

Legislation Text

File #: 15-14489, Version: 1

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