

CITY OF TUSCALOOSA, ALABAMA



REQUEST FOR QUALIFICATIONS FOR APPRAISAL FIRMS FOR ASH STREET SIDEWALK PROJECT

OCA File Number: OCA-25-1682
Engineering Project: OCE NO. 2023.900.001

Issued by:

City of Tuscaloosa
Office of the City Engineer

Date Issued: 12/3/2025
Deadline for Submittals: 1/9/2026

LATE SUBMISSIONS WILL NOT BE ACCEPTED

PART 1 – OVERVIEW

The City of Tuscaloosa is requesting qualifications from firms for Professional Property Appraisal Services for the Ash Street Sidewalk Project. Part 2 of this RFQ provides a general description and abbreviated scope of work for the project. See Exhibits A and B for Tract Maps.

This is a procurement of professional services and will be conducted in a manner to provide full and open competition. A Selection Committee will review all submittals and will rank firms based on criteria identified in Part 5. The criteria may include but is not limited to: Licensing and Professional Standing; Experience; Conflicts of Interest; Project Understanding and Approach; and Quality Assurance and Quality Control.

Upon selection by the Selection Committee, the City will enter into negotiations with the successful Respondent firm. Pending successful negotiations, the successful Respondent firm will enter into a Contract for professional services with the City.

PART 2 – THE PROJECT AND SCOPE OF WORK

The City of Tuscaloosa seeks the services of a professional firm that has the knowledge, experience and expertise to perform the services as requested.

The firm must be able to perform the following types of services upon request from the City:

The professional services are requested to assist with the appraisal and review appraisal of temporary construction easements for two residential parcels along Ash Street. It is anticipated that compensation may be required for loss of trees and foliage, landscaping, out buildings and structures and other appurtenances associated therewith.

A drawing of the project is attached hereto as Exhibit "A" and "B".

The appraiser must, at a minimum:

1. Provide an appraisal meeting the following definition of an "appraisal," which is found at 49 CFR 24.2(a)(3): "The term appraisal means a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information."
2. Afford the property owner or the owner's designated representative the opportunity to accompany the appraiser on the inspection of the property in accordance with Title 18 of the Code of Alabama.
3. Perform an inspection of the subject property. The inspection should be appropriate for the appraisal problem, and the Scope of Work in the contract will address:
 - The extent of the inspection and description of the neighborhood and proposed project area,
 - The extent of the subject property inspection, including interior and exterior areas,
 - The level of detail of the description of the physical characteristics of the property being appraised (and, in the case of a partial acquisition, the remaining property).
4. In the appraisal report, include a sketch of the property and provide the location and dimensions of any improvements. Also, it should include adequate photographs of the subject property and comparable sales and provide location maps of the property and comparable sales as called for in the State DOT's FHWA-approved Right-of-Way or Appraisal Manual.
5. In the appraisal report, include the following items:
 - The property right to be acquired (e.g., temporary construction easement)
 - The value being appraised (usually fair market value), and its definition
 - Appraised as if free and clear of contamination (or as specified),
 - The date of the appraisal report and the date of valuation,
 - A realty/personalty report is required per 49 CFR 24.103(a)(2)(i),
 - The known and observed encumbrances, if any,
 - Title information,
 - Location,
 - Zoning,
 - Present use, and
 - At least a 5-year sales history of the property.

6. In the appraisal report, identify the highest and best use. If highest and best use is in question or different from the existing use, provide an appropriate analysis identifying the market-based highest and best use.
7. Present and analyze relevant market information, which includes research, analysis, and verification of comparable sales.
8. In developing and reporting the appraisal, disregard any decrease or increase in the fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project.
9. Report his or her analysis, opinions, and conclusions in the appraisal report.

Appraisals sought by the City are to estimate the fair market value of the property, as of the specified date of valuation, for the proposed acquisition of the property rights specified (i.e., temporary easement, etc.) for a Federally assisted project.

