. If study is satisfactory, invoice will be paid within fifteen (15) days of receipt of invoice.

CONTACT ADMINISTRATOR

The contract administrator for this project is Sherry O'Dell and can be contacted via email at sodell@gleamnshrc.org.

AWARD OF CONTRACT

Award will be made to the successful Respondent following an evaluation of quotes. GLEAMNS will award a contract to the responsible and responsive Respondent submitting an offer. Said notice shall constitute acceptance of the successful Respondent's quote. GLEAMNS will notify all Respondents after award has been made. GLEAMNS reserves the right to reject the quote of any Respondent where the available evidence or information does not satisfy GLEAMNS that the Respondent is qualified to carry out the terms of the contract. GLEAMNS plans to award this project on or about November 30, 2021.

EVALUATION CRITERIA

Factors

References

Proposed Services

Qualifications/Certification

Cost

THE AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act applies to the Agency, its programs, services, activities and facilities.