

Legislation Text

File #: 15-20314, Version: 1

Charlotte Water Real Estate Services

Action:

- A. Approve unit price contracts with the following companies for real estate services for an initial term of two years:**
- **Gulf Coast, LLC (SBE),**
 - **O.R. Colan Associates, LLC (WBE),**
 - **Telecommunication & Industrial Consulting Services Corporation, and**
- B. Authorize the City Manager to renew the contracts for up to three, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Carl Wilson, Charlotte Water

Explanation

- These contracts will provide real estate services for Charlotte Water.
- On March 2, 2023, the city issued a Request for Proposals (RFP); seven responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Annual aggregate expenditures are estimated to be \$2,000,000.
- Price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept price decreases, if warranted.

Charlotte Business INclusion

Gulf Coast, LLC is a city certified SBE.
O.R. Colan Associates, LLC is a city certified WBE.

The city negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1 (h) of the Charlotte Business INclusion Policy). The specific tasks and subcontracting opportunities associated with these contracts are undefined; however, each prime contractor has identified certified firms to be utilized as the contract evolves and the scopes of work are defined:

Gulf Coast, LLC (SBE)

- Cooper + McCain (WBE) (real estate appraisals)

O.R. Colan Associates, LLC (WBE)

- Hearn's Real Estate Solutions, LLC (MBE, SBE) (right of way acquisition)

Telecommunication & Industrial Consulting Services Corporation

- Cooper + McCain (WBE) (real estate appraisals)

- Hopkins Consulting and Review, LLC (WBE) (real estate appraisals)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan