



REQUEST FOR QUALIFICATIONS

On-Call Real Estate Appraisal Services

City of Erie, Pennsylvania

Proposals being accepted by:

Redevelopment Authority of the City of Erie

Inquiries and Proposals should be directed to:

Aaron Snippert, Executive Director

Redevelopment Authority of the City of Erie

626 State Street, Room 107

Erie, PA 16501

Telephone: (814) 870-1540

E-Mail: asnippert@redeveloperie.org

Proposals due by:

Thursday, April 9, 2026

REQUEST FOR QUALIFICATIONS (RFQ)

On-Call Real Estate Appraisal Services

Redevelopment Authority of the City of Erie (RACE)

1. Overview

The Redevelopment Authority of the City of Erie (“RACE”) is seeking qualifications from experienced, state-certified real estate appraisers to provide on-call appraisal services in support of:

- Property acquisition under the Pennsylvania Urban Redevelopment Law
- Blight remediation and redevelopment activities
- Potential litigation and eminent domain proceedings

RACE intends to establish a pre-qualified pool of appraisers to be engaged on an as-needed basis.

2. Scope of Services

Selected firms/individuals will provide appraisal services including, but not limited to:

Residential Appraisals

- Vacant residential lots
- Single-family structures
- Small multi-family properties (2–4 units)
- As-is and after-rehabilitation valuations (if requested)

Commercial Appraisals (Optional)

- Mixed-use properties
- Commercial structures
- Redevelopment sites and assemblages
- Income-producing properties

Specialized Services

- Appraisals compliant with eminent domain requirements
- Expert witness testimony (as needed)
- Retrospective valuations (if required)
- Review of prior appraisals (limited cases)

All appraisals must comply with:

- USPAP standards
- Applicable Pennsylvania eminent domain requirements

3. Contract Structure

- RACE will select multiple appraisers (2–4 minimum)
- Selected firms will enter into an on-call professional services agreement
- Work will be assigned on a case-by-case basis based on:
 - Project complexity
 - Relevant experience
 - Availability and workload

4. Submission Requirements

Provide a concise response (recommended 5–10 pages) including:

A. Firm / Individual Overview

- Name, address, contact information
- PA certification (include license number and type)
- Years of experience

B. Relevant Experience

- Experience with:
 - Eminent domain/condemnation appraisals
 - Blighted or distressed properties
 - Urban/legacy city markets
- Examples of similar work (3–5 projects)

C. Qualifications

- Key personnel and resumes
- Court testimony experience (if applicable)
- Knowledge of Erie market (preferred)

D. Approach

- Methodology for valuing:
 - Vacant lots in weak markets
 - Distressed/blighted structures
- Turnaround time expectations

E. Fee Schedule (Required)

Complete and submit the attached Fee Schedule and Pricing Form

5. Evaluation Criteria

Submissions will be evaluated based on:

- Experience with condemnation / eminent domain work
- Demonstrated ability to value distressed and blighted properties
- Knowledge of local and regional market conditions
- Qualifications and certifications
- Ability to meet timelines
- Fee structure (reasonableness, not sole factor)

6. Term

- Initial term: 2–3 years
- Option to extend at RACE discretion for one additional term

7. Submission Instructions

- Submit electronically to: asnippert@redveloperie.org
- Deadline: April 9, 2026

8. Additional Information

- RACE reserves the right to:
 - Reject any or all submissions
 - Request additional information or interviews
 - Negotiate scope and fees with selected firms
- This RFQ is for qualifications only and does not guarantee assignment of work.

9. Contact

Aaron Snippert
Executive Director
Redevelopment Authority of the City of Erie
asnippert@redeveloperie.org
814-870-1540

FEE SCHEDULE & PRICING FORM

On-Call Real Estate Appraisal Services Redevelopment Authority of the City of Erie (RACE)

1. RESPONDENT INFORMATION

Firm / Individual Name: _____
Primary Contact: _____
Phone: _____ Email: _____

2. RESIDENTIAL APPRAISAL PRICING (REQUIRED)

Service Type	Flat Fee (\$)	Typical Turnaround (Days)	Notes
Vacant Residential Lot	\$ _____	_____	
Single-Family Residential	\$ _____	_____	
Small Multi-Family (2-4 units)	\$ _____	_____	
Exterior-Only / Drive-By Appraisal	\$ _____	_____	
Retrospective Appraisal	\$ _____	_____	

3. COMMERCIAL APPRAISAL PRICING (OPTIONAL BUT REQUESTED)

Service Type	Flat Fee or Range (\$)	Hourly (if applicable)	Turnaround (Days)	Notes
Small Commercial / Mixed-Use	\$ _____	\$ _____	_____	
Standard Commercial Property	\$ _____	\$ _____	_____	
Complex Property / Assemblage	\$ _____	\$ _____	_____	
Income-Producing Property	\$ _____	\$ _____	_____	

4. ADDITIONAL SERVICES

Service	Rate (\$)	Notes
Hourly Rate (General)	\$ _____ / hr	
Expert Witness / Testimony	\$ _____ / hr	
Court Preparation Time	\$ _____ / hr	
Appraisal Review (Desk Review)	\$ _____	
Appraisal Review (Field Review)	\$ _____	
Rush Fee (if applicable)	\$ _____	Define timeframe: _____

5. ASSUMPTIONS & CONDITIONS

Please identify any assumptions, limitations, or conditions that may impact pricing:

6. EXCEPTIONS

List any exceptions to the requested pricing structure:

7. CERTIFICATION

I certify that the above pricing is accurate and valid for the duration of the proposed contract term unless otherwise negotiated.

Signature: _____

Name / Title: _____

Date: _____