

NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS

For

REAL ESTATE APPRAISAL SERVICES

for the

City of Orange Cleveland Elementary School

CONTRACT NO.: ES-0009-L05

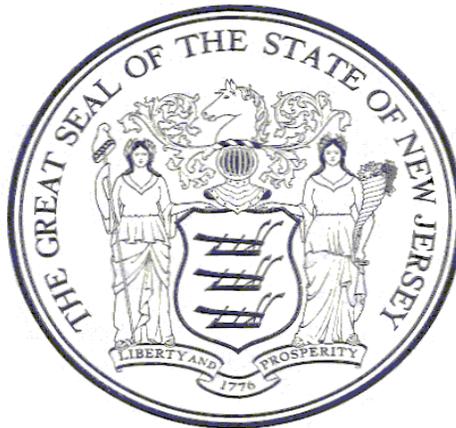
ISSUE DATE: November 17, 2014

**ELECTRONIC NOTICE OF INTENT TO PARTICIPATE/Written REQUESTS FOR INFORMATION
DUE DATE:**

November 20, 2014 by 5:00 PM Eastern Time

(See Section 2.0, within, for details)

PROPOSAL DUE DATE: December 1, 2014 by 4:30 PM Eastern Time



STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY

32 East Front Street, P.O. Box 991, Trenton, NJ 08625

REQUEST FOR PROPOSALS

1.0 INTRODUCTION

Through this Request for Proposals (“RFP”), the New Jersey Schools Development Authority (“NJSDA” or “Authority”) is seeking to engage a real estate appraisal firm (“Firm”) to provide the NJSDA with real estate appraisal services as described in sections 3.0 through 4.0 of the Agreement (Attachment A to this RFP Package).

For purposes of this RFP, the Authority is seeking to obtain appraisals for the following three residential properties:

- o 347 Cleveland Street, a two family dwelling (lot 10)
- o 349 Cleveland Street, a three family dwelling (lot 11)
- o 351 Cleveland Street, a one family dwelling (lot 12)

The intended user of the three reports is the New Jersey Schools Development Authority.

The intended use of the appraisals to be furnished is to guide the Authority in its making of a fair and impartial determination of fair market value and the just compensation to be offered to the property owners and for the Authority's use in connection with its exercise of its powers of eminent domain, if necessary. The Appraiser shall be guided by those objectives when estimating value.

The appraisals under this Agreement shall be based on the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent that such principles are consistent with the concepts of value and the rules on the admissibility of evidence of value under the eminent domain law of the State.

This REQUEST FOR PROPOSALS consists of the following:

1. Request for Proposals
2. Attachment A: Real Estate Appraisal Services Agreement
3. Attachment B: Key Team Member List (NJSDA Form 201)
4. Attachment C: Key Team Member Resume (NJSDA Form 202)
5. Attachment D: Disclosure of Investment Activities in Iran Form
5. Attachment E: Fee Proposal Form
6. Attachment F: Moral Integrity Questionnaire

These documents (the “RFP Package”) must be read in their entirety since they define the scope of services and responsibilities of the Consultant and the NJSDA. A firm wishing to submit a proposal for real estate appraisal services must review and be thoroughly familiar with all terms and conditions of the RFP Package. General information about the School Construction Program can be found at NJSDA’s website: www.njsda.gov.

2.0 ELECTRONIC NOTICE OF INTENTION TO PARTICIPATE // WRITTEN REQUESTS FOR INFORMATION

The NJSDA shall not hold a traditional pre-proposal conference for this procurement. All firms wishing to submit a proposal shall sign-in electronically by sending a email Notice of Intent to Participate to Dave Kutch at dkutch@njsda.gov no later than 5:00 PM Eastern Time on November 20, 2014.

Firms may submit written questions regarding this procurement to the NJSDA by sending them by email to Dave Kutch at dkutch@njsda.gov no later than 5:00 PM Eastern Time on November 20, 2014. The questions and answers shall be provided via an addendum to the RFP to each firm that submitted a timely email Notice of Intent to Participate.

