

Request for Proposals (RFP): Independent Appraisal Services for the Oklahoma City Urban Renewal Authority (OCURA) and the Oklahoma City Redevelopment Authority (OCRA)

RFP Date of Release: October 1, 2018

by

The Oklahoma City Urban Renewal Authority and
the Oklahoma City Redevelopment Authority:

105 N. Hudson Street, Ste. 101,

Oklahoma City, OK 73102

Phone: 406-604-6780

RFP Proposal Responses Due: October 31, 2018, 3:00pm C.S.T., at the offices of OCURA and OCRA.

Responses may be submitted via postal or email, the RFP narrative defines submittal specifics.

**Contact Person for Questions Concerning this RFP:
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The Alliance for Economic Development of Oklahoma City**

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I. PURPOSE OF RFP

In 2011, The Alliance for Economic Development of Oklahoma City (“Alliance”) was formed. The Alliance is a 501 (c) 4 organization created to serve the economic development and real estate redevelopment needs of Oklahoma City.

The Alliance is a collaborative of the following organizations:

Oklahoma City Urban Renewal Authority (OCURA)

Oklahoma City Economic Development Trust (OCEDT)

Oklahoma Industries Authority (OIA)

Oklahoma City Redevelopment Authority (OCRA)

Port Authority of Greater Oklahoma City

Oklahoma City Industrial and Cultural Facilities Trust (ICFT)

Together these entities plan and implement public-private partnership real estate projects, urban renewal and redevelopment programs, retail and job creation strategies, and tax increment financing (“TIF”) incentives.

This RFP is being issued by OCURA and OCRA. A significant portion of each organization’s work program involves real property transactions which often require appraisal services and in particular, reuse appraisals. It is the intent of these organizations to select a group of qualified appraisers for on-call services. The selected qualifying appraisers will be placed on a preferred vendor list for three years, starting January 1, 2019. This RFP will be reissued in three years to allow for competition and the ability for vendors to adjust pricing, unless it is deemed necessary to reissue the RFP beforehand to fulfill goals and objectives of the organizations. It would be the practice to rotate through the preferred vendor list to procure appraisal services, as needed.

II. CONSULTANT SERVICES DESIRED

On Call Appraisal Services. Appraisers and their staff responding to this RFP must be MAI certified. Appraisal services comprising the following tasks are requested:

- Perform appraisals and reuse appraisals on specific properties as directed
- Conduct a physical inspection as part of the appraisal
- Perform independent verifications and physical inspections of the comparable sales properties used in the requested appraisal
- Assure that appraised market values are developed using consistent and uniform appraisal techniques and assumptions
- Insure that all appraisals comply with the Uniform Standards of Professional Appraisal Practice (USPAP) as pertains to limited restricted and/or mass appraisals
- Provide assistance, if needed, in litigation and/or condemnation proceedings

II. RFP SUBMITTAL REQUIREMENTS

- 1. Statement of Professional Credentials Related to the Scope of Work and Copies of MAI certification.**
List all team members, their roles and qualifications to undertake appraisal assignments. If your firm has a particular specialty, please give details. Additionally, a majority of the assignments will be focusing on re-use appraisals, please discuss your firm's expertise in this area and give examples.
- 2 Fees.** Present a fee schedule for services for appraisals and consultation in litigation and/or condemnation. Pricing may be fixed price, hourly or a combination thereof. Discuss how reimbursables will be billed. Discuss if hourly rates will be charged for meetings and what those rates will be. Pricing must be guaranteed for one year and will be reflected in a contract executed with appraiser chosen for the vendor list.
- 3 Timeframe to Complete.** Discuss estimated timeframes for a standard appraisal. It is understood that exceptions may have to be made depending on the circumstances related to a particular assignment.
- 4 Evidence of Professional and Business Licenses and Insurances for Professional Liability, Workers Compensation and General Liability and Auto.**
- 5 Business Credit Check.** Attached to this RFP is a release form to conduct this review. The form must be returned with the RFP response in order for your proposal to receive consideration.
- 6 W9.** Please provide a completed W9.
- 7 Additional information.** Please feel free to list any additional information you feel would be helpful for us to consider in reviewing your application.

