

MANATEE COUNTY GOVERNMENT

INTENT TO AWARD

IFB NO. / TITLE	24-TA004983SB Real Property Appraisal Services	DATE POSTED	MC _____ DS _____
PROCUREMENT REPRESENTATIVE	Stacia Branco	PROJECTED AWARD DATE	January 23, 2023
DEPARTMENT/DIVISION	Property Management/Property Acquisition Division	AUTHORIZED BY DATE	Jacob Erickson, Purchasing Official

NOTICE OF INTENT TO AWARD

The Manatee County Procurement Division provides notice of its intent to award a contract with BBG Valuation, Inc., Calhoun, Collister & Parham, Inc., CBRE, Inc., Colliers International Valuation & Advisory Services, LLC, Compass Real Estate Consulting, Inc., Kenneth C. Evans, P.A., Lee Pallardy, Inc., Sparks Advisors, Inc., The Spivey Group, Inc., and The Urban Group, Inc. for the provision of Real Property Appraisal Services.

ENABLING/REGULATING AUTHORITY

Manatee County Procurement Ordinance, Sec 2-26.

BACKGROUND/EVALUATION

The Property Acquisition Division is responsible for obtaining real property the County needs to carry out its services to the citizens of Manatee County. Projects may include but are not limited to widening of roads and intersections, traffic signals, and stormwater drainage. Projects may also require the County to acquire additional right-of-way easements, fee-simple title to parcels of land and other real property interests. The County also acquires fee simple titles, easements and other various real property interests for reasons including, but not limited to, public parks, wetland mitigation and conservation easements. These acquisitions require real property appraiser services based on the specific project and reason for acquisition.

The solicitation was advertised on October 31, 2023 on the Manatee County website and DemandStar. It was also provided to the Manatee County Chamber of Commerce, the Manasota Black Chamber of Commerce, Gulf Coast Builders Exchange and Gulf Coast Latin Chamber of Commerce for release to their members. Responses were received from the following firms:

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| 1. BBG Valuation, Inc., Tampa, FL | 6. Kenneth C. Evans, P.A., Tampa, FL |
| 2. Calhoun, Collister & Parham, Inc., Tampa, FL | 7. Lee Pallardy, Inc., Tampa, FL |
| 3. CBRE, Inc., Dallas, TX | 8. Sparks Advisors, Inc., Tampa, FL |
| 4. Colliers International Valuation & Advisory Services, LLC, Centennial, CO | 9. The Spivey Group, Inc., Tequesta, FL |
| 5. Compass Real Estate Consulting, Inc., Lakeland, FL | 10. The Urban Group, Inc., Fort Lauderdale, FL 33316 |

The following firms were deemed <non-responsive/non-responsible>: None

EVALUATION SUMMARY:

BBG Valuation, Inc., Calhoun, Collister & Parham, Inc., CBRE, Inc., Colliers International Valuation & Advisory Services, LLC, Compass Real Estate Consulting, Inc., Kenneth C. Evans, P.A., Lee Pallardy, Inc., Sparks Advisors, Inc., The Spivey

Group, Inc., and The Urban Group, Inc. were the lowest responsible, responsive bidder(s). A bid tabulation of the results is attached to this Notice of Intent to Award.

RECOMMENDATION

The Procurement Division and the Property Management/Property Acquisition Division recommend award to BBG Valuation, Inc., Calhoun, Collister & Parham, Inc., CBRE, Inc., Colliers International Valuation & Advisory Services, LLC, Compass Real Estate Consulting, Inc., Kenneth C. Evans, P.A., Lee Pallardy, Inc., Sparks Advisors, Inc., The Spivey Group, Inc., and The Urban Group, Inc.

ATTACHMENTS (List in order of attached)	Bid Tabulation		COST Estimated Annual Expenditure \$1,000,000.00.
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BID TABULATION
IFB No. 24-TA004983SB
REAL PROPERTY APPRAISER SERVICES

		BBG Valuation, Inc.		Calhoun, Collister & Parham, Inc.		CBRE, Inc.		Colliers International Valuation & Advisory Services, LLC		Compass Real Estate Consulting, Inc.		Kenneth C. Evans, P.A.		Lee Pallardy, Inc.		Sparks Advisors, Inc.		The Spivey Group, Inc.		The Urban Group, Inc.		
Item	Job Title	Estimated Annual Hours	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total	Price Per Hour	Total
1	Appraiser of Record	1700	\$185.00	\$314,500.00	\$350.00	\$595,000.00	\$200.00	\$340,000.00	\$175.00	\$297,500.00	\$285.00	\$484,500.00	\$185.00	\$314,500.00	\$200.00	\$340,000.00	\$175.00	\$297,500.00	\$275.00	\$467,500.00	\$170.00	\$289,000.00
2	Senior Appraiser	2200	\$155.00	\$341,000.00	\$325.00	\$715,000.00	\$150.00	\$330,000.00	\$150.00	\$330,000.00	\$175.00	\$385,000.00	N/A	N/A	\$200.00	\$440,000.00	\$150.00	\$330,000.00	\$225.00	\$495,000.00	\$135.00	\$297,000.00
3	Associate Appraiser	475	\$110.00	\$52,250.00	\$150.00	\$71,250.00	\$125.00	\$59,375.00	\$125.00	\$59,375.00	\$125.00	\$59,375.00	N/A	N/A	\$150.00	\$71,250.00	\$125.00	\$59,375.00	\$175.00	\$83,125.00	\$120.00	\$57,000.00
4	Research Assistant	425	\$45.00	\$19,125.00	\$125.00	\$53,125.00	\$100.00	\$42,500.00	\$100.00	\$42,500.00	\$100.00	\$42,500.00	\$110.00	\$46,750.00	\$75.00	\$31,875.00	\$95.00	\$40,375.00	\$150.00	\$63,750.00	\$75.00	\$31,875.00
5	Support/Secretarial Staff	350	\$25.00	\$8,750.00	N/A	N/A	\$85.00	\$29,750.00	\$50.00	\$17,500.00	\$75.00	\$26,250.00	N/A	N/A	\$75.00	\$26,250.00	\$50.00	\$17,500.00	\$45.00	\$15,750.00	\$65.00	\$22,750.00
6	Meetings, Mediation, Testimony (Based on Appraiser Rate)	1	\$450.00	\$450.00	\$350.00	\$350.00	\$300.00	\$300.00	\$175.00	\$175.00	\$225.00	\$225.00	N/A	N/A	\$250.00	\$250.00	\$175.00	\$175.00	\$275.00	\$275.00	\$170.00	\$170.00
TOTAL (Item #'s 1 through 6)			\$736,075.00		\$1,435,775.00		\$801,925.00		\$747,050.00		\$997,850.00		\$361,250.00		\$909,625.00		\$744,925.00		\$1,125,400.00		\$697,795.00	