



**CINCINNATI METROPOLITAN HOUSING AUTHORITY**

**SOLICITATION NUMBER 2019-8073**

**REQUEST FOR QUOTATIONS FOR SMALL PURCHASE**

**FOR**

**Commercial Real Estate Broker**

DATE ISSUED	November 15, 2019
NON-MANDATORY PRE-PROPOSAL CONFERENCE	None
SITE VISIT/WALK THROUGH	Not Applicable
LAST DATE FOR QUESTIONS	Questions shall be submitted in writing no later than <b><u>4:00 PM</u></b> local time on <b>November 25, 2019</b> to <a href="mailto:procurement@cintimha.com">procurement@cintimha.com</a> .
PROPOSAL SUBMITTAL RETURN & DEADLINE	<b><u>December 5, 2019 no later than 11:00 AM</u></b> local time to Cincinnati Metropolitan Housing Authority Attn: Procurement 1627 Western Avenue Cincinnati, Ohio 45214 Or by email to <a href="mailto:procurement@cintimha.com">procurement@cintimha.com</a>

CMHA Reserves the right to modify this schedule at its discretion. Notification of changes will be made available to all interested parties via an email and/or by posting on CMHA's website.

**THE RESPONSIBILITY FOR SUBMITTING A RESPONSE TO THIS REQUEST AT THE DESIGNATED OFFICE OF CINCINNATI METROPOLITAN HOUSING AUTHORITY ON OR BEFORE THE STATED TIME AND DATE WILL BE SOLELY AND STRICTLY THE RESPONSIBILITY OF THE OFFEROR. THE AUTHORITY WILL IN NO WAY BE RESPONSIBLE FOR DELAYS CAUSED BY THE DELIVERY MANNER CHOSEN BY THE RESPONDENT OR CAUSED BY ANY OTHER OCCURRENCE.**



## **QSP 2019-8039 Commercial Real Estate Broker Services**

<b>Table of Attachments</b>		
<b>Attachment</b>	<b>Description</b>	<b>What to do with it</b>
<b>A</b>	<b>Scope of Work</b>	<b>Retain for your records</b>
<b>B</b>	<b>Fee Submission Form</b>	<b>Complete and return</b>
<b>C</b>	<b>General Terms and Conditions</b>	<b>Retain for your records</b>
<b>D</b>	<b>Section 3 Forms</b>	<b>Complete and return</b>
<b>E</b>	<b>Professional References</b>	<b>Complete and return</b>
<b>F</b>	<b>Contract Acceptance and Award</b>	<b>Complete and return</b>

### **1.0 REQUEST FOR QUOTATIONS FOR SMALL PURCHASE**

Cincinnati Metropolitan Housing Authority (CMHA) hereby solicits and requests quotes from qualified contractors to provide *Commercial Real Estate Broker Services*. This request for quotation is not an offer to buy and should not be assumed as such. The award will be made to the most responsive, responsible contractor(s) who submits the most technically acceptable proposal and meets the overall criteria.

CMHA is a metropolitan housing authority organized and existing under Ohio Revised Code §3735.27, et seq., and is governed by the U.S. Housing Act of 1937, as amended, and subject to regulations under Title 2 and Title 24 of the Code of Federal Regulations. CMHA includes several instrumentalities and associated entities.

*CMHA reserves the right to award the contract to multiple Offerors.*

*It shall be clearly understood that all services requested in this QSP are on an “as needed basis” and that the values referred to in response to this QSP in no way constitute a guarantee of the level of effort that may be requested of the successful Offeror(s), or guarantee a certain value.*

### **2.0 ECONOMIC INCLUSION**

This request for quote is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended. Preferences may be given in accordance with 24 CFR 135 and the CMHA procurement policy.

Contractor shall utilize Section 3 residents as defined in the attached Section 3 forms to perform the requirements under this QSP to the greatest extent feasible and shall document such efforts quarterly. There is a 30% goal for hiring Section 3 residents on any contract(s) resulting from this QSP. Contractors will be evaluated on its performance at achieving this goal and such evaluation shall be a factor in future awards.



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Any Section 3, MBE, SBE, or WBE qualified vendor should state specifically such status. Quotes from small business enterprises and minority business enterprises are encouraged.

For any questions related to economic inclusion, please email [section3@cintimha.com](mailto:section3@cintimha.com).

