



## REQUEST FOR QUALIFICATIONS (RFQ)

### Appraisal Services

RFQ Issue Date: Friday, May 17, 2019

RFQ Re-Issue Date: Wednesday, June 12, 2019

Submission Due Date: ~~Friday, May 31, 2019~~ Updated: Now accepting proposals on a rolling basis

#### SUMMARY INFORMATION

The Urban Redevelopment Authority of Pittsburgh's (URA) Housing Opportunity Fund (HOF) requests qualifications from a variety of firms ("the Applicant") to provide appraisal services to the HOF, as-needed, for its Homeowner Assistance Program ("HAP").

The HAP aims to provide financial assistance, up to \$30,000, to eligible homeowners for rehabilitating and improving residential owner-occupied properties within the City of Pittsburgh. As part of this program, pre-improvement appraisals are required for each participating household.

HOF plans to approve one or more applicants to be part of an approved list of firms to perform above services for the Homeowner Assistance Program. Selected firms will be eligible to perform services as-needed. Each approved firm will remain on the list from the date approved by the Housing Opportunity Fund Advisory Board and URA Board of Directors through June 30, 2022. The RFQ process may be revisited during this period to invite additional firms to qualify to provide these services.

Submission Requirements:

~~Due Date: May 31, 2019 at 4 p.m. ET~~

**Update** Due Date: Now accepting submissions on a rolling basis

Delivery: All submissions are to be submitted to [HOF@ura.org](mailto:HOF@ura.org)

#### BACKGROUND

The URA is the City of Pittsburgh's economic development agency, committed to creating jobs, expanding the City's tax base, and improving the vitality of businesses and neighborhoods. Incorporated in 1946 as one of the first redevelopment authorities in the United States, the URA achieves this mission by assembling, preparing and conveying sites for major mixed-use developments; and by providing a portfolio of programs that include financing for business location, relocation and expansion, housing construction and rehabilitation, and home purchases and improvements. The URA is also committed to equitable development, and incorporates best practices for equity and inclusion into its internal and external policies and activities.

The HOF is a housing trust fund that has been established in the City of Pittsburgh (City) to support the development and preservation of affordable and accessible housing within the City's boundaries. The HOF has allocated funding for five (5) programs to carry out this mission with its 2018 funds: The Homeowner Assistance Program, the Down Payment and Closing Cost Assistance Program for first-time homebuyers, the Housing Stabilization Program for at-risk renters, the Affordable For-Sale Development Program, and the Rental Gap Program to fund the creation/preservation of affordable housing.

Funds appropriated to the HOF are to be invested in accordance with an annual allocation plan (AAP) created by the Advisory Board and approved by City Council and the Governing Board. The URA Board of Directors serves as the Housing Opportunity Fund's Governing Board (Governing Board). The Housing Opportunity Fund Advisory Board (Advisory Board) is comprised of seventeen (17) persons appointed by the Mayor to four-year staggered terms.

### **SCOPE OF SERVICES**

The selected applicants / appraisers will be asked to enter into a contract with the URA to perform "as-is" appraisals of residential properties on a rolling basis.

### **QUALIFICATIONS**

The selected applicants / appraisers must:

- Have a certified real estate appraiser license in the Commonwealth of Pennsylvania
- Have a minimum of 3-5 years of performing appraisal services
- Have experience in appraising residential properties
- Be qualified to testify before Pennsylvania Courts of competent jurisdiction and Board of Viewers
- Have Court demeanor and a reputation for credibility; be articulate and possess strong written communication skills
- Be available to perform the work assigned within the time frame required in the agreement
- Have familiarity with the Pennsylvania Eminent Domain Code of Pennsylvania and Real Estate Laws
- Possess knowledge of residential land values in the City of Pittsburgh
- Be qualified to appraise pursuant to the laws of Pennsylvania and should possess an active real estate broker's license

Additionally: Prior acceptable experience with the URA will be considered.

