Agenda Item is over 50 pages; may be viewed in the Minutes Department

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Department: En		•	L] Public Hearing
Submitted By: Eng	gineering and	Public Works Departm Public Works Departm ction Division	nent nent	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Nine Renewals of the Appraiser Agreements (Agreements) to provide right-of-way acquisition appraisal services with the firms: Anderson & Carr, Inc.; Appraisal and Acquisition Consultants, Inc.; Callaway and Price, Inc.; Jenkins Appraisal Services, Inc.; M.R. Ford & Associates, Inc.; Parrish and Edwards, Inc.; Real Estate Analysts, LLC; S.F. Holden, Inc.; and The Spivey Group, Inc. (Firms).

SUMMARY: Approval of these agreements will allow the firms to remain on Palm Beach County's (County) pre-qualified appraiser list through May 18, 2019. All the firms have at least one principal of the firm certified as a State certified general appraiser; meet a minimum of eight years appraisal experience; have the required expert witness experience; and have not been removed from the County list in the past three years. Anderson & Carr, Inc., Callaway and Price, Inc., Jenkins Appraisal Services, Inc., M.R. Ford & Associates, Inc., Parrish and Edwards, Inc., and S.F. Holden, Inc., are all Small Business Enterprise certified. All the firms have offices in the County. The County advertised for these services in March 2015 and subsequently approved the firms on May 19, 2015. The approval of the agreements will extend the respective expiration dates from May 18, 2018 to May **19**, 2019. This is the first of two allowable renewals under these agreements. After the second renewal, the agreements will need to be resolicited. The firms have indicated a preference to remain on the County's pre-qualified list through May 18, 2019. <u>Countywide</u> (LBH)

Background and Justification: The appropriate representatives of the firms have signed the agreements. After a careful review of their qualifications, combined with their record of past performance the Engineering Department recommends the Board of County Commissioners' approval.

Attachments:

- 1. Agreement with Anderson & Carr, Inc. (3)
- 2. Agreement with Appraisal and Acquisition Consultants, Inc. (3)
- 3. Agreement with Callaway and Price, Inc. (3)
- 4. Agreement with Jenkins Appraisal Services, Inc. (3)
- 5. Agreement with M. R. Ford & Associates, Inc. (3)
- 6. Agreement with Parrish and Edwards, Inc. (3)
- 7. Agreement with Real Estate Analysts, LLC (3)
- 8. Agreement with S.F. Holden, Inc. (3)
- 9. Agreement with The Spivey Group, Inc. (3)

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Our MR Kild Recommended by:	Sand I hat	======= 4 /1 <i>4 /1 (1</i>
	Department Director	Date
Approved by:	pure the Juphasen	5/3/B
	Assistant County Administrator	Date

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II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years Capital Expenditures Operating Costs External Revenues Program Income (County) In-Kind Match (County) NET FISCAL IMPACT # ADDITIONAL FTE POSITIONS (Cumulative)	2018 <u>\$ -0-</u> -0- -0- -0- <u>-0-</u> <u>\$ **</u>	2019 0- -0- -0- -0- -0- -0- -0-	2020 0- 0- 0- 0- -0- -0- -0-	2021 0- 0- -0- -0- -0- -0-	2022 0- 0- 0- -0- -0- -0- -0-
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No Does this item include the use of federal funds? Yes No X

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: _____

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III. <u>REVIEW COMMENTS</u>

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

18 Contract Dev, and Control

B. Approved as to Form and Legal Sufficiency:

sistant County **Attorney**

C. Other Department Review:

Department Director

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

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RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0602) DATED MAY 19, 2015 BY AND BETWEEN ANDERSON & CARR, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between ANDERSON & CARR, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK Clerk and Comptroller

Ву:_____

Deputy Clerk

By: _

Melissa McKinlay, Mayor

PALM BEACH COUNTY, a Political

Subdivision of the State of Florida

Board of County Commissioners

WITNESS: Signature

DUMAN Name – (Print)

Yelizaveta B. Herman

Assistant County Attorney

APPRAISER:

ANDERSON & CARR, INC. Firm Name Signature

Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: ____

APPROVED AS TO TERMS AND CONDITIONS

By: Division Directo

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RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0603) DATED MAY 19, 2015 BY AND BETWEEN APPRAISAL AND ACQUISITION CONSULTANTS, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between APPRAISAL AND ACQUISITION CONSULTANTS, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK Clerk and Comptroller

PALM BEACH COUNTY, a Political Subdivision of the State of Florida Board of County Commissioners

By: ___

۰, ۰

Deputy Clerk

Ву: ____

Melissa McKinlay, Mayor

WITNESS

Signature

Deborah L. Mihalick Name - (Print)

APPRAISER:

Appraisal and Acquisition Consultants, Inc. Firm Name

Signature

PREsident John R. Underwood Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

Division Direct By:

By: _

Yelizaveta B. Herman Assistant County Attorney

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RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0604) DATED MAY 19, 2015 BY AND BETWEEN CALLAWAY AND PRICE, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between CALLAWAY AND PRICE, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK Clerk and Comptroller

By: ___

Deputy Clerk

By: ___

Melissa McKinlay, Mayor

PALM BEACH COUNTY, a Political

Subdivision of the State of Florida

Board of County Commissioners

WITNESS: Signature

Print)

APPRAISER:

CALLAWAY AND PRICE, INC. Firm Name Mas

Signature

Curtis Phillips

Vice Pres.

Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Yelizaveta B. Herman

Assistant County Attorney

By: ___

APPROVED AS TO TERMS AND CONDITIONS

rnand By: _ **Division Director**

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RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0605) DATED MAY 19, 2015 BY AND BETWEEN JENKINS APPRAISAL SERVICES, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between JENKINS APPRAISAL SERVICES, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK

By:_

Clerk and Comptroller

Deputy Clerk

Ву: _

Melissa McKinlay, Mayor

i

WITNESS: Signature

Name – (Print)

Yelizaveta B. Herman

Assistant County Attorney

APPRAISER:

<u>JENKINS APPRAISAL SERVICES, INC.</u> Firm Name

PALM BEACH COUNTY, a Political

Subdivision of the State of Florida

Board of County Commissioners

Signature

Diane Jenkins, President <u>State Certified General Real Estate Appraiser RZ1188</u> Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _

APPROVED AS TO TERMS AND CONDITIONS

By: (Division Director

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RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0606) DATED MAY 19, 2015 BY AND BETWEEN M. R. FORD & ASSOCIATES, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between M. R. FORD & ASSOCIATES, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

By: _

ATTEST: SHARON R. BOCK Clerk and Comptroller

By: _

Deputy Clerk

Board of County Commissioners

APPRAISER:

Firm Name

Melissa McKinlay, Mayor

PALM BEACH COUNTY, a Political

Subdivision of the State of Florida

WITNESS Signatur

Signature

M.R. Ford

M. R. FORD & ASSOCIATES, INC.

Ming

Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Yelizaveta B. Herman

Assistant County Attorney

By: ____

APPROVED AS TO TERMS AND CONDITIONS

Firmand By:

Division Director

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RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0607) DATED MAY 19, 2015 BY AND BETWEEN PARRISH & EDWARDS, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between PARRISH & EDWARDS, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK Clerk and Comptroller

By:

Deputy Clerk

By: __

Melissa McKinlay, Mayor

PALM BEACH COUNTY, a Political

Subdivision of the State of Florida

Board of County Commissioners

Yelizaveta B. Herman

Assistant County Attorney

Firm Name

APPRAISER:

PARRISH & EDWARDS, INC.

Signature

Brian G. Edwards, Partner

Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Ву: ___

APPROVED AS TO TERMS AND CONDITIONS

By: Division Director

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RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0608) DATED MAY 19, 2015 BY AND BETWEEN REAL ESTATE ANALYSTS, LLC AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between REAL ESTATE ANALYSTS, LLC ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK Clerk and Comptroller

PALM BEACH COUNTY, a Political Subdivision of the State of Florida Board of County Commissioners

By: By: _ Deputy Clerk Melissa McKinlay, Mayor

WITNESS:

Signature

Ralph Mical Name – (Print)

Yelizaveta B. Herman

Assistant County Attorney

APPRAISER:

REAL ESTATE ANALYSTS, LLC Firm Name

Signature

Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By: Division Director

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Page 2 of 2

By: __

RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0609) DATED MAY 19, 2015 BY AND BETWEEN S.F. HOLDEN, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between S.F. HOLDEN, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK Clerk and Comptroller

Ву: ____

PALM BEACH COUNTY, a Political Subdivision of the State of Florida Board of County Commissioners

By: _

Melissa McKinlay, Mayor

WITNESS: <u>Shoron Markon</u> Signature

Deputy Clerk

<u>Sharon L Morgan</u> Name – (Print)

S.F. HOLDEN, INC. Firm Name

APPRAISER:

Signature

P Holden Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Yelizaveta B. Herman

Assistant County Attorney

By:

APPROVED AS TO TERMS AND CONDITIONS

afterma By: _(Division Director

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Page 2 of 2

RENEWAL OF THE APPRAISER AGREEMENT NO. (R-2015-0610) DATED MAY 19, 2015 BY AND BETWEEN THE SPIVEY GROUP, INC. AND PALM BEACH COUNTY

This Renewal of the Appraiser Agreement dated May 19, 2015, ("AGREEMENT"), (R-2015-0602), by and between THE SPIVEY GROUP, INC. ("APPRAISER") and the BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter, ("COUNTY") is made this 15th day of May, 2018 ("RENEWAL").

WITNESSETH

WHEREAS, on May 19, 2015, the APPRAISER and the COUNTY entered into the AGREEMENT effective May 19, 2015 through May 18, 2018 to provide real estate appraisal services for the Engineering and Public Works Department; and,

WHEREAS, Article 5 - Term of Agreement, provides that the AGREEMENT may be renewed for one year; and,

WHEREAS, by this RENEWAL, the APPRAISER and the COUNTY mutually agree to such renewal of the AGREEMENT; and,

WHEREAS, it is the intent of the parties hereto that this RENEWAL shall not become binding until the date executed by the COUNTY.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, the parties agree as follows:

- 1) The above recitations are true and correct and incorporated herein.
- 2) The AGREEMENT is hereby renewed for a period of one (1) year effective May 19, 2018 with a new expiration date of May 18, 2019.

All other provisions of the AGREEMENT not specifically amended, shall remain in full force and effect.

ATTEST: SHARON R. BOCK Clerk and Comptroller

PALM BEACH COUNTY, a Political Subdivision of the State of Florida Board of County Commissioners

Ву:	By:
Deputy Clerk	Melissa McKinlay, Mayor

WITNESS:

Signature

Erin Minnick Name – (Print)

APPRAISER:

THE SPIVEY GROUP, INC. Firm Name

≫

Signature

Glen Spivey, President Name & Title (Print)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

Ву: ___

Yelizaveta B. Herman Assistant County Attorney

By: **Division Director**

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