

**LACKAWANNA COUNTY BOARD OF COMMISSIONERS
REQUEST FOR QUALIFICATIONS**

NOTICE IS HEREBY GIVEN that pursuant to a fair and open process, sealed submissions will be received by the County of Lackawanna (the "County) Board of Commissioners ("Board of Commissioners") at its offices at 200 Adams Avenue, 6th floor, Scranton, Pennsylvania 18503, on **February 4**, 2010 at 11:00 A.M., prevailing time for **Commercial Real Estate Appraisal Services**.

- A. **PURPOSE:** The purpose of this Request for Qualifications is to solicit interest from qualified firms and/or individuals to provide professional services for the County. A qualified firm and/or individual will be selected through a fair and open process at the sole discretion of the County.
- B. **PROCEDURES FOR RESPONDING TO REQUEST FOR QUALIFICATIONS:**
1. Four (4) copies of the submission, inclusive of all information required at Section D hereof, should be provided. Qualifications must be submitted to the Board of Commissioners, c/o Maria Elkins, 200 Adams Avenue, 6th Floor, Scranton, Pennsylvania 18503. Submissions must be submitted in a sealed envelope with the name of the firm or individual submitting the qualifications clearly marked on the outside of the envelope. The County assumes no responsibility for delays in any form of carrier, mail, or delivery service causing the submission to be received after the above-referenced due date and time. Submission by fax, telephone, or email is not permitted. The final selection shall be made in the sole discretion of the Board of Commissioners.
 2. All questions regarding this Request for Qualifications should be made in writing to the Board of Commissioners, c/o Maria Elkins, 200 Adams Avenue, 6th Floor, Scranton, Pennsylvania 18503.
- C. **CRITERIA FOR EVALUATION OF QUALIFICATIONS:** The Board of Commissioners will independently evaluate each submission and selection will be made upon the following criteria:
1. Experience and reputation in the field;
 2. Knowledge of the subject matter of the services to be provided to the County;
 3. Knowledge of the County, its affairs and operations;
 4. Ability to meet timelines and schedules for completion as set forth by the County;
 5. Availability to accommodate any required meetings of the County;

6. Compliance with the minimum qualifications established by the County for the position;
 7. Other factors determined to be in best interest of the County.
- D. **QUALIFICATION REQUIREMENTS:** The Board of Commissioners is requesting Qualifications for Commercial Real Estate Appraisal Services, which should include:
1. Scope of Services;
 2. Resume(s);
 3. Facilities; and
 4. Conflict of Interest.

The following explains what the Board of Commissioners expects in each of the major sections:

1. **Scope of Services** – All submittals should detail the firm’s or individual’s qualifications to provide the proposed service.

The minimum qualifications established by the County for the professional appointments are as follows:

Commercial Real Estate Appraisal Services:

Personnel must be licensed by the Commonwealth of Pennsylvania as a Certified Broker/Appraiser or a Certified General Real Estate Appraiser and have a minimum of five (5) years experience in the valuation of commercial property. MAI or SRPA designation preferred.

2. **Personnel** – All qualifications submitted to the County shall include the following:
 - a) Name and address of your firm and the corporate officer authorized to execute agreements;
 - b) A brief description of your firm’s history, ownership, organizational structure, location of its management, and applicable license(s) and registration(s) to do business in the Commonwealth of Pennsylvania;
 - c) The names, experience, Qualifications, and applicable licenses held by the individual primarily responsible for servicing the County and any other person(s), whether as employees or subcontractors, with specialized skills that would be assigned to service the County.
 - d) A listing of clients with which you have similar contracts; include the name, address and telephone number of the contact person.
 - e) A statement of your firm’s insurance coverage. Firms must provide an insurance certificate specific to the County in responding to this RFP.

- f) A statement of assurance that your firm is not currently in violation of any regulatory rules and regulations that may have any impact on your firm's operations.
- g) A statement that your firm is not involved in any current litigation with the County.

3. **Facilities – Office Locations**

- a) For your firm's facilities which will service this project:
 - i. The location;
 - ii. Firm personnel assigned to this location; and
 - iii. Activities of the firm performed at this location.
- b) For those facilities and activities located elsewhere, please explain the activities performed elsewhere and why these are best performed at a different office. Firms where all activities are performed at one location should clearly indicate there is only one location.

4. **Conflicts of Interest** - All submittals must state that there are no conflicts of interest to which the firm would be subject if it were to provide the requested services on behalf of the County.

E. **RESERVATION OF RIGHTS:** The Board of Commissioners reserves the right to reject any and all submissions, in whole or in part, and to waive any immaterial defect or informality in any proposal as may be permitted by law.