The intended user of any appraisal report is primarily the City of Tuscaloosa, but its funding partners may review appraisals as part of their program oversight activities.

The definition of “fair market value” is determined by State law, but pursuant to FHWA regulations, includes the following:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, each acting in what he or she considers his or her own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The appraiser shall state all relevant assumptions and limiting conditions. In addition, the City may provide other assumptions and conditions that may be required for a particular appraisal assignment, such as:

- The data search requirements and parameters that may be required for the project.
- Identification of the technology requirements, including approaches to value, to be used to analyze the data.
- Need for machinery and equipment appraisals, soil studies, potential zoning changes, etc.
- Instructions to the appraiser to appraise the property "As Is" or subject to repairs or corrective action.
- As applicable include any information on property contamination to be provided and considered by the appraiser in making the appraisal.

The firm must comply with all applicable state, local, and federal regulations related to the services provided to the City, including all acts, rules, regulations, guidelines and circulars promulgated by various federal departments, agencies, administrations and commissions relating to the funding source used to pay all or part of projects costs including professional engineering and related services.

The City reserves the right, subject to negotiation and agreement, in writing, with the selected firm, to either expand or limit the scope of services as needed. The selected firm will be required to have sufficient personnel to complete the tasks required by this scope of services. The selected firm will complete the required tasks in a timely and efficient manner. The selected firm would be expected to enter into a contract for services based upon the negotiated fee structure.

PART 3 – CONTENT OF RESPONSE TO THIS REQUEST FOR QUALIFICATIONS

In order to facilitate the Selection Committee's evaluation, each Respondent firm responding to this request for qualifications should include the following content, in the following order:

- Licensing and Professional Standing
- Experience
- Conflicts of Interest
- Project Understanding and Approach
- Quality Assurance and Quality Control

Each of these items is discussed in more detail in the following sections.

3.1 Licensing and Professional Standing

a. Please include a brief statement confirming that the Respondent is legally authorized to do business in Alabama and in the City of Tuscaloosa, and that all staff assigned to perform services for the project are licensed or certified to perform such services in Alabama.

b. In addition, please include a statement confirming that the Respondent is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any state or federal department or agency.

c. Finally, for the five year period preceding submission of the response for this RFP the Respondent shall please identify:

(1) All contracts terminated (in whole or in part) to which the Respondent firm was a party-for convenience or default, by either the Respondent firm or by another party to the contract with the Respondent, including:

- contract value
- description of work
- project owner and contract number and/or name and telephone number for a representative of the project owner

(2) All claims made against the Respondent arising out of the Respondent's professional services; and

(3) All litigation (including any arbitration or mediation proceedings) to which the Respondent has been a party.¹ If no contracts have been terminated, or if the Respondent has not been a party to any claims or litigation, please include a statement to that effect.

¹ The disclosure of terminated contracts, claims, or litigation will not automatically disqualify a Respondent from consideration. The Selection Committee will review any matter disclosed and make an independent determination as to whether the matter should disqualify the Respondent from consideration.

3.2 Experience

a. Please provide a brief narrative about the Respondent's experience, history, ownership and primary clients served by the firm.

b. List of the Respondent's proposed project team and those team members' qualifications and experience.

c. Recently Completed Projects. Evidence of satisfactory performance of at least three (3) recently completed projects of the type indicated above. Relevant experience will be judged on the basis of the design experience of those individuals named to the firm's project team for this project. Elements of recently completed projects are as follows:

1. Address.
2. Contact person for reference.
3. Construction cost.

3.3 Conflicts of Interest

Please identify all actual or potential conflicts of interest that would prevent the Respondent from entering into a professional relationship with the City generally, or for this project specifically. If no such conflicts exist, please include a statement to that effect.

3.4 Project Understanding and Approach

Discuss the proposed approach to completing the needed services and how your firm will coordinate the development of design solutions, the production of contract documents, and construction administration.