### **SUBMISSION REQUIREMENTS**

Each submission should include the following:

1. Title Page – include the firm's name, contact person and contact information
2. Table of Contents
3. Primary Qualifications – Provide a brief narrative that explains why your firm is well qualified to provide the services for which your firm would like to be considered. Briefly describe similar work your firm or team has completed.
4. Firm Profile – Provide a brief profile of your firm, including:
  - a. Number of total employees
  - b. Number and names of employees who will be dedicated to the work

5. Biography of Key Personnel – Identify the staff within the organization who will be actively working on this contract. Please include the individuals’ relevant experience and their work location.
6. References – Provide three (3) references from entities that have worked with your firm on similar projects. Provide only references who have directly worked with one or more members of the firm’s proposed team. Include the reference’s name, title, address, direct telephone number, and email address.
7. Minority and Woman-Owned Business Enterprise (MWBE) Narrative – The URA has a long history of diversity and inclusion within all its programs and other activities. The URA encourages the full participation of minority and women business owners and professionals in this effort. The URA requires that all respondents demonstrate a good faith effort to obtain minority and women-owned business participation in work performed in connection with URA projects. In the form of a narrative, state as succinctly as possible your firm’s efforts to provide opportunities for MWBE firms. MWBE participation can be satisfied by:
  - a. Ownership/partnership of firm;
  - b. Use of minority- or women-owned businesses as vendors for legal, printing, office supplies, travel, etc.; and
  - c. Subcontracting with organizations owned and controlled by minorities and/or women. If this is to be done, that fact, and the name of the proposed subcontracting organizations, must be clearly identified in the proposal.Any questions about MWBE requirements should be directed to [MWBE@ura.org](mailto:MWBE@ura.org).
8. Fee Information
9. Other Information – Please provide any other information which you believe is pertinent to the URA’s consideration of your firm.

## **INQUIRIES**

All inquiries related to this RFQ are to be directly emailed to [HOF@ura.org](mailto:HOF@ura.org).

**SUBMISSION DEADLINE: ~~May 31, 2019 at 4 p.m.~~ Update – now accepting submissions on a rolling basis**

The applicant should submit one (1) electronic copy delivered in PDF format via email. All submissions are to be submitted to [HOF@ura.org](mailto:HOF@ura.org).

## **REVIEW OF QUALIFICATIONS**

- The qualifications review committee (“Committee”) will consist of the members of the HOF, URA Real Estate, Performance and Compliance, and Legal Departments.
- The Committee will check responses against mandatory criteria. Responses not meeting all mandatory criteria will not be considered for review.
- Formal interviews of applicants may be scheduled at the discretion of the Committee.
- During the evaluation process, the URA reserves the right to request additional information or clarifications from the applicants or to allow corrections of errors or omissions.
- The Committee shall recommend to the Housing Opportunity Fund Advisory Board and the URA Board of Directors a list of applicants based upon firms’ responses to this RFQ.

## **SELECTION CRITERIA**

- Experience – The applicant’s experience in providing services similar to those within the Scope of Services described herein; the quality of the applicant’s management, reputation and references; the applicant should have at least 3-5 years of experience providing the services specified in its response to organizations like the URA.
- Quality of Submission – The quality of the submission and the degree to which it demonstrates the team members’ full understanding of the ability to perform the services to be rendered; the content of the response should demonstrate the applicant’s full understanding of the Objectives, along with sample materials.
- MWBE Participation – The applicant’s MWBE narrative should indicate whether the applicant is a MWBE and also include an overview of the applicant’s strategy toward MWBE participation, in general.

## **MANDATORY ELEMENTS**

- The applicant, including any and all team members, must have no conflict of interest with regard to any other work performed by the applicant for the URA or related entity.
- The applicant must adhere to the instructions contained in this RFQ in preparing the submission.
- The URA requires that all applicants demonstrate a good faith effort to obtain MWBE participation in work performed in connection with URA initiatives. Any questions about MWBE requirements should be directed to [MWBE@ura.org](mailto:MWBE@ura.org).

## **LEGAL INFORMATION**

The URA intends to select one or more applicants based upon information in the response to the RFQ submitted by the applicants, performance in previous undertakings, and other pertinent factors. The selected applicant(s) will be chosen on the basis of the selection criteria listed above.

The URA shall be the sole judge as to which applicant(s) meet the selection criteria. The URA reserves the right, in its sole discretion, to reject any or all responses received, to waive any submission requirements contained within this RFQ, and to waive any irregularities in any submitted response.

The URA reserves the right to verify the accuracy of all information submitted.