

Legislation Details (With Text)

File #:	15-14488	Version:	1	Name:	
Type:	Consent Item	Status:		Agenda Ready	
File created:	10/22/2020	In control:		City Council Business Meeting	
On agenda:	11/9/2020	Final action:			
Title:	Real Estate Appraisal Services				
Attachments:					

Date	Ver.	Action By	Action	Result
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Real Estate Appraisal Services

Action:

- A. Approve unit price contracts with the following companies for real estate appraisal services for an initial term of three years:**

For projects funded with local funds

- AAA Valuation, LLC (WBE, SBE);
- Absolute Appraisal & Acquisition, LLC;
- BBG, Inc.;
- CBRE, Inc.;
- Colliers International Holdings (USA) Inc.
- Cushman & Wakefield of North Carolina, Inc.;
- Fortenberry & Lambert, Inc.;
- Integra Realty Resources-Charlotte;
- J. D. Parker & Associates, LLC;
- John McCracken & Associates, Inc.;
- Curran Reich & Associates, Inc. dba T. B. Harris, Jr. & Associates;
- John Bosworth & Associates, LLC dba Valbridge Property Advisors;
- James Owens Appraisal; and

For projects funded by the Federal Highway Administration/North Carolina Department of Transportation:

- BBG, Inc.;
- Cushman & Wakefield of North Carolina, Inc.;
- Integra Realty Resources - Charlotte;
- J. D. Parker & Associates, LLC;
- Curran Reich & Associates, Inc. dba T.B. Harris, Jr. Associates;
- John McCracken & Associates; and

For projects funded by the Federal Transit Administration:

- Fortenberry & Lambert, Inc.;
- CBRE, Inc.;
- James Owens Appraisal; and

For projects funded by the Department of Housing and Urban Development:

- J.D. Parker & Associates, LLC; and

- B. Authorize the City Manager to renew the contracts for up to two, 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):

Phil Reiger, General Services
Jennifer Smith, General Services
Tony Korolos, General Services

Explanation

- As part of the real estate acquisition phase, real estate appraisal services are required for all federal-, state-, and locally-funded Capital Investment Plan projects.
- Real estate appraisals are required during the real estate acquisition phase of public projects to determine the impacts to real property.
- Appraisers are necessary for assistance with determining market value and establishing fair and just compensation for property owners.
- On September 15, 2020, the city issued a Request for Proposals (RFP); 18 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Total annual expenditures are estimated to be \$1,500,000.

Charlotte Business INclusion

AAA Valuation, LLC is a city certified WBE and SBE firm.

Per Charlotte Business INclusion Policy: Part C: Section 2.1(a) The city shall not establish Subcontracting Goals for Contracts where (a) there are no subcontracting opportunities identified for the Contract; or (b) there are no MWBEs or SBEs certified to perform the scopes of work that the city regards as realistic opportunities for subcontracting.

This contract meets the provision of (a) - No subcontracting opportunities.

For federally-funded projects:

Disadvantaged Business Enterprise (DBE)

No goals shall be established on Contracts where: (a) there are no subcontracting opportunities identified for the Contract; or (b) there are no DBEs certified to perform the scopes of work that the city regards as realistic opportunities for subcontracting.

These contracts meet the provisions of (a) - No subcontracting opportunities.

Fiscal Note

Funding: General Capital Investment Plan, CATS Capital Investment Plan, HOME Investment Partnerships Grant, and Community Development Block Grant