3.0 SUBMISSION OF PROPOSALS

Proposals must be submitted to and received by the NJSDA by no later than **4:30 PM Eastern Time on December 1, 2014**. The

Proposal Package shall be placed in a sealed envelope and shall consist of the following:

- 3.1 Technical Proposal. One (1) unbound original, three (3) bound copies and two (2) electronic copies in PDF format on CDs of its Technical Proposal.
- 3.2 Fee Proposal. One (1) original placed in a separate sealed envelope labeled "FEE PROPOSAL."
- 3.3 Moral Integrity Questionnaire. One (1) completed original placed in a separate sealed envelope labeled "MORAL INTEGRITY QUESTIONNAIRE."

Proposal Packages are to be submitted and delivered as follows:

If submitting by hand or overnight delivery, at the:

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
32 East Front Street
Trenton, New Jersey 08625-0991
Attention: Dave Kutch, Sr. Procurement Analyst
Subject: Real Estate Appraisal Services Proposal – ES-0009-L05**

If submitting by U.S. Mail, address packages to:

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
P.O. Box 991
Trenton, New Jersey 08625-0991
Attention: Dave Kutch, Sr. Procurement Analyst
Subject: Real Estate Appraisal Services Proposal – ES-0009-L05**

Submissions received after the above date and time will not be considered. Faxed or e-mailed Proposals shall not be accepted.

Any firm wishing to submit a Proposal shall submit a timely electronic Notice of Intent to Participate, as provided in the Section 2.0, above.

4.0 INSTRUCTIONS FOR SUBMITTING A TECHNICAL PROPOSAL

A firm must become thoroughly familiar with this RFP Package to ensure responsiveness in its Technical Proposal. The Technical Proposal must consist of the following:

- 4.1 Cover Letter
- 4.2 Firm Experience – Case Studies
- 4.3 Key Team Member List (NJSDA Form 201)
- 4.4 Key Team Member Resume (NJSDA Form 202)
- 4.5 Approach to Providing the Required Scope of Services
- 4.6 Business Registration
- 4.7 Disclosure of Investment Activities in Iran Form

All of the above items must be addressed in a Technical Proposal of no more than forty (40) one-sided 8.5" X 11" pages. Organizational charts, staffing structure, and schedules may be on larger paper. Resumes, required forms, and section dividers will not count toward the page limit.

4.1 Cover Letter

Present a brief understanding of the NJSDA's needs based upon the information provided in sections 3.0 through 4.0 of the Agreement (Attachment A to this RFP Package). Include the name, address and phone number of the firm, the name and phone number of the firm's contact person and the name of the person who prepared the Technical Proposal. Include in the cover letter any other information relevant to the firm's qualifications not addressed elsewhere in its Technical Proposal. **Firms must not include any fee information in the cover letter or elsewhere in the Technical Proposal.**

4.2 Firm Experience - Case Studies

Describe the experience of the proposing firm, inclusive of the experience of any proposed subcontracted firms, through up to three (3) case studies. The case studies should address examples of the proposing firm's past provision of services of the type and scale outlined in sections 3.0 through 4.0 of the Agreement (Attachment A to this RFP Package). Thus, the case studies must concisely set forth the basic background information, the scope of services provided, and results of said engagement. **Case studies may be based on contracts with public or private sector clients.** The case studies must describe the effectiveness of the project, and the methodology used to measure such effectiveness. The firm must identify the date appraisal was completed, the name and address of the contracting entity and the name, title and telephone number of a contact person associated with the contracting entity who is familiar with and able to comment on the firm's performance on each project.

4.3 Key Team Member List (NJSDA Form 201)

In this section of its Technical Proposal, a proposing firm must set forth a list of proposed Key Team Members, using NJSDA Form 201 (set forth in Attachment B to this RFP Package). For the purposes of this engagement, a "Key Team Member" is any person working on the real estate appraisal of an identified project, and the supervisor or manager who shall be responsible for all or some portion of the real estate appraisal services to be rendered. The proposing firm must indicate on NJSDA Form 201 one Key Team Member to be identified as the "Project Manager," who shall have overall responsibility for the services to be rendered.

