

# MANATEE COUNTY GOVERNMENT INTENT TO NEGOTIATE

<b>SUBJECT</b>	Professional Land Acquisition and Relocation Services	<b>DATE POSTED</b>	MC 12/12/14 ✓ SE DS 12/12/14 ✓ SE CC 12/12/14 ✓ SE
<b>PURCHASING REPRESENTATIVE</b>	Christine Pearson, 3037	<b>DATE CONTRACT SHALL BE AWARDED</b>	January 15, 2015 or later
<b>DEPARTMENT</b>	Property Management	<b>CONSEQUENCES IF DEFERRED</b>	None
<b>SOLICITATION</b>	RFP #14-2527CP	<b>AUTHORIZED BY DATE</b>	 Melissa M. Wendel, CPPO December 12, 2014

### NOTICE OF INTENT TO NEGOTIATE

Notice of Intent to Negotiate with American Acquisition Group, LLC, Tampa, FL; HDR, Tampa, FL; Independence Acquisition and Appraisal, LLC, Temple Terrace, FL; and RTD Group, St. Petersburg, FL to provide Professional Land Acquisition and Relocation Services for the Property Management Department.

### ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.

Manatee County Code of Laws

### BACKGROUND/DISCUSSION

#### PROJECT BACKGROUND:

Manatee County is involved in many projects throughout the County. These projects may include but are not limited to widening of roads and intersections, traffic signals, and stormwater drainage. At times, the projects may require the County to acquire additional right-of-way easements, fee-simple title to parcels of land and other real property interests. The County additionally acquires fee simple title, easements and other various real property interests for reasons including but not limited to public parks, wetland mitigation and conservation easements. These acquisitions at times will require the services of Land Acquisition and Relocation companies.

#### SOLICITATIONS:

The RFP was advertised on the Manatee County website, DemandStar, and was also provided to the Manatee County Chamber of Commerce for release to its members. Two (2) proposals were received.

There were no **Manatee County** firms directly solicited and none that submitted a proposal.

#### Other firms that submitted proposal include:

American Acquisition Group, LLC, Tampa, FL  
HDR, Tampa, FL  
Independence Acquisition and Appraisal, LLC, Temple Terrace, FL  
RTD Group, St. Petersburg, FL

	N/A	<b>FUNDING SOURCE (Acct Number &amp; Name)</b>	Various Sources <input checked="" type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
<b>COST</b>	Estimated Average Annual Cost: \$250,000.	<b>AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)</b>	N/A

**EVALUATION COMMITTEE (VOTING) MEMBERS:**

Debbie Deleon,	Neighborhood Services Coordinator, Neighborhood Services Department
John Agostinelli,	Property Acquisition Division Manager, Property Management Department
Christine Pearson,	Contracts Negotiator, Financial Management Department

**EVALUATION RESULTS:**

The Evaluation Committee convened on October 16, 2014 and determined that all proposers should provide an oral interview. Those firms, in alphabetical order, were:

- American Acquisition Group, LLC, Tampa, FL
- HDR, Tampa, FL
- Independence Acquisition and Appraisal, LLC, Temple Terrace, FL
- RTD Group, St. Petersburg, FL

The Evaluation Committee convened on 11/3/2014 to provide for the Oral Interview from each firm.

The Evaluation Committee convened on 11/3/2014 to discuss the proposals based on the stated requirements in the RFP, continuing the acquisition process, and determining a recommendation to the County Administrator.

The four firms selected all have all demonstrated the qualifications and capabilities to perform the work in the Scope of Services, resources to meet the needs of Manatee County, extensive knowledge base of all types of acquisition and relocation work required by the County. All the firms have performed a high volume of appraisal work within Manatee County.

**REMAINING RESPONDