

## Legislation Details (With Text)

<b>File #:</b>	15-14489	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Consent Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	10/22/2020	<b>In control:</b>		City Council Business Meeting	
<b>On agenda:</b>	11/9/2020	<b>Final action:</b>			
<b>Title:</b>	Real Estate Appraisal Review Services				
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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## Real Estate Appraisal Review Services

### Action:

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

#### **For projects funded with local funds:**

- **Absolute Appraisal & Acquisition, LLC;**
- **John Bosworth & Assoc., LLC dba Valbridge Property Advisors;**
- **Kack Consulting Group, LLC;**
- **Randy W. Hopkins, dba Hopkins Consulting and Review, LLC;**
- **The Hanes Group, Inc.;**
- **William R. Morgan Company; and**

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

- **Kack Consulting Group, LLC;**
- **Randy W. Hopkins, dba Hopkins Consulting and Review, LLC;**
- **The Hanes Group, Inc.; and**
- **William R. Morgan Company; and**

#### **For projects funded by the Federal Transit Administration:**

- **Absolute Appraisal & Acquisition, LLC;**
- **The Hanes Group, Inc.;**
- **William R. Morgan Company; and**

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

- **Kack Consulting Group, 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 review services are required for all federal-, state-, and locally-funded Capital Investment Plan projects.
- Appraisal services are used to conduct an appraisal of a property. The function of the appraisal review is to analyze the contents of the appraisal report for credibility and market support.
- Independent real estate appraisal review services serve as an important quality control measure.
- 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 \$550,000.

### **Charlotte Business INClusion**

Randy W. Hopkins dba Hopkins Consulting and Review, LLC is a city certified WBE 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