

**Town of Lincoln**  
**Request for Proposals**  
**Appraisal Request for Real Properties**  
**Twin River Casino/Hotel and Amica**  
**RFP# 2021-07**

Sealed bids are due November 20, 2020 by 10:00 a.m.

Bid specs are available online at

<http://www.lincolnri.org/departments/list/purchasing.php#mobiletarget>

or can be picked up at:

Lincoln Town Hall, Purchasing Dept., 100 Old River Road, Lincoln, RI 02865

Hours 8:30 a.m. to 4:30 p.m.



**Request for Proposal  
Town Of Lincoln RI  
#2021-07  
Appraisal Request for Real Properties**

The Town of Lincoln Rhode Island invites certified appraisers to bid to appraise two properties. Bids may be submitted individually or collectively. Requirements for appraisers submitting bids are as follows:

- Per R.I.G.L. 5-20.7-1 the appraiser must be licensed and certified as a General Rhode Island Real Estate Appraiser.
- MAI designation is preferred
- The appraiser report must be a Narrative Report.
- The appraiser and appraisal report must comply with “USPAP”; the standard of practice set forth in the Uniform Standards of Professional Appraisal Practices.
- The appraiser will be asked to furnish qualifications, experience and references.
- Appraiser must be able to defend and explain report and value, to the Town and potentially court. Work file should be available, upon request.

The properties to be appraised are:

1. Twin River Casino/Hotel. The Casino/Hotel is comprised of approximately 595,000 square feet. Total parcel size is 160 acres. Assessors Plat 42 Lot 24.
2. Amica. Amica’s corporate headquarters is made up of 12 parcels; 5 of the parcels are improved with office buildings. These parcels must be appraised as individual parcels.

Plat 30 Lot 060	Plat 31 Lot 168	Plat 31 Lot 178	Plat 31 Lot 174
Plat 31 Lot 014	Plat 31 Lot 175	Plat 31 Lot 013	Plat 31 Lot 198
Plat 31 Lot 072	Plat 31 Lot 177	Plat 31 Lot 173	Plat 31 Lot 176

Full inspection of all properties must be conducted on Thursday, December 31, 2021.  
Value for both properties (reports) must be as of December 31, 2021.  
Appraisal reports must be delivered to the Town of Lincoln no later than Friday, April 15, 2022.

Bid Forms and specifications may be obtained online at:

<http://www.lincolnri.org/departments/list/purchasing.php#mobiletarget> or from the purchasing agent in the finance office at the Lincoln Town Hall, 100 Old River Rd Lincoln, RI, between the hours of 8:30 a.m. and 4:30 p.m. weekdays. Two (2) copies of the submitted bids are to be placed in a sealed envelope and clearly marked RFP 2021-07 Appraisal Request for Real Properties and addressed to John Ward, Finance Director, C/O Town of Lincoln, 100 Old River Rd, P.O. Box 100, Lincoln, RI 02865. No proposals will be accepted after the date and time specified. The Town of Lincoln reserves the right to accept or reject, without prejudice, any or all proposals or to waive any irregularities therein, or to accept the proposal deemed to be the best interest of the Town of Lincoln. Individuals requesting interpreter service for the hearing impaired must request such service 72 hours in advance of this scheduled opening.

Bids to be opened on Friday, November 20, 2020, Lincoln Town Hall, Town Council Chambers 100 Old River Rd Lincoln, RI 02865 at 10:00 AM.

Any questions call Tax Assessor Elaine Mondillo, 401-333-8448; or e-mail; [emondillo@lincolnri.org](mailto:emondillo@lincolnri.org)

[www.lincolnri.com](http://www.lincolnri.com)

**BID PROPOSAL**

TO: JOHN WARD, FINANCE DIRECTOR  
TOWN OF LINCOLN  
100 OLD RIVER ROAD  
P.O. BOX 100  
LINCOLN, RI 02865

WE, THE UNDERSIGNED, PROPOSE TO FURNISH TO THE TOWN OF LINCOLN:  
PER ATTACHED SPECIFICATIONS FOR THE PRICE(S) STATED BELOW:

**TWIN RIVER**

PRICE IN WORDS: \_\_\_\_\_

PRICE IN FIGURES: \_\_\_\_\_

**AMICA**

PRICE IN WORDS: \_\_\_\_\_

PRICE IN FIGURES: \_\_\_\_\_

DELIVERY: \_\_\_\_\_ CALENDAR DAYS ARO.

DID YOU DEVIATE FROM THE SPECIFICATIONS IN ANY WAY:  YES  NO  
(IF YES, YOU MUST SUBMIT DETAILED DESCRIPTIONS OF ALL DEVIATIONS)

BY: \_\_\_\_\_  
(SIGNATURE) (COMPANY NAME)

\_\_\_\_\_  
(PRINT NAME AND TITLE) (ADDRESS)

\_\_\_\_\_  
(DATE) (TELEPHONE)

\_\_\_\_\_  
EMAIL ADDRESS OF CONTACT PERSON

**BID PROPOSAL**

TO: JOHN WARD, FINANCE DIRECTOR  
TOWN OF LINCOLN  
100 OLD RIVER ROAD  
P.O. BOX 100  
LINCOLN, RI 02865

WE, THE UNDERSIGNED, PROPOSE TO FURNISH TO THE TOWN OF LINCOLN:  
PER ATTACHED SPECIFICATIONS FOR THE COMBINED PRICE(S) STATED BELOW:

**TWIN RIVER & AMICA**

PRICE IN WORDS: \_\_\_\_\_

PRICE IN FIGURES: \_\_\_\_\_

DELIVERY: \_\_\_\_\_ CALENDAR DAYS ARO.

DID YOU DEVIATE FROM THE SPECIFICATIONS IN ANY WAY: \_\_YES \_\_NO  
(IF YES, YOU MUST SUBMIT DETAILED DESCRIPTIONS OF ALL DEVIATIONS)

BY: \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_ (COMPANY NAME)

\_\_\_\_\_  
(PRINT NAME AND TITLE) (ADDRESS)

\_\_\_\_\_  
(DATE) (TELEPHONE)

\_\_\_\_\_  
EMAIL ADDRESS OF CONTACT PERSON