3.4 Quality Assurance and Quality Control

a. The submittal should describe how the responding Respondent will provide quality assurance ("QA") and quality control ("QC") for the project. Identify the individuals that will be involved in QA/QC services. If your firm has a structured QA/QC program, briefly describe the program and how it will be applied to the project.

b. Respondent shall discuss the firm's approach/method of designing to budget.

PART 4 – INSTRUCTIONS FOR SUBMITTALS

Before submitting a response to this RFQ, the Respondent should carefully review the entire RFQ and be familiar with its contents. The Respondent firm's submission shall be considered evidence that the Respondent has fully studied the RFQ and is familiar with the general conditions to be encountered in performing the services requested.

4.1 Format of Submittals

General brochure type information is to be kept to a minimum, and the submittal shall be a maximum of 6 one-sided pages or 3 two-sided pages. Submittals may be written in either Times New Roman or Calibri font, and the font size must be 12-point or larger.

4.2 Submissions

Respondent firm submissions must be received by the City by 5:00 local time on January 9, 2026.

Late submittals will not be accepted or reviewed. It is the Respondent's responsibility to ensure that their submission is received within the time required by this RFQ.

Respondents MUST submit submittals electronically. Electronic submissions should be made in Portable Document Format (PDF) file format, and should be sent to via email to:

Please provide an electronic response to:

Christina Howton chowton@tuscaloosa.com

Submittals should be clearly labeled with the following information:

Submittal for RFQ for Professional Engineering and Related Services for the Ash Street Sidewalk Project

OCA File Number: OCA-25-1682/ Engineering Project: OCE NO. 2023.900.001

The Respondent is responsible for obtaining confirmation that the City received the Respondent's submittal.

4.3 Additional Items Related to submissions by Respondent Firms

a. Submission rejection/costs

By issuing this RFQ, the City does not commit to entering into a contract, to paying any costs incurred in the preparation of a submission, proposal, or to procuring or contracting for services. The City reserves the right to cancel this RFQ in whole or in part, to reject any and/or all submissions and proposals, to accept the submission and proposal it considers the most favorable to the City's interests in its sole discretion, and to waive irregularities or informalities in any submissions/proposals or in the submission procedures. The City reserves the right to reject all

submissions or proposals and issue a new RFQ, at its sole discretion. All submissions and proposals and other materials submitted in response to this RFQ will become property of the City.

b. Contract and Insurance Requirements

The City has standard contract and insurance requirements for professional services contracts and is unable to make substantial changes to the requirements for the contract to be used for this project. The laws of the State of Alabama shall govern the contract executed between the successful Consultant and the City, as well as any interpretations or constructions thereof. Further, the place of performance and transaction of business shall be deemed to be in the City of Tuscaloosa, Alabama, and in the event of litigation, the exclusive venue and place of jurisdiction shall be in Tuscaloosa County, Alabama.

c. Requests for Additional Information

The City reserves the right to request additional information from Respondents to clarify the submissions.

4.4 Public Records

Each Respondent is hereby informed that, upon submission to the City in response to this RFQ, the Respondent's submittal becomes the property of the City.

Unless otherwise compelled by a court order, the City will not disclose any submissions while the City conducts its deliberative process in accordance with the procedures identified in this RFQ. However, after the City either awards an agreement to a firm, or after the City rejects all submissions, the City shall consider each submission from Respondents subject to the public disclosure requirements of the Alabama Open Records Act (Ala. Code § 36-12-40) and Tuscaloosa City Code § 2-4, unless there is a legal exception to public disclosure.

If a Respondent believes that any portion of its submittal is subject to a legal exception to public disclosure, the Respondent shall: (1) clearly mark the relevant portions of its submittal "Confidential"; (2) upon request from the City, identify the legal basis for exception from disclosure under the Open Records Act; and (3) defend, indemnify, and hold harmless the City regarding any claim by any third party for the public disclosure of the "Confidential" portion of the qualifications submittal.

