

Request for Qualifications – 2025 Appraisal Services  
For The City of Camden Redevelopment Agency

**Request**  
**For**  
**QUALIFICATIONS**

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FOR APPRAISAL SERVICES 2025  
FOR THE CITY OF CAMDEN REDEVELOPMENT AGENCY

City of Camden Redevelopment Agency  
Issued: January 27, 2025  
Due: February 14, 2025, at 2:00 PM eastern prevailing time

An Equal Opportunity Employer

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## 1.0 ADVERTISEMENT

**NOTICE** - The City of Camden Redevelopment Agency (“CRA”) is soliciting proposals from qualified firms to provide appraisal services to the CRA for 2025. The Request for Qualifications (“RFQ”) package will be available beginning Monday, January 27, 2025. Proposals will be received at 2:00 P.M eastern prevailing time on February 14, 2025, by Olivette Simpson, Executive Director, City of Camden Redevelopment Agency, 520 Market Street, 13<sup>th</sup> Floor, Camden City Hall, Camden, NJ 08101 for the following: **RFQ – City of Camden Redevelopment Agency Request for Qualifications: Appraisal Services - 2025.**

The Request for Qualifications (“RFQ”) package may be accessed on the City of Camden Redevelopment Agency (“CRA”) website <http://camdenredevelopment.org/> in the section entitled “Open RFQ/RFQs” beginning January 27, 2025. Written, faxed or emailed requests to have the RFQ mailed will also be honored. The CRA fax number is 856-964-2262. It is the responsibility of prospective Respondents to check the CRA website for any addenda to the RFQ that may be issued prior to the submittal due date.

All questions and/or inquiries regarding the RFQ shall be sent by fax or email no later than February 3, 2025 no later than 2:00 P.M. to Olivette Simpson, Email: [Olsimpso@camdennj.gov](mailto:Olsimpso@camdennj.gov) and a copy to Deirdra Williams, Email: [Dewillia@camdennj.gov](mailto:Dewillia@camdennj.gov). All responses to the RFP shall be prepared with full consideration of the addenda issued prior to the Submission Date. Addenda shall be issued no later than February 7, 2025.

Sealed qualification proposals/packages shall be submitted to the CRA in the manner described in the RFQ. Sealed proposals must be mailed, presented or delivered to the offices of the CRA at the below address. Respondents are solely responsible for the timely delivery of the proposals and no proposal shall be considered which is presented after the dates and time established for receiving proposals. The CRA does not accept any responsibility for the timeliness of any mail, delivery, or courier service.

CRA will accept sealed proposals by courier service, hand delivery, or by mail. If you plan on hand delivering the sealed proposal package, proposal packages may only be dropped off. A monitored drop-box will be located at the front door of City Hall. Please place your sealed proposal package inside the drop-box.

Sealed envelopes containing the proposal documents shall be submitted and clearly labeled on the outside of the envelope with the following words: **“RFQ – City of Camden Redevelopment Agency Request for Qualifications: Appraisal Services - 2025”**. The Respondent's name, address and telephone number must also be clearly marked on the envelope. The sealed envelopes containing the qualification documents must be mailed, presented, or delivered to the following address:

City of Camden Redevelopment Agency  
City Hall, 13<sup>th</sup> Floor  
520 Market Street  
Camden, NJ 08101  
Attn: Olivette Simpson, Executive Director

The above deadline is firm as to the date and hour. CRA will treat as ineligible for consideration any submission that is received after that deadline. All submissions become the property of CRA and will not be returned.

## **2.0 INTRODUCTION**

The City of Camden Redevelopment Agency (CRA) is seeking qualified firms to become part of a pre-qualified list of Appraisers that will provide appraisal services to the CRA on an as-needed basis for the term of one year for both residential and commercial properties.

CRA will develop through this process a pre-qualified list of several Appraisers who will work on an as-needed basis. The process of selecting a specific Appraiser will consist on soliciting quotes from those on the pre-qualified list, and then seeking board approval to contract with the entity that replied with the best price and ability to get the job done in a timely manner. The CRA will however retain throughout the year the ability to use other factors in the selection, if necessary, due to a specialized aspect of a task order.

## **3.0 SCOPE OF SERVICES**

The selected pre-qualified firms will:

- Possess a current license and be insured in the State of New Jersey.
- Have worked with public sector entities in the past.
- Possess varied commercial and residential experience.
- Have the staffing capabilities to move quickly when necessary; and be willing, if called upon, to testify or give evidence in cases, hearings, meetings, and any other venue for which it would be necessary.

The appraisals opinion of value for real property will be in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics and Standards of Appraisal Practice Promulgated by the Appraisal Institute.

Appraisers will be MAI qualified.

## **4.0 ACCEPTANCE OF RFQ**

Respondent shall include exceptions to any of the conditions outlined in this RFQ. It is assumed that the Contractor has accepted the condition of this RFQ, unless the exceptions are specified in the Contractor's proposal.

## **5.0 NO WARRANTY**

Respondents are required to examine the RFQ, specifications, and instructions pertaining to the services requested. Failure to do so will be at the Respondent's own risk. It is assumed that the Respondent has made full investigation so as to be fully informed of the extent and character of the services requested and of the requirements of the specifications. No warranty is made or implied as to the information contained in the RFQ, specifications, or instructions.

Respondents are responsible for implementation of all health and safety measures taken to complete the required services. The CRA or the City of Camden assumes no responsibility for the health and safety of Respondent, Respondent employees, or other associated personnel.

## **6.0 METHOD OF SELECTION**

**All interested firms will provide the following:**

**1. Cover Letter:**

Present a brief understanding of CRA needs based upon the information provided in the RFQ.

Outline qualifications most relevant to this RFQ. Identify team and clearly indicate the single contact and authorized representative (principal-in-charge) of the Applicant with mailing address, telephone and fax numbers and e-mail address. The representative certifies that the information provided in response to this Request for Qualifications is true and accurate.

Address the cover letter to:

Olivette Simpson  
Executive Director  
City of Camden Redevelopment Agency  
Camden City Hall, 520 Market Street, Suite 1300  
P.O. Box 95120  
Camden, NJ 08101-5120

**2. Table of Contents**

**3. Documentation of Qualifications/Experience:**

The above referenced, Statement of Qualifications should include all relevant experience and ability taking into account the RFQ letter received by the firm; single Practitioners and small firms are encouraged to provide proposals but must demonstrate sufficient depth or 'back-up' so as to assure the Agency that qualified personnel will be available at all times to represent the Agency within the scope of the proposal.

**4. References:**

Three professional references shall be provided to the CRA. References should be able to comment on Respondent's performance for similar work scopes. Reference information shall include name, affiliation, address, and telephone number. Proposals that do not provide a completed section for references will not be considered further.

**5. Key Personnel:**

Respondent shall include a listing of key personnel associated with the items to be provided in the scope of work. Information, such as a resume, should be included for key personnel which describes responsibilities and duties performed for similar work scopes.

**6. Professional Certificates and Licenses**

Respondent shall include evidence of applicable professional certifications and licenses.

**7. N.J. Business Registration**

Respondent shall include proof of New Jersey Business Registration including if applicable those of any subcontractors.

**8. Proof of Insurance:**

Respondent shall include a copy of the current insurance certificate(s) held by firm/company.

**9. Conflicts of Interest**

Respondent shall include disclosure of any conflicts of interest, either actual or potential, or any other conditions that may influence the Contractor's performance or judgment while undertaking the Scope of Work described in this RFQ.

## **10. COST PROPOSAL**

The Contractor must also include a schedule of hourly rates for services to be provided including any administrative costs. Provide a listing of billing rates for your personnel. The CRA expressly reserves the right to negotiate project scope and fees with the preferred candidate.

All business entities shall submit a completed Business Entity Disclosure Certification pursuant to N.J.S.A. 19:44A-20.4 et seq.- (**See attachment 2**) Please be advised that failure to submit the disclosure form will result in the disqualification of your firm's proposal.

The CRA reserves the right to reject any or all responses to this RFQ.

## **7.0 CONTRACT FORM AND TERM**

This RFQ will lead to a pre-qualified list of appraisers for the CRA. The required services are specified in this RFQ. Prices shall be guaranteed by the Respondents for a period of at least one (1) year from the date of submission. the pre-qualified appraisers will be solicited for quotes and ability to perform task in timely matter upon specific need and tasks.

## **8.0 FORMAT OF REPORTS/DELIVERABLES**

The CRA will delineate the required amount and format of Appraisal Reports with each Request for Pricing.

## **9.0 OWNERSHIP OF WORK PRODUCT**

All work products produced by the Contractor, the CRA or by any third party working for the Contractor or the CRA resulting from this RFQ are the sole property of the CRA.

The CRA shall be the sole owner of all digital data, graphics and documents, as well as all hardcopy and publishable documentation resulting from the design and reports.

CRA has the right to use, distribute or dispose of the work products without the consent of the Contractor.

## **10.0 SUBMISSIONS AND SELECTIONS**

All qualification proposals/packages shall be submitted in sealed envelopes bearing the words "City of Camden Redevelopment Agency Request for Qualifications: Appraisal Services - 2025".

A committee of CRA staff will select pre-qualified firms and submit them to its Board for approval.

## **12.0 SCHEDULE**

Within 30 days of receipt of proposals, the CRA will evaluate the proposals and select pre-qualified Appraisers. The CRA will then seek board approval for the list at its next scheduled Board Meeting.

