



Legislation Text

File #: 08-0028, **Version:** 1

Resolution to Approve Contracts for Professional Real Estate Appraisal Services per Request for Proposals # 685 with Gerald Alcock Company and Williams and Associates (Not to Exceed \$75,000.00)

Attached for your review and action is a resolution to approve contracts with professional real estate appraisal firms determined to be qualified to provide appraisal services in connection with the acquisition of development rights, conservation easements and fee simple purchases for parkland and Greenbelt. Each contract will not exceed \$75,000 during the contract period. Funding for these contracts is in the Open Space and Parkland Preservation Bond Proceeds.

Proposals were requested from professional real estate appraisal firms who have familiarity with the Ann Arbor area and have experience in Purchase of Development Rights, conservation easements and who were an approved appraiser on the Department of Natural Resources list. To be "qualified" to perform appraisals in connection with the acquisition of development rights and conservation easements, appraisers must be "Yellow book" certified, completed the US Federal Land Acquisition course. Qualifications were reviewed, potential firms interviewed, and two firms have been selected to provide competitive quotations on various appraisal requests in connection with the City of Ann Arbor Parks and Open Space Program (commonly known as the Greenbelt Program.)

The qualified appraisal firms will execute contracts for services with the City and must satisfy all compliance requirements as stated in the Request for Proposal for Professional Real Estate Appraisal Services. They will receive bids as released for appraisal work of one or more parcels. Bids will be awarded on the basis of past performance and the ability to complete the appraisal based upon the information contained in the bid form, including any limit/maximum amount of work the firms can accept during the 12 month contract period.

The Gerald Alcock Company received Human Rights approval as of January 2, 2008 and Williams and Associates as of January 7, 2008.

Prepared by: Ginny Trocchio, The Conservation Fund

Reviewed by: Mary Joan Fales, Senior Assistant City Attorney
Jayne Miller, Community Services Administrator

Whereas, The City of Ann Arbor released a Professional Real Estate Appraisal Services Request for Proposal #685 to identify qualified professional appraisal firms who have experience in the Ann Arbor area and in valuation of real property, Purchase of Development Rights and conservation easements;

Whereas, Gerald Alcock Company and Williams and Associates, Inc. submitted proposals and are qualified to complete the appraisal work;

Whereas, It is recommended that each of the two qualified Professional Real Estate Appraisal firms be awarded a contract for services for one year with specific services in connection with applicant property to be solicited by competitive quotations as required during the contract period from the qualified appraisal firms;

Whereas, Award of contracts for services in this manner will allow the City to expedite the appraisal process for eligible properties;

Whereas, There is sufficient funding in the Open Space and Parkland Preservation Bond Proceeds to cover the cost of these services; and

Whereas, The two firms have agreed to comply with the living wage ordinance as part of the qualification process and have received Human Rights approval;

RESOLVED, That City Council approve one-year contracts for Professional Real Estate Appraisal services with Gerald Alcock Company and Williams and Associates, with each contract not to exceed \$75,000.00;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said contracts after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized to take the necessary administrative actions to implement this resolution, including the approval of appraisal work statements for individual properties based on competitive bids by the qualified real estate appraisal firms after approval as to form of the work statement by the City Attorney without regard to fiscal year.