PART 5 – SELECTION PROCEDURE

The City will use a Selection Committee of qualified City employees for the evaluation of submissions. This is a qualifications-based procurement for professional services, in which the qualifications of the responding firms will be reviewed and evaluated, and the most qualified firm will be selected, subject to negotiation of fair and reasonable compensation.

The Selection Committee will review the submissions submitted in response to this RFQ, and rate the submissions based on the following grading system, which includes both numerical and pass/fail criteria in addition to any other criteria the Selection Committee deems relevant, and which is allowed under local, state and federal law:

<u>Numerically-Scored Criteria</u>	Max. Points
• Firm Experience	50
• Project Understanding and Approach	30
• Quality Assurance and Quality Control	20
<u>Pass/Fail Criteria</u>	
• Compliance with RFQ Instructions	P/F
• Licensing and Professional Standing	P/F
• Conflicts of Interest	P/F

The Selection Committee will eliminate from consideration any firm submission which receives a “Fail” grade on any one or more of the pass/fail criteria for evaluation.

After review and evaluation of the submissions, the Selection Committee may select one or more Respondents for interviews. However, the Selection Committee is not required to conduct interviews. The Selection Committee may determine that interviews are not necessary for the selection process, and such decision is within the sole discretion of the Selection Committee.

When the Selection Committee concludes its work, it will make a recommendation to the City Council’s Public Projects Committee, and request authority to begin negotiating an agreement, including final scope of work and fees for services, with the successful Respondent firm.

Upon approval by the City Council’s Public Projects Committee, City staff will begin contract negotiations with the successful Respondent. If the negotiations are unsuccessful, or if an agreement cannot be reached within a reasonable time, as determined by the City, then City staff will terminate negotiations the firm, and will request authority from the Public Projects Committee to begin negotiations with another Respondent firm. Any compensation discussed with one Respondent will not be disclosed or discussed with any other Respondent.