### 3.0 ADDENDUM

All questions regarding the QSP and requirements must be submitted in writing to [procurement@cintimha.com](mailto:procurement@cintimha.com) prior to the date on the cover page. Questions will be answered in an addendum that will be emailed to all companies on our proposers' list and/or posted to our website.

### 4.0 QUOTE FORMAT

All quotations should consist of, at a minimum:

- A. A completed Fee Submission Form (Attachment B)
- B. A list of references (Attachment E)
- C. A summary of the company's relevant experience, the company's project management ability, and quality plan as described below (Section 5.0 Award Criteria)
- D. Section 3 Business Preference Documentation (Attachment D)
- E. Copies of licenses applicable to the scope of work of this QSP (if any)

### 5.0 AWARD CRITERIA

Award shall be made to the responsive and responsible contractor(s) that submits the best value to the Authority using price and other factors listed below as determined by a committee of Authority employees. Factors which will be considered include: fees, relevant experience, project management ability, and technical capabilities.

The following evaluation criteria will be utilized to evaluate each proposal:

- 5 = Excellent
- 4 = Above Average
- 3 = Average
- 2 = Below Average
- 1 = Poor
- 0 = Non-Responsive

NO	POINTS	WEIGHTED AVERAGE	FACTOR DESCRIPTION
1	0-5	30%	The <b>PROPOSED COSTS</b> to provide the services requested



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2	0-5	20%	<b>Relevant Experience:</b> Firm's experience in the operation of projects of this or greater scope. The evaluation of this criterion will be based upon Attachment E – Professional References and the company's one-page description of the company's related experience. References should be applicable to the type of work requested in this solicitation.
3	0-5	20%	<b>Project Management Ability:</b> Project Manager and staff's expertise, include resumes of project manager and key staff who will be assigned work under this contract.
4	0-5	15%	<b>Quality Plan:</b> Plan or procedure to monitor employees and subcontractor performance during the contract period. Method of scheduling service and procedures for maintaining level of service to include quality control and oversight.
		85%	<b>Sub-Total Points (other than Economic Inclusion points)</b>

NO.	POINTS	FACTOR TYPE	FACTOR DESCRIPTION
5			<b>Economic Inclusion Participation:</b> A firm may qualify for Section 3 status as detailed within <b>Attachment D</b> and may also qualify as a DBE/MBE/WBE and SBE as certified by the City of Cincinnati, the State of Ohio MBE/WBE registration board and/or any other governmental certification entity.
5a	5 points	Section 3	Category I & II; <u>or</u>
5b	3 points		Category III & IV.
5c	10 points		Demonstrative Section 3 Action Plan
	15 points possible		<b>Maximum Economic Inclusion Points (Additional)</b>

	100 points	<b>Total Possible Points (Including Economic Inclusion Points)</b>
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### 6.0 CONTRACT

The Authority will not execute a contract on the successful proposer's form of contract. See *Attachment C for Small Purchase General Terms and Conditions* and *Attachment F for Contract*



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*Acceptance and Award.* By submitting a response the successful proposer agrees to the terms in this QSP and the attachments.

All contract documents, including any contractor supplied agreements shall be reviewed by the Procurement Officer and Contracting Officer prior to execution. Please note that contracts are limited to \$50,000.00 over the term of the contract. The term shall not exceed three years.

### **7.0 RIGHT TO REJECT QUOTES**

CMHA reserves the right to reject any or all quotes, to waive technicalities, and to accept any quote deemed to be in its best interest. CMHA also reserves the right to seek additional or new quotes and to waive informalities and minor inequities in quotes received.

### **8.0 PUBLIC RECORD**

All bids/proposals submitted to CMHA are subject to the Ohio Public Records Law (O.R.C. 149.43 and the Sunshine Act (5 USC 522(b) and may be subject to disclosure to the public. Information in proposals that would be deemed a trade secret or otherwise not subject to disclosure under public records laws shall be clearly indicated as such by the contractor, including citations from the Ohio Public Records Law or the Sunshine Act for the exemptions. Also, the contractor shall submit one hard copy and one electronic copy of its proposal and other submissions, which has been redacted of all trade secrets and other information not subject to disclosure pursuant to a public records request. Failure to do so may subject the entire contents to disclosure under public records laws.