All Contractors will be paid upon the delivery and acceptance of the Deliverables.

## **13.0 EQUAL EMPLOYMENT OPPORTUNITY PROVISIONS**

Companies and their subcontractors will not discriminate on the basis of race, color, national origin, or sex in the award and performance of this contract.

All the potential companies must demonstrate a commitment to the effective implementation of an affirmative action plan or policy on equal employment opportunity. The potential company must ensure equal

employment opportunity to all persons and not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, physical disability, mental disorder, ancestry, marital status, criminal record, or political beliefs. The company must uphold and operate in compliance with Executive Order I 1 246 and as amended in Executive Order I 1 375, Title VI and VII of Civil Rights Act of 1964, the Equal Employment Opportunity Act of 1972, the Fair Employment Practices Act, and the American with Disabilities Act of 1990.

In response to this RFQ, companies should furnish detailed statement relative to their Equal Employment Opportunity practices and any statistical employment information that it deems appropriate, relative to the composition of its work force or its subcontractors.

#### **14.0 INSURANCE REQUIREMENTS**

1. The company shall carry and maintain in full force and effect for the duration of this contract, and any supplement thereto, appropriate insurance. The company agrees to protect and defend, indemnify, and hold the CRA and its employees free and harmless from and against any and all losses, claims, liens, demands and causes of action of every kind and character including the amount of judgments, penalties, interest, court costs, and legal fees incurred by the CRA in defense of same, arising in favor of taxes, claims, liens, debts, personal injuries including employees of the CRA, death or damages to property (including property of the CRA) and without limitations by enumeration, all other claims, or demands of every character occurring and caused in whole or in part by any negligent act or omission of the company, any one directly or indirectly employed by the company or anyone for whose acts company may be liable regardless of whether or not it is caused in part by the CRA. Company will designate and provide the CRA with the identity of a person or persons in company's employ who shall be responsible for handling claims from the public efficiently and expeditiously.

Policies shall be issued by an insurance company authorized to do business in the State of New Jersey.

2. Insurance similar to that required by the company shall be provided by or on behalf of all subcontractors to cover its operation(s) performed under this contract and included in all subcontracts.
3. Insurance certificates must be presented at the time of bid, documenting overage for the following:
  - A. Worker's Compensations and Employers Liability in accordance with State of New Jersey requirements, with a minimum limit of:
    - a. \$1,000,000 each accident for bodily injury by accident
    - b. \$1,000,000 each employee for bodily injury by disease
    - c. \$1,000,000 policy limit for bodily injury by disease
  - B. Public Liability Insurance: Comprehensive General Liability, (bodily injury, personal injury, and property damage liability) including company's contingent Completed operations and contractual liability with a minimum:
    - a. \$1,000,000 each occurrence
    - b. \$1,000,00 personal and advertising injury
    - c. \$2,000,000 general aggregate; and
    - d. \$1,000,000 products/completed operations aggregate
  - C. Comprehensive Automobile Liability Insurance. Covering all owned, hired and Rented vehicles and equipment, with limits of liability of not less than \$1,000,000 for injuries to, or death of one or more persons resulting from any one occurrence and property damage limit of liability of not less than \$500,000 per occurrence.

All insurance certificates must name the Camden Redevelopment Agency as an additional insured on the policy. Said Certificate must state that coverage cannot be cancelled or materially altered without thirty (30) days written notice to the CRA.

## 15.0 DEADLINE FOR SUBMISSION

Two original copies and one electronic (PDF) copy of the qualifications proposal/package must be submitted to the CRA as follows:

Proposers are required to submit their responses in a sealed envelope to the following address:

City of Camden Redevelopment Agency  
City Hall, Suite 1300  
P.O. Box 95120  
Camden, NJ 08102  
Attn: Olivette Simpson, Executive Director

All qualification proposals/packages are to be clearly marked “**City of Camden Redevelopment Agency Request for Qualifications: Appraisal Services - 2025**”.

Qualification proposals/packages shall be due no later than 2:00 p.m. eastern prevailing time on Friday, February 14, 2025, by mail or delivery. Qualification proposals/packages must be sealed in an envelope with the title of this RFQ and the Respondent’s name, address and telephone number clearly marked on the envelope.

The above deadline is firm as to the date and hour. CRA will treat as ineligible for consideration any submission that is received after that deadline. All submissions become the property of CRA and will not be returned.

## 16.0 INSTRUCTIONS FOR SUBMISSIONS OF INQUIRIES

Questions and inquiries regarding the RFQ will be accepted in writing until 2:00 p.m. eastern prevailing time on February 3, 2025. All questions responded to by the CRA will be forwarded as addenda to this RFQ no later than February 7, 2025. Questions and inquiries shall be submitted via email to Olivette Simpson at Email: [Olsimpso@camdennj.nj](mailto:Olsimpso@camdennj.nj) and cc’d to Deirdra Williams, Email: [Dewillia@camdennj.us](mailto:Dewillia@camdennj.us) via regular mail or fax at 1-856-964-2262.