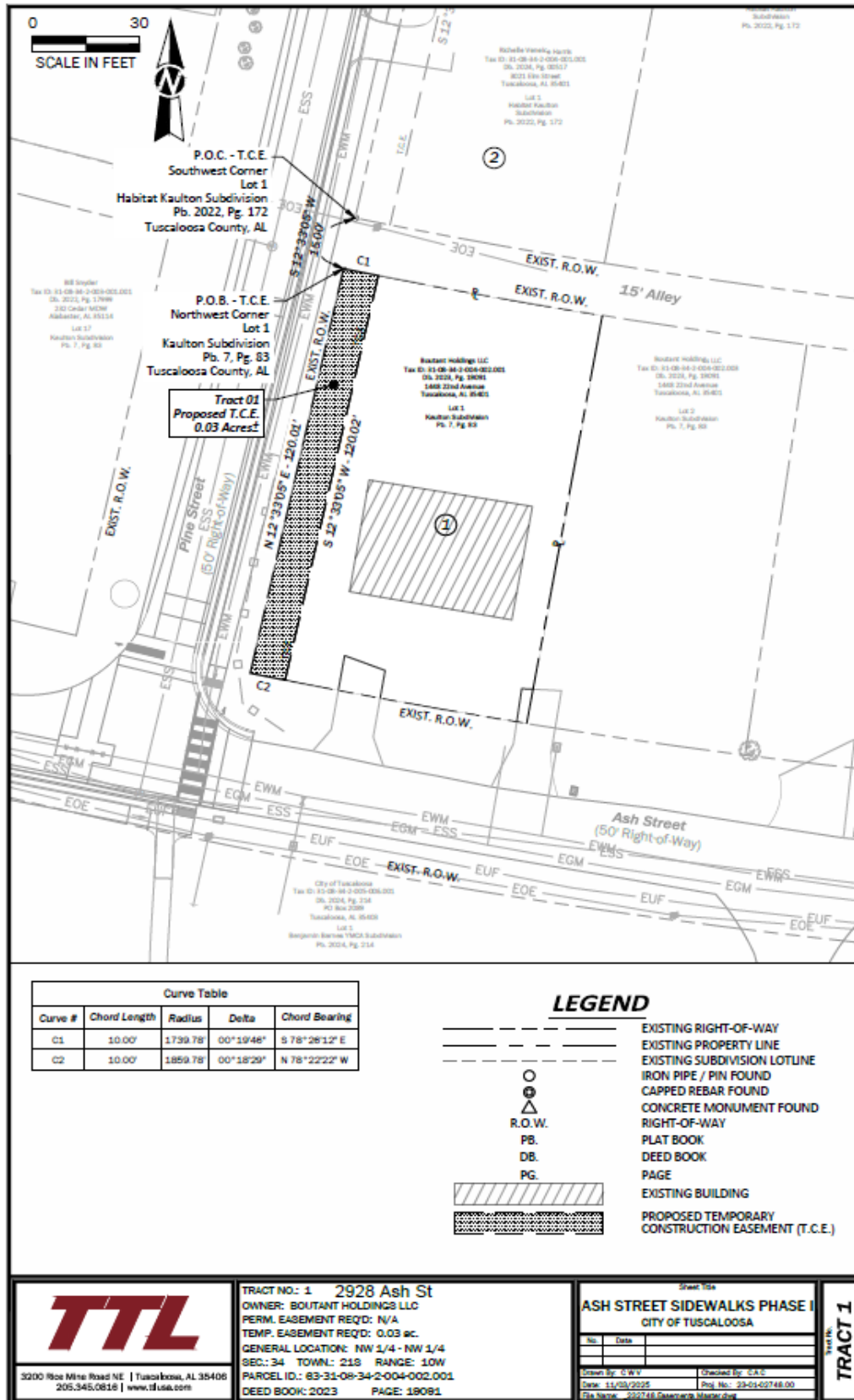
Upon the conclusion of negotiations, the successful Respondent firm will enter into an agreement with the City. The agreement shall not be in force until it is approved by the Tuscaloosa City Council, and it is signed by the Mayor. The City cannot pay for any work or services performed prior to the approval of the agreement by the City Council, and the issuance of a notice to proceed by the City.

Please note, this RFQ does not guarantee that the City will make any contract award. The City reserves the right to modify, amend, or withdraw this RFQ, in whole or in part, at any time and for any reason, in its sole discretion. The City also reserves the right to reject all submissions, in its sole discretion.

END OF RFQ

**City of Tuscaloosa, Alabama
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Tuscaloosa, Alabama 35403-2089
(205) 248-5140**

EXHIBIT A – Tract 1 - 2928 Ash St



Curve Table

Curve #	Chord Length	Radius	Delta	Chord Bearing
C1	10.00'	1574.78'	00°23'50"	S 78°32'25" E
C2	10.00'	1724.78'	00°19'58"	N 78°26'43" W

LEGEND

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION LOT/UNE
- IRON PIPE / PIN FOUND
- CAPPED REBAR FOUND
- CONCRETE MONUMENT FOUND
- RIGHT-OF-WAY
- PLAT BOOK
- DEED BOOK
- PAGE
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)

TRACT NO. 2 3021 Elm St
 OWNER: RICHELLE VENICE HARRIS
 PERM. EASEMENT REQ'D: N/A
 TEMP. EASEMENT REQ'D: 0.03 ac.
 GENERAL LOCATION: NW 1/4 - NW 1/4
 SEC.: 34 TOWN: 21S RANGE: 10W
 PARCEL ID.: 83-31-08-34-2-004-001.001
 DEED BOOK: 2024 PAGE: 00517

ASH STREET SIDEWALKS PHASE I
 CITY OF TUSCALOOSA

Drawn By: C.W.V. Checked By: C.W.V.
 Date: 11/03/2025 Proj. No.: 23-01-02748.00
 File Name: 232748_Design_01_Map1.dwg