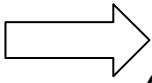


Quote Request

Appraisal Services for St. Clair Village Property

Quotes due: April 18, 2018 @ 9:00 A.M.



**Fax or Email to Brandon Havranek at
(412) 456-5007 or Brandon.Havranek@HACP.org**

Scope of Work

The Housing Authority of the City of Pittsburgh (“HACP”) is requesting quotes for the Professional Appraisal Services for the following location:

Name and Address:

St Clair Village Property
16th Ward, City of Pittsburgh
Pittsburgh, PA 15210
Parcel ID: 0032-G-00001-0000-00

Scope of Services

Housing Authority of the City of Pittsburgh (HACP) is seeking an appraisal for the 107.1-acre St Clair Village property (Lot/Block No. 32-G-1) located in the 16th Ward in south Pittsburgh. The intended use of the appraisals is to provide an opinion of value that will enable the HACP to make a well informed decision regarding the market value of this real estate asset. The requested appraisals would address development scenarios depicted as follows:

Non-restricted fee simple market value appraisal constituting a fair market value (FMV) appraisal for the highest and best use of the property.

The appraisal report must be acceptable to U.S. Department of Housing and Urban Development. The appraiser will appraise and prepare appraisal reports in accordance with the Uniform Standards of Professional Appraisal Practice and other required standards.

Property Overview

The St. Clair Village development which was completed in 1953 had approximately 1089 apartment units on-site. All units have been demolished and, therefore, the property is currently vacant.

Assumption for Method of Valuation

The property will be appraised only on the highest and best use.

Timeline

The appraiser should demonstrate its capacity of completing the appraisal of the above mentioned property within or less than 20 calendar days upon the execution of HACP’s professional services contract.

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Qualification

Qualified appraisers must be licensed in the State of Pennsylvania and have experience with appraisals of both residential and non-residential real estate properties. The appraiser will be required to provide professional services in performing a complete independent appraisal, in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Remaining On-site Uses:

There are remaining structural/non-structural uses on site such as a bulk refuse transfer station including pads for four roll-off-dumpsters, loading areas for small trucks bringing bulk refuse to the location, and room around the pads for loading and compacting of the dumpster contents by a back-hoe. Electrical services and restroom facilities are also present at this location. Please factor in the removal costs of these existing uses to an off-site location. Please work with HACP staff to include these costs as part of the appraisal cost.

A site visit will be on **April 12, 2018 at 9:00AM** at St. Clair Gate Entrance at intersection of Mountain Avenue and Fisher Street
1071 -1073 Fisher Street, Pittsburgh, PA 15210.

**Please have photo identification available

For more information or questions, please contact Brandon Havranek @
412-456-5000 x8546 or Brandon.Havranek@HACP.org

Quote Request

Appraisal Services for St. Clair Village Property

Quotes due: April 18, 2018 @ 9:00 A.M.

Total Cost: \$ _____

Total Cost: \$ _____
(in words)

Contract award will be based on lowest responsive and responsible bid amount

(Please print clearly)

Company Name: _____

Address: _____
(of company)

Signature: _____

Print Name: _____
(of person signing)

Phone Number: _____ Fax: _____

Email: _____