4.4 Key Team Member Resume (NJSDA Form 202)

In this section of its Technical Proposal, a proposing firm must include a fully completed resume form for each proposed Key Team Member, using NJSDA Form 202 (set forth in Attachment C to this RFP Package). The selected firm shall be required to use all Key Team Members as indicated in its Technical Proposal. Failure to do so without the prior written approval of the Authority may result in termination. For each Key Team Member, the resumes should include, but not be limited to: relevant experience and any applicable licensing, professional designations/certifications and/or affiliations.

4.5 Approach to Providing the Required Scope of Services

The proposing firm must describe its approach to providing the required Scope of Services, including, addressing the staffing needs involved, identification of the firm's geographic proximity to the project, present capacity of the firm to complete the real estate appraisal services, identifying and discussing its approach to managing work performed by the firm and any subcontracted firm.

4.6 Business Registration

Pursuant to N.J.S.A. 52:32-44, as amended by P.L. 2004, c. 57, each proposing firm must provide proof of valid business registration with the Division of Revenue of the New Jersey Department of the Treasury (the "Division of Revenue"), in its Proposal.

Any subcontracted firm of the firm selected as a Consultant must provide the selected firm with a copy of its business registration, which the selected firm must forward to the Authority. No firm selected as a Consultant may enter into any subcontract with a firm that has not provided proof of valid business registration to the selected firm, for forwarding to the NJSDA. The NJSDA shall duly file all business registrations with the other procurement documents relating to the contract. Business registrations of proposed subconsultants, if any, are NOT required to be included in a firm's Proposal.

Firms may obtain New Jersey Business Registration assistance by going on-line to www.state.nj.us/treasury/revenue/gettingregistered.shtml or by calling the New Jersey Department of Treasury at (609) 292-9292. Please be advised, however, that business registrations are mailed generally within seven to ten days, so firms should plan

accordingly.

4.7 Disclosure of Investment Activities in Iran Form

Using the form provided by the NJSDA, the responding firm must submit a Disclosure of Investment Activities in Iran Form, pursuant to Public Law 2012. C. 23 (codified at N.J.S.A. 52:32-55 et. seq.) (the “Act”). Pursuant to the Act, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract with the New Jersey Schools Development Authority (“NJSDA”) must complete a Certification which states that the person or entity, or one of the persons or entity’s parents, subsidiaries, or affiliates, is not identified on a list created and maintained by the New Jersey Department of the Treasury (“Treasury”) as a person or entity engaging in investment activities in Iran. Such a Certification must be in the form attached hereto in Attachment D, and included with the firm’s Technical Proposal. **Failure to submit such Certification will result in the disqualification of the bid and rejection of the Technical and Fee Proposals.**

5.0 INSTRUCTIONS FOR SUBMITTING A FEE PROPOSAL

A proposing firm must submit its Fee Proposal on the NJSDA’s Fee Proposal Form (Attachment E to this RFP Package) for all labor and all other direct costs associated with providing the services required in sections 3.0 through 4.0 of the Agreement (Attachment A to this RFP Package).

As noted in the mailing instructions set forth in Section 3.0 of this RFP, one (1) original of the Fee Proposal must be submitted as part of the Proposal Package, **but the Fee Proposal must be enclosed in a sealed envelope separate from the Technical Proposal and the Moral Integrity Questionnaire.**

6.0 INSTRUCTIONS FOR SUBMITTING A MORAL INTEGRITY QUESTIONNAIRE

Firms must also submit to the Authority one (1) completed original Moral integrity Questionnaire for submission to the New Jersey State Police, in the form set forth as Attachment F to this RFP Package. The Authority shall hold all Questionnaires submitted, unopened, until the evaluation of Technical Proposals is completed, unless special circumstances warrant otherwise. At such time, Authority staff will forward the Questionnaire of the selected firm to the New Jersey State Police for review. **Moral Integrity approval is a prerequisite for contract award.**

