

FAIRFAX COUNTY
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
LAND ACQUISITION DIVISION

Fee Appraisal Services for the Acquisition of Right of Way
Request for Qualifications

The County of Fairfax, Virginia, is soliciting qualifications from licensed real estate appraisers who wish to be considered to provide on a county-wide basis, appraisal services necessary for the acquisition of land rights on an annual basis for the 2015 calendar year. For consideration, interested persons will be required to perform appraisals using procedures applicable to eminent domain and follow applicable federal and state laws and the Uniform Standards of Professional Appraisal Practice (USPAP). Knowledge of the current United States Department of Transportation/Federal Highway Administration and Virginia Department of Transportation guidelines and policies is preferred. The scope of services includes the appraisal of easements and rights of way by Virginia licensed appraisers. They shall have a demonstrated ability to perform these services and have the following qualifications:

- Possess and be able to provide a copy of a valid Virginia Certified Residential appraisal license or a Virginia Certified General appraisal license.
- Five years of appraisal experience with a minimum of 500 hours specific to eminent domain.
- Possess knowledge of the Northern Virginia real estate market and have qualified as an “expert witness” for Court proceedings.
- Have the ability to read, interpret highway and public works’ plans, profiles and cross-sections and be able to explain in detail the effect upon the remainder.

Process and evaluation factors to be utilized to determine appraisers deemed to be the most qualified to perform the required services include:

- Formation of a Selection Advisory Committee (SAC) by members of the Appraisal Committee who will review and evaluate qualifications.
- Interviews from a short list will be held in October 2014.
- Appraisers will be selected based on demonstrated knowledge of applicable codes and regulations, technical and pertinent experience, demonstrated past performance with Fairfax County (if applicable) and availability of resources. (Assignments for projects containing numerous parcels and exceeding \$60,000 for work rendered will require competitive bids.)

For consideration, appraisers must complete and provide an application with basic information in addition to their resume and list of clients. An application and the list of requirements can be found on the Fairfax County website at www.fairfaxcounty.gov/dpwes/construction/designadvert.htm

Inquires pertaining to this request should be directed to Ms. Janice Fleming, Department of Public Works and Environmental Services, Land Acquisition Division at 703-324-5090, TTY: 711, or email janice.fleming@fairfaxcounty.gov . All submissions must be made no later than 4 p.m. local time on October 3, 2014.