



GOVERNMENT OF PUERTO RICO

REQUEST FOR PROPOSAL

Commercial Appraisal Consulting Service

For

PUERTO RICO PUBLIC BUILDING AUTHORITY

Issue Date: April 26, 2019

RFP Number: 2019-01

Submission Location:

Response to be mailed to:

manuel.rivera@aep.pr.gov

rfp@aafaf.pr.gov

Documents will only be received electronically.

Hand delivery and postal mailed documents will not be accepted.

Submission Time:

Response to be received at the above Submission email address on or prior to:

11:59 pm (AST), May 17, 2019

Contact Persons:

Manuel Rivera Ayala (PBA)

and

Alejandro Camporreale Mundo, Esq. (AAFAP)

No telephone queries



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FOR COMMERCIAL APPRAISAL CONSULTING SERVICES

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Introduction & Scope of Work

The Puerto Rico Public Building Authority (“PBA” or the “Authority”) seeks to procure services from a firm, individual, or consultant (“Contractor”) to provide an appraisal report on the commercial market value “as is” and under the assets highest and best use for the *Antigua Sede Departamento de Justicia de Puerto Rico*, located at Olimpo Street in San Juan (the “Property”).

The Contractor shall have a demonstrated strength in appraising commercial properties and must be a licensed or certified appraiser. The Property at hand is composed of various land plots that include:

Lot Description	Size (Square Meters)
<i>Edificio Departamento de Justicia</i>	2,247.43
<i>Edificio Fiscales</i>	589.364
	541.483
	613.452
<i>Estacionamiento del Departamento de Justicia</i>	790.516
	936.604
	744.631
	702.671
	390.594
	201.873
	646.490
<i>Edificio Oficinas Anexas del Departamento de Justicia</i>	568.0976
	43.9333
<i>Terrenos Antiquo Estacionamiento Fornos</i>	982.617
<i>Estacionamiento Oficinas Anexas del Departamento de Justicia</i>	962.365
Total	10,989.175

Qualifications

1) Description of the Contractor

Please describe or provide the following, as applicable:

The date of formation of your firm, organizational structure, jurisdiction of formation and ownership structure, if applicable, name, title, location and contact information of the person that will directly oversee the services that you propose to provide and who should be contacted about your proposal. A description of any judgments, verdicts,



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lawsuits, claims, arbitration proceedings, or other judicial or administrative proceedings, pending or outstanding, against your company or its officers. A description of any lawsuit or claim, or request for arbitration with respect to any contract filed by your firm in the past seven (7) years. Finally, a description of any default your company had under a contract occurring in the past ten (10) years.

2) Experience of Proposed Services

Provide your company profile.

3) Compensation

Provide a detailed description of your estimated costs, broken down by type of services.

4) Conflicts of Interest

In order to allow PBA to conduct initial assessment of potential conflict of interest, please provide a brief description of any potential conflicts of interests your firm may have in providing the services herein, including any descriptions of work that your company has performed for the Commonwealth, the Government, any of its instrumentalities or any creditors or guarantors of indebtedness in relation to their activities in the Commonwealth. Indicate whether this activity is ongoing, and if not, when it was concluded.

5) References

Please provide names and complete contact information for at least two (2) business references that are directly relevant to the activities anticipated by this process and a brief description of the services you provided to each reference.

6) Relevant Information

Provide any other relevant information that you believe to be helpful for PBA when evaluating proposals submitted pursuant to this process.

Selection Criteria

PBA intends to evaluate proposals using a combination of criteria, including but not limited to, those described below. PBA reserves the right to make the selection in its sole discretion and when selecting, it may place more or less weight on any of the identified criteria:

- Management strength and depth of personnel resources
- Depth of experience providing relevant services considering the Master Development Plans for the immediate surroundings of the property to be appraised
- Financial strength of the prospective Contractor
- Proposed compensation
- Strength of references

PBA and its advisors will examine and evaluate proposals. Acceptance of proposals shall not give rise to any liability or obligation from PBA or its advisors, and no prospective Contractor will have any cause of action against PBA or its



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advisors originating from the failure to award a contract to that prospective Contractor, or failure to consider any proposal or any expenses incurred by a prospective Contractor in the course of the preparation of the proposal. PBA reserves the right, in its sole discretion, to request other proposals in the future. PBA reserves the right to consider any and all factors relating to a determination of the ability and suitability of the prospective Contractor, their respective agents or representatives.

PBA reserves the right to negotiate separately with any respondent, as necessary, to serve the best interests of PBA. PBA may seek additional information from prospective Contractors submitting a proposal.

All inquiries and questions regarding this process must be directed to Alejandro Camporreale (AAAF) and Manuel Rivera Ayala (PBA) by email to the following addresses: rfp@aafaf.pr.gov and manuel.rivera@aep.pr.gov

Please note all proposals shall be submitted through email on or before May 17, 2019