7.0 EVALUATION OF TECHNICAL PROPOSALS

Each Proposal Package will be reviewed to determine responsiveness. Non-responsive Proposal Packages will be rejected without evaluation. Responsive Technical Proposals will be evaluated by a Selection Committee (“Committee”) established for the purpose of evaluating such responses. The Selection Committee shall consist of no fewer than three (3) SDA Staff members. The evaluation will be based upon the information provided by a Firm in response to this RFP, and any necessary verification thereof.

The members of the Selection Committee will evaluate each Firm’s Technical Proposal, and may confer with each other regarding the content of the submissions before scoring, but each Selection Committee member will independently score each Technical Proposal in all of the evaluation categories described in this RFP, in accordance with the evaluation criteria described herein. Technical Proposals shall be evaluated in the following categories:

- Firm’s licensing status
- Firm’s professional designations
- Previous experience on similar projects
- Geographic proximity to school facilities project
- Present capacity to complete the solicited services

Each Selection Committee Member will evaluate each Technical Proposal, assigning a raw score for each category on a scale of 0 to 10 as follows:

- Outstanding (9–10): depth and quality of response offers significant advantages.
- Superior (7-8): exceeds RFP requirements with no deficiencies.

- Sufficient (5-6): meets RFP requirements with no significant deficiencies.
- Minimal (3-4): meets RFP requirements but contains some significant deficiencies.
- Marginal (1-2): comprehends intent of RFP but contains many significant deficiencies.
- Unsatisfactory (0): requirements not addressed and lack of detail precludes adequate evaluation.

Weighting factors will then be applied to each of the Selection Committee Member’s raw scores for each category to arrive at a total weighted score as follows:

Technical Proposal Evaluation Category	Weighting Factor (Applied to Raw Score)	Maximum Weighted Points
Firm’s licensing status	1.0	10
Firm’s professional designations	1.0	10
Previous experience on similar projects	4.0	40
Geographic proximity to school facilities project	2.0	20
Present capacity to complete the solicited services	2.0	20
Total Points Available:		100

All of the scores awarded by the Selection Committee Members to a particular firm’s Technical Proposal will be added together and averaged to arrive at a Non-Price Score for each Firm. The maximum Non-Price Score is 100.

8.0 EVALUATION OF FEE PROPOSALS

Once the Non-Price Scores for all Responsive Firms has been determined, the sealed Price Proposals will be opened and scored, with the lowest Price Proposal awarded the maximum Price Score, and all other Price Proposals scored accordingly.

The Non-Price Scores will be adjusted by a weighting factor of 40% and the Price Scores will be adjusted by a weighting factor of 60%, before being combined in a “Final Combined Score.” The Authority will recommend award of the contract to the Responsive Firm with the highest Final Combined Score.

Notwithstanding anything to the contrary, the NJSDA has no obligation to make an award and reserves the right to waive any non-material defects, reject any or all Proposal Packages for any reason in accordance with law, and/or terminate the selection process at any time.

Upon award, the selected firm shall execute the Agreement without modification.

Any bidder attempting to contact government officials (elected or appointed), including Authority Board members, Authority Staff, and Selection Committee members in an effort to influence the selection process may be immediately disqualified.

9.0 PRE-AWARD REQUIREMENTS

After determination of the selected firm, the NJSDA shall request the following information prior to the award of the contract:

9.1 Political Contributions. P.L. 2005, c. 51 amended and supplemented N.J.S.A. 19:44A-20.1 *et seq.*, and superseded Executive Order 134 (2004), addresses the effect of political contributions on State contracting. Accordingly, a selected Firm will be required to respond in a timely fashion to certification and disclosure requirements that will be stated in the Notice of Award

issued by the NJSDA. Additionally, Executive Order No. 117, which is designed to enhance New Jersey's efforts to protect the integrity of government contractual decisions and increase the public's confidence in government. The Executive Order builds on the provisions of P.L. 2005, c. 51 ("Chapter 51"), which limits contributions to certain political candidates and committees by for-profit business entities that are, or seek to become, State government vendors.