III. REVIEW OF RFP SUBMISSIONS: CRITERIA AND TIMELINE

After receipt of proposals, the submissions will be reviewed for completeness by management. The next phase of the selection process will consist of review and evaluation of the proposals based upon, but not limited to, the following criteria:

1. Review of consultant team qualifications to perform the scope of work
2. Reasonableness of the proposed fee schedule
3. Reasonableness of the proposed timeframe to complete appraisals
4. Ability to provide insurance coverage requested
5. Willingness to agree to a business background check
6. Prior experience
7. Competitiveness of proposed fee schedule

IV. TIMELINE FOR REVIEW

RFP Release	October 1, 2018
RFP Response Due Date	October 31, 2018
Staff Review Period	November 2018
Placement on Vendor List	Jan. 1, 2019 – Dec. 31, 2021

Note: Estimated time frames and are subject to change.

V. OCURA/OCRA'S RIGHTS

OCURA and OCRA reserve the unconditional right, at their sole discretion, to reject any or all proposals submitted for any reason or no reason. They may, at their discretion, waive any informalities, minor defects, or technical inaccuracies in the proposals. They reserve the right to request and obtain any additional information necessary to complete evaluation of the proposals.

END OF RFP NARRATIVE

EXHIBITS FOLLOW

Exhibit A

BUSINESS CREDIT INFORMATION FORM

OCURA and OCRA will use the information below to obtain a business credit report from a qualified reporting agency chosen by the organizations. They intend to use this information solely for the purpose of evaluating the credit worthiness and qualifications to contract with them.

Legal Name

Federal Tax I.D. #

Date of Incorporation

Address

City, State, Zip Code

Signature

Title

Date

Exhibit B

Open Records Act and Confidentiality Requirements

OPEN RECORDS ACT AND CONFIDENTIALITY REQUIREMENTS

All materials submitted to OCURA/OCRA pursuant to this Request for Proposals are potentially subject to the mandates of the Oklahoma Open Records Act (Act), 51 Okla. Stat. §§ 24A.1. et seq. The purpose of the Act is to ensure and facilitate the public's right of access to and review of government records so they may efficiently and intelligently exercise their inherent political power. Almost all "records", as that term is defined in the Act, may be disclosed to the public upon request. Except where specific state or federal statutes create an exception or confidential privilege, persons or entities who submit information to public bodies have no right to keep this information from public access, nor is there any reasonable expectation that this information will be kept from public access. See 51 Okla. Stat. §§ 24A.2.

If you believe that any information you will or may submit to OCURA/OCRA pursuant to this Request for Proposals is or should be kept confidential under a specific state or federal statute, and therefore, not subject to public disclosure, you must comply with the following:

- a. Place said documents/records in a separate envelope marked "Confidential". DO NOT label your entire response to the Request for Proposals as "Confidential" – label only those portions of the response that you feel are made confidential by state or federal law as "Confidential". If only a portion of a document is confidential, please identify specifically the portions of the document you are claiming are confidential. (Under the Oklahoma Open Records Act, a public entity may be obligated to produce documents for public inspection even if the documents contain only a portion of material which is confidential. However, the public entity can redact the confidential portions.)
- b. For each document for which you are claiming a confidential privilege, identify the federal and/or state law that creates said privilege, e.g., for trade secrets, see 21 O.S. § 1732 (Larceny of Trade Secrets) and the Uniform Trade Secrets Act, 78 O.S. §§ 85, et seq.

Please note that OCURA/OCRA, consistent with § 24A.3(d) of the Act, understands that "personal financial information, credit reports or other financial data obtained by a public body for the purpose of evaluating credit worthiness, obtaining a license, permit, or the purpose of becoming qualified to contract with a public body" is not subject to disclosure under the Act. Financial information requested by this Request for Proposals for evaluating the creditworthiness of the Proposer or the purpose of allowing OCURA/OCRA to determine if the Proposer is qualified to contract with OCURA/OCRA should be submitted in a separate envelop and marked as confidential financial information.

Should an Open Records request be presented to OCURA/OCRA requesting information the Proposer has identified as “Confidential”, the Proposer will be informed and the Proposer will be responsible for defending its position in the District Court, if needed.

If the Proposer fails to identify any records submitted as part of your proposal as “Confidential” by placing them in the “Confidential” envelope AND if the Proposer fails to identify the specific state or federal law creating such privilege, OCURA/OCRA will assume that the Proposer agrees that said records are not confidential and are subject to public access.

End of Exhibits