

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

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<b>Meeting Date:</b> May 19, 2015	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

**Department:**  
**Submitted By:** Engineering and Public Works  
**Submitted For:** Right-of-Way Acquisition Section

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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: nine appraiser agreements (Agreements) to provide right-of-way acquisition appraisal services with the following appraisal firms:

- A) Anderson & Carr, Inc.;
- B) Appraisal and Acquisition Consultants, Inc.;
- C) Callaway and Price, Inc.;
- D) Jenkins Appraisal Services, Inc.;
- E) M.R. Ford & Associates, Inc.;
- F) Parrish and Edwards, Inc.;
- G) Real Estate Analysts, LLC.;
- H) S.F. Holden, Inc.; and
- I) The Spivey Group, Inc.

**SUMMARY:** Approval of these Agreements will allow the firms to enter into a new appraisal services agreement with Palm Beach County (County) for a term of three years from May 19, 2015 through May 18, 2018 with two options to renew for one additional year on each option, and to be placed on the County's prequalified appraiser (Continued on Page 3)

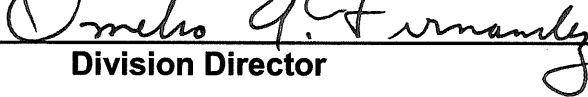
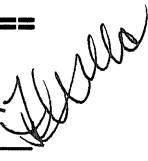
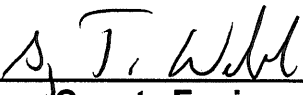
Countywide (MRE)

**Background and Justification:** Each year since 1987, the Board of County Commissioners (Board) has granted blanket approval to appraise and acquire the lands, rights-of-way and easements for projects on the adopted Five Year Road Program. All appraisers retained by the County to perform right-of-way acquisition (Continued on Page 3)

**Attachments:**

- 1. Nine Appraiser Agreements (three of each original)

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<b>Recommended by:</b>	<u></u>	<u>5/11/15</u>	<u></u>
	<b>Division Director</b>	<b>Date</b>	
<b>Approved by:</b>	<u></u>	<u>5/12/15</u>	
	<b>County Engineer</b>	<b>Date</b>	

## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget?    Yes    No

Budget Acct No.: Fund\_\_ Dept.\_\_ Unit\_\_ Object  
Program

### Recommended Sources of Funds/Summary of Fiscal Impact:

Fiscal impact is indeterminable at this time. These firms are authorized to provide services on a task order basis. Funding will be established by project as necessary.

C. Departmental Fiscal Review: Alicia Kovalainen

## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Sherry Ann  
RW SC OFMB 4/30  
4/30

A. J. Jant 5/14/15  
Contract Dev. and Control  
5-13-15 B. W. heag

### B. Approved as to Form and Legal Sufficiency:

Paul F. S. 5/14/15  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

This summary is not to be used as a basis for payment.

**SUMMARY:** (Continued from Page 1)

list. All firms have at least one principal certified as a State-Certified General Appraiser; met a minimum of eight years appraisal experience; has the required expert witness experience; and has not been removed from the County's prequalified appraiser list in the past three years. All the firms have offices in the County. The County advertised for these services in March 2015. When appraisal services are needed under these Agreements, the Engineering Department will request proposals from the firms for each separate project.

**Background and Justification:** (Continued from Page 1)

appraisal services, are screened and selected by the Engineering Department. On April 1, 2014, the Board approved nine renewal appraiser agreements with the firms to provide right-of-way acquisition appraisal services for the County. The firms have indicated a preference to be placed on the County's pre-qualified appraiser list for a period of three years from May 19, 2015 through May 18, 2018 with two options to renew for one additional year on each option. After a careful review of their qualifications, combined with their record of past performance, staff recommends the approval of the Agreements with the firms. The appropriate representatives of the firms have signed the Agreements.