Requirements for Selected Firm. The selected Firm shall receive a Notice of Award that will, among other things, notify the Firm that it must submit a Certification and Disclosure of Political Contributions form and Business Entity Disclosure form as provided by NJSDA. Failure to submit these forms in a timely fashion shall be cause for rejection of the Firm.

Firm's Continuing Obligation to Comply with P.L. 2005, c. 51. Any Selected Firm is required, on a continuing basis, to disclose and report to NJSDA any political contributions made during the Contract term by the Firm on forms provided by NJSDA, at the time it makes the contribution.

9.2 Political Contributions Disclosure. Firms are advised of their responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission ("ELEC"), pursuant to N.J.S.A. 19:44A-20.13 (P.L. 2005, c. 271, section 3), in the event they receive contracts in excess of \$50,000 from a public entity in a calendar year. It is a Firm's responsibility to determine if filing is necessary. Failure to so file can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

9.3 Outsourced Services Special Provisions. Under P.L. 2005, c. 92 (formerly Executive Order No. 129 (2004)), the NJSDA shall not award a contract to a bidder that submits a bid proposal to perform services, or to subcontract with a firm to perform services, outside the United States, unless certain conditions is met. If, during the term of the contract, the Firm or subcontracted firm, who had on contract award declared that services would be performed in the United States, proceeds to shift the performance of the services outside of the United States, the Firm shall be deemed in breach of the Agreement, unless the Director of the NJSDA Division of Procurement shall have first determined in writing that extraordinary circumstances require a shift of services or that a failure to shift the services would result in economic hardship to the NJSDA or the State.

9.4 Anti-Discrimination Requirements. In addition, the Firm shall not discriminate in employment and shall abide by all anti-discrimination laws including those contained within N.J.S.A. 10:5-1 et seq. and all rules and regulations issued there under, including N.J.A.C. 17:27-1 et seq. Accordingly, in a Notice of Award, a Firm shall be required to submit to the NJSDA, with its executed Agreement, a copy of one of the following three documents:

- (1) appropriate evidence that the contractor is operating under an existing Federally approved or sanctioned affirmative action program;
- (2) a certificate of employee information report approval issued in accordance with N.J.A.C. 17:27-4; or
- (3) an initial employee information report (Form AA302*) provided by the Affirmative Action Office and completed by the Firm in accordance with N.J.A.C. 17:27-4.

***The original of this document shall be provided to the New Jersey Department of Treasury. Please see following link for details: http://www.state.nj.us/treasury/contract_compliance/pdf/aa302ins.pdf**

9.5 Subconsultant Business Registration Certification. Proof of valid business registration with the Division of Revenue of the New Jersey Department of the Treasury (the "Division of Revenue") for all subconsultants must be provided to the Authority.

9.6 Insurance and Indemnification. A successful Firm shall be required to provide evidence of the insurance coverages required in Section 7.0 of the Agreement, Attachment A to this RFP Package, at the time of execution of the Agreement.

9.7 Additional Information. NJSDA may request additional information as required under the Agreement, or pursuant to applicable policies, procedures or law.

ATTACHMENT A

REAL ESTATE APPRAISAL SERVICES AGREEMENT

{Please see attached file}

ATTACHMENT B

KEY TEAM MEMBER LIST (NJSDA FORM 201)

{Please see attached file}

ATTACHMENT C

KEY TEAM MEMBER RESUME (NJSDA FORM 202)

{Please see attached file}

ATTACHMENT D

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

{Please see attached file}

ATTACHMENT E

FEE PROPOSAL FORM

{Please see attached file}

ATTACHMENT F

MORAL INTEGRITY QUESTIONNAIRE

{Please see attached file}