## 17.0 ATTACHMENTS

1. Business Entity Disclosure Certification
2. Debarment Certification

**Attachment #1**  
**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**BUSINESS ENTITY DISCLOSURE CERTIFICATION**  
**FOR NON-FAIR AND OPEN CONTRACTS**  
 Required Pursuant to N.J.S.A. 19:44A-20.8

**Part I – Vendor Affirmation**

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that the \_\_\_\_\_ has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-1 et seq. that, pursuant to P.L. 2004, c. 19 would bar the award of this contract in the one year period preceding (*date of award scheduled for approval of the contract by the governing body*) to any of the following named candidate committee, joint candidates committee; or political party committee representing the elected officials of the **City of Camden Redevelopment Agency** as defined pursuant to N.J.S.A. 19:44A-3(p), (q) and (r).


**Part II – Ownership Disclosure Certification**

I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

**Check the box that represents the type of business entity:**

- Partnership     
  Corporation     
  Sole Proprietorship     
  Subchapter S Corporation  
 Limited Partnership     
  Limited Liability Corporation     
  Limited Liability Partnership

Name of Stock or Shareholder	Home Address

**Part 3 – Signature and Attestation:**

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: \_\_\_\_\_

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_, 2\_\_.

\_\_\_\_\_  
(Affiant)

My Commission expires:

\_\_\_\_\_  
(Print name & title of affiant) (Corporate Seal)

**CITY OF CAMDEN REDEVELOPMENT AGENCY  
BUSINESS ENTITY DISCLOSURE CERTIFICATION  
FOR NON-FAIR AND OPEN CONTRACTS  
Required Pursuant to N.J.S.A. 19:44A-20.8**

The following is statutory text related to the terms and citations used in the Business Entity Disclosure Certification form.

**“Local Unit Pay-To-Play Law” (P.L. 2004, c.19, as amended by P.L. 2005, c.51)**

**19:44A-20.6** Certain contributions deemed as contributions by business entity.

5. When a business entity is a natural person, a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity. When a business entity is other than a natural person, a contribution by any person or other business entity having an interest therein shall be deemed to be a contribution by the business entity.

**19:44A-20.7 Definitions relative to certain campaign contributions.**

6. As used in sections 2 through 12 of this act:

“business entity” means any natural or legal person, business corporation, professional services corporation, limited liability company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of this State or of any other state or foreign jurisdiction;

“interest” means the ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit, as appropriate;

**Temporary and Executing**

12. Nothing contained in this act shall be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during the one-year period immediately preceding the effective date of this act.

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**The New Jersey Campaign Contributions and Expenditures Reporting Act (N.J.S.A. 19:44A-1 et seq.)**

**19:44A-3 Definitions.** In pertinent part...

p. The term "political party committee" means the State committee of a political party, as organized pursuant to R.S.19:5-4, any county committee of a political party, as organized pursuant to R.S.19:5-3, or any municipal committee of a political party, as organized pursuant to R.S.19:5-2.

q. The term "candidate committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) for the purpose of receiving contributions and making expenditures.

r. the term "joint candidates' committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) by at least two candidates for the same elective public offices in the same election in a legislative district, county, municipality or school district, but not more candidates than the total number of the same elective public offices to be filled in that election, for the purpose of receiving contributions and making expenditures. For the purpose of this subsection: ...; the offices of member of the board of chosen freeholders and county executive shall be deemed to be the same elective public offices in a county; and the offices of mayor and member of the municipal governing body shall be deemed to be the same elective public offices in a municipality.

**19:44A-8 and 16 Contributions, expenditures, reports, requirements.**

*While the provisions of this section are too extensive to reprint here, the following is deemed to be the pertinent part affecting amounts of contributions:*

“The \$300 limit established in this subsection shall remain as stated in this subsection without further adjustment by the commission in the manner prescribed by section 22 of P.L.1993, c.65 (C.19:44A-7.2)

**Attachment # 2**  
CITY OF CAMDEN REDEVELOPMENT AGENCY  
DEBARMENT CERTIFICATION FORM

This statement must be reproduced on company letterhead and signed by an authorized representative of the firm.

I, \_\_\_\_\_ an authorized representative of \_\_\_\_\_ (company) certify that  
\_\_\_\_\_ (company) is not debarred from receiving Federal funds.

\_\_\_\_\_ (signature)

\_\_\_\_\_ (print name)

\_\_\_\_\_ (title)

\_\_\_\_\_ (date)