



# Redevelopment Authority of Prince George's County

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## REQUEST FOR QUALIFICATIONS (RFQ)

**For Portfolio-Wide Commercial Property Appraisal and Valuation Services**

**NO. 2025 -2**

**RFQ ISSUE DATE: December 1, 2025**

**RFQ CLOSING DATE: February 27, 2026**

Redevelopment Authority of Prince George's County  
REQUEST FOR QUALIFICATIONS

### **Commercial Property Appraisal and Valuation Services**

This solicitation is open to the following qualified business types: (i) Prince George's County-Based Small Business (CBSB); (ii) Prince George's County-Based Business (CBB); (iii) Prince George's County-Located Business (CLB); (iv) Prince George's County-Based or County-Located Minority Business Enterprises (MBE); and (v) Minority Business Enterprises, which are certified by the Prince George's County Supplier Development & Diversity Division.

#### **1. Introduction**

The Redevelopment Authority of Prince George's County (the "Authority") invites applications from qualified commercial property appraisal and valuation companies to be included on its Qualified Bidders List for appraisal and valuation services. Companies placed on this list will be eligible to provide appraisal and valuation services for properties being considered for purchase or conveyance by the Authority throughout Prince George's County, Maryland.

This solicitation is issued in accordance with the Authority's Procurement Regulations governing the establishment and use of Qualified Bidders Lists.

## **2. Scope of Services**

- Provide inspection, appraisal and valuation services for a variety of commercial property types including, but not limited to: office, multi-family residential, religious properties, retail/shopping centers, industrial/warehouse, hospitality/hotel, municipal properties, and vacant land.
- Provide appraisal and valuation reports including narrative appraisal reports, restricted appraisal reports, desktop appraisal reports, drive-by appraisal reports and evaluations which utilize industry standard approaches.
- Provide reliable custom appraisal and valuation reports which may require a deviation from standard approaches.
- While this RFQ is for commercial property appraisal and valuation services, respondents should also indicate whether they have the experience and expertise to provide market studies, feasibility reports, and trade area studies.

## **3. Eligibility Requirements**

- Business Registration- Must be properly registered and authorized to do business in the State of Maryland.
- Insurance- Must provide proof of the following insurance coverage and limits:
  - Commercial General Liability - \$2,000,000 aggregate / \$1,000,000 per occurrence
  - Auto Liability (if applicable) - \$1,000,000 combined single limit
  - Worker's Compensation and Employer's Liability - \$500,000 per accident for injury
  - Crime Insurance (3rd Party Indemnity) - \$85,000 limit
  - Commercial Umbrella / Excess Liability - \$2,000,000 aggregate / \$2,000,000 per occurrence
- Experience- Minimum of seven (7) years' experience providing appraisal and valuation services for a variety of commercial property types.
- References- Provide at least three (3) references from prior or current clients for comparable services.
- Compliance- Must comply with all federal, state, and local laws, regulations, and licensing requirements applicable to commercial property appraisal and valuation services.

## **4. Submission Requirements**

- Completed Application for Qualified Bidders List – Commercial Property Appraisal and Valuation Services (attached).
- Copy of current Maryland business registration and Prince George's County license (if applicable).
- Certificate(s) of Insurance.

- Narrative of relevant experience and qualifications.
- List of key personnel and certifications (if any).
- Three (3) client references with contact information.

## **5. Evaluation and Selection**

Submissions will be reviewed to confirm that minimum requirements are met. The Authority reserves the right to request additional documentation, conduct interviews, or perform site visits. All companies that submit a timely and complete response to this RFQ, demonstrate compliance with the minimum qualification requirements, and are determined by the Redevelopment Authority to be both responsive and responsible shall be placed on the Qualified Bidders List for Commercial Property Appraisal and Valuation Services. The Authority does not impose a numerical limit on the number of firms that may be included on the Qualified Bidders List.

The Qualified Bidders List established through this RFQ will be used by the Authority, at its sole discretion, to solicit quotes or proposals for future task orders or contracts related to the scope of services described herein. Only firms included on the Qualified Bidders List will be eligible to participate in such subsequent solicitations.

Inclusion on the Qualified Bidders List does not guarantee award of a contract but makes firms eligible to receive solicitations for commercial property appraisal and valuation work as projects arise.

## **6. Deadline for Submissions**

Applications must be received by February 27, 2026, at 5:00pm.

## **7. Submission Address**

Redevelopment Authority of Prince George's County  
c/o Steven M. Donegan  
9200 Basil Court  
Suite 504  
Largo, MD 20774  
Email: SMDonegan@co.pg.md.us

## **8. Questions**

Any questions related to this request must be submitted by email to Real Estate Development Project and Program Manager, Steven M. Donegan at SMDonegan@co.pg.md.us.

The last date for receipt of questions is **Friday, January 16, 2026, prior to 5:00 PM EDT**. All questions which affect the nature of the scope of the solicitation, along with answers provided by the RDA, will be posted by **Friday January 30, 2026**.

## **Application for Qualified Bidders List – Appraisal and Valuation Services**

Company Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Contact Person & Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Maryland Business Registration Number: \_\_\_\_\_

Prince George's County License Number (if applicable): \_\_\_\_\_

### **Business Classification: (Select all that apply)**

County Based: \_\_\_\_\_ County Based Small Business: \_\_\_\_\_ County Located Business: \_\_\_\_\_

County Based or County Located Minority Business Enterprise: \_\_\_\_\_

Minority Business Enterprises Certified by Prince George's County Supplier Development & Diversity Division: \_\_\_\_\_

**County Based Business defined as a business whose principal office is in Prince George's County.**

**County Located Business defined as a business whose principal office is located outside of Prince George's County but maintains an office within Prince George's County.**

Years in Business: \_\_\_\_\_

Insurance Information (attach certificates): \_\_\_\_\_

List of Key Personnel and Certifications: \_\_\_\_\_

References (provide at least three):

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## References

Please provide a list of job-related references and their contact information.

### Reference #1

Organization/Name:
Address:
Phone Number:
Email:

### Reference #2

Organization/Name:
Address:
Phone Number:
Email:

### Reference #3

Organization/Name:
Address:
Phone Number:
Email:

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Signature

Date