

# Quote Request

Oak Hill Brackenridge Appraisal Services

**Quotes due: March 15, 2019 @ 10:00 AM**



**Fax to Brandon Havranek at (412) 456-5007  
or email to [Brandon.Havranek@HACP.org](mailto:Brandon.Havranek@HACP.org)**

## Scope of Work

The Housing Authority of the City of Pittsburgh (“HACP”) is requesting quotes for Professional Appraisal Services for vacant land located in the Terrace Village neighborhood of the City of Pittsburgh, which will be developed into market rate housing as the “Brackenridge” phase of the Oak Hill development.

### Scope of Services

Housing Authority of the City of Pittsburgh (HACP) is seeking an appraisal for a vacant site owned in the Terrace Village neighborhood. The intended use of the appraisal is to provide an opinion of value and value any potential updates to the property, as the developer plans to redevelop the site with 140 market rate rental housing units. The site will consist of 3.298 acres on two proposed tracts of land (**Attachment A**). The requested appraisal would address development scenarios depicted as follows:

Non-restricted fee simple market value appraisal constituting a fair market value (FMV) appraisal for the as-built property and a valuation of the property based off of future planned improvements.

All staff working on the appraisal will coordinate with HACP staff to gain access to the site.

### Qualification

Qualified appraisers must be licensed in the State of Pennsylvania and have experience with appraisals of residential, non-residential, and commercial/industrial 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).

The appraisal report must be acceptable to the U.S. Department of Housing and Urban Development (“HUD”). The appraiser will appraise and prepare appraisal report in accordance with the Uniform Standards of Professional Appraisal Practice and other required standards. The offeror should indicate its experience with appraisals for Multifamily Accelerated Processing (“MAP”) lenders.

### Assumption for Method of Valuation

The property will be appraised on the as-built condition as well as valued for future planned improvements.

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### Timeline

The appraiser should demonstrate their capacity of completing the appraisal of the above mentioned property within 3 weeks upon the execution of HACP's professional services contract and written Notice to Proceed.

Please contact Brandon Havranek 412-456-5000 x8546 or  
Brandon.Havranek@HACP.org with any questions about the above scope.

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Quotes due: March 15, 2019 @ 10:00 A.M.

Total Cost: \$ \_\_\_\_\_

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(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: \_\_\_\_\_