

**BOROUGH OF SEASIDE PARK  
REQUEST FOR PROPOSAL  
APPRAISER FOR REAL ESTATE TAX APPEALS**

**Date Issued: July 20, 2012**

**Return Date & Time: August 20, 2012 at 3:00 p.m.**

**Return To:** Karen Barna, Borough Clerk

Borough of Seaside Park

1701 North Ocean Avenue

Seaside Park, NJ 08752

**REQUEST FOR PROPOSAL FOR THE POSITION OF  
APPRAISER FOR REAL ESTATE TAX APPEALS  
FOR THE BOROUGH OF SEASIDE PARK**

The Borough of Seaside Park is soliciting proposals for the position of Appraiser for Real Estate Tax Appeals to provide professional services. The Mayor and Council will select one or more appraisers for the provision of this service based upon a fair and open process, pursuant to N.J.S.A. 19:44A-20.4, et. seq. and in accordance with the Resolution previously adopted by the Mayor and Council to secure such services through a fair and open process. In order to have a proposal considered by the Mayor and Council, an interested party must provide evidence that he/she satisfies the minimum requirements for this service, as set forth in Section III of this document and that he/she otherwise complies with the proposal requirements set forth.

**SECTION I: Appointment of Appraiser for Real Estate Tax Appeals**

The Borough has decided to solicit proposals for Appraiser for Real Estate Tax Appeals in the event the need arises for such appraiser. The Appraiser or tax firm may be appointed by the Mayor and Council, for a term of one (1) year, to perform services including, but not limited to, those services as described in Section II of this document.

The Mayor and Council may select, at its sole discretion, individuals or firms for this position, so long as those individuals or firms meet or exceed the minimum requirements set forth in Section III hereof. Once an appointment is made, no substitution of personnel may be made without the express written consent of the Mayor and Council, which consent may be withheld in their sole discretion.

**SECTION II: Scope of Services**

The Appraiser for Real Estate Tax Appeals (and other appraisers, if any) shall perform the following minimum duties, as well as those prescribed by applicable law, subject to the review and approval of the Mayor and Council:

- A. Work with the attorney representing the Borough on tax appeals;
- B. Appear at conferences, settlements, and in court as needed;
- C. Prepare reports and provide advice to the Mayor and Council regarding issues that arise, that include, but are not limited to: ratios, tax regulations, fair market values and other analysis as required.
- D. Interact with the Borough's Administration on related tax issues;
- E. Interact with the Borough's insurance carrier, regarding liability issues;
- F. When requested by the Mayor and Council, reply to inquires from residents and/or commercial enterprises; and
- G. Attend meetings as requested by the Mayor and Council.

### **SECTION III: Minimum Qualifications and Response Requirements**

In order for an individual's or firm's proposal to be considered by the Mayor and Council, interested parties submitting proposals in response to this solicitation must meet the following:

- A. Minimum Qualifications:
  - 1. The appraiser or firm has provided appraisal/tax advice services to a municipal entity in the State of New Jersey for a period of at least ten (10) years prior to the submission of this proposal;
  - 2. That the appraiser or firm has sufficient staff to satisfy the scope of services described in Section II of this document;
  - 3. That the appraiser who is submitting the response to this proposal, is a certified real estate appraiser and has an MAI designation;
  - 4. That the appraiser has at least ten (10) years experience in the litigation of municipal tax matters.
  - 5. That the appraiser submitting this proposal has not represented within the past three (3) years and does not represent any adverse parties and claims whether administrative, civil, criminal, or otherwise, against the Borough of Seaside Park.

B. Minimum Requirements for Vendor Responses:

1. Interested parties wishing to provide a proposal in response to the Borough of Seaside Park's solicitation shall provide the following minimum information in its proposal, which proposal must be submitted at the location and within the time constraint set forth on page 1 of this document;
2. Full name and business address of entity or person submitting the proposal;
3. List of all individuals who, if selected, will provide services to the Borough of Seaside Park, along with a summary of the post high school education and licenses held by each such person;
4. Number of years each appraiser in the firm submitting this proposal has provided representation to municipal entities in the State of New Jersey;
5. A description of the services that will be provided to the Borough of Seaside Park, in addition to those set forth in Section II above;
7. A statement and listing of professional service fees that the appraiser would offer to the Borough of Seaside Park, if the tax firm were selected to be the appraiser for the Borough of Seaside Park;
8. A statement that applicant complies with the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1, et. seq., and the Affirmative Action Law of the State of New Jersey, P.L. 1975 C. 127; N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 and of P.L. 1963, c. 150 (Prevailing Wage) and Americans with Disabilities Act of 1990 (42 U.S.C. 12101, et seq.); and P.L.2004, c.19 & P.L.2005, c.271 (Pay to Play);
9. The name and addresses of at least three (3) references consisting of clients for which the applicant has provided services in the past five (5) years, which should include at least one (1) municipal entity client;
10. A list and description of all professional liability claims, if any, brought against the applicant during the past five (5) years; and
11. The applicant shall provide the Borough of Seaside Park with ten (10) copies of its proposal.

## **SECTION IV: Basis of Award of Professional Services Contract**

The Borough of Seaside Park shall award all professional service agreements based upon qualifications, merit, cost competitiveness, references and experience with issues confronting the Borough of Seaside Park. The final determination will be based upon the most advantageous price and other factors to the Borough of Seaside Park. The specific basis of award will include:

- A. Documented evidence that the firm fulfills all of the Minimum Qualifications as listed in Section III, paragraph A., and all of the information required under paragraph B., including, but not limited to, insurance policy, Affirmative Action Compliance and professional service fees, are provided for review and consideration. Number your responses using the sequential order listed in paragraphs A and B of Section III.
  
- B. Technical Criteria:
  - 1. Does the proposal demonstrate a clear understanding of the scope of work and related objectives?
  - 2. Does the proposal document knowledge of the issues and operations of the Borough, and how the proposed services will address these issues?
  - 3. Is the proposal complete and responsive to the specific requirements?
  - 4. Has successful past performance of the firm and its principals been documented?
  
- C. Management Criteria:
  - 1. How well does the proposed scheduling timelines meet the Borough's needs?
  - 2. Does the firm document a record of reliability of timely delivery of deliverables?
  - 3. Does the firm document municipal/State experience?
  - 4. Does the firm document its availability to attend meetings as requested by the Mayor and Council?
  - 5. To what extent does the firm rely on in-house resources vs. contracted services?
  - 6. Is there the availability of in-house and contract resources documented?
  - 7. Documentation of experience in performing similar work by employees?

8. Does the vendor make use of business capabilities or initiatives that involve women, the disadvantaged, small and/or minority owned business establishments?
9. Does the vendor demonstrate cultural sensitivity in hiring and training staff?

D. Cost Criteria:

1. Relative Cost – How does the cost compare to other similarly scored proposals?
2. Full Explanation – Is the price and its component charges, fees, etc., adequately explained and documented?
3. Does the proposal include quality control and assurance programs?
4. Does the firm have the sufficient financial resources to meet its obligations?

All awards are and shall be subject to the availability of funds for the professional services in the 2021 Temporary and/or Final Budgets.