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2/1/2012

BUILDING PITTSBURGH WITH



URBAN REDEVELOPMENT  
AUTHORITY OF PITTSBURGH

# URBAN REDEVELOPMENT AUTHORITY

## AWARD JUSTIFICATION FORM

### PROFESSIONAL SERVICES

**PROJECT NAME:** Summerset at Frick Park

**SERVICES REQUESTED:** Real Estate Loan Underwriting services to assist with the financial analysis and third party verification of the real estate absorption and assessment assumptions incorporated in the Summerset at Frick Park TIF plan. The selected consultant will also review the credit capacity of the development team to undertake the project.

**CONTRACT DURATION:** 1 year

**DATE OF RFP:** RFP issued November 30, 2011

**PROPOSAL DUE DATE:** December 14h, 2011

**PROPOSALS REQUESTED:  
(Number)** Seven (7)

**PROPOSALS RECEIVED:  
(Number)** Three (3)

**PROPOSERS SUBMITTING:  
(Name)** Integra Realty Sources, S.B. Friedman, Real Estate Strategies

**PROPOSER SELECTED:** Real Estate Strategies

**CONTRACTED AMOUNT:** \$9,988.00

**CRITERIA FOR SELECTION:** Price, M/WBE participation, experience and capacity of the respondent, alignment of the proposal with the requested services.

**REJECTED PROPOSALS:** 2

**DEPARTMENT/AUTHORITY  
RECOMMENDING AWARD:** URA Housing Department

**WAS AWARD MADE TO LOWEST  
QUALIFIED PROPOSER?** YES  NO  NOT APPLICABLE

**IF NO, DEPARTMENT AND/OR  
AUTHORITY MUST PROVIDE  
EXPLANATION** Real Estate Strategies price was approximately \$1,500 more than the lowest bidder; however the Real Estate Strategies proposal was more comprehensive and reflected a more complete understanding of the requested services. Selected firm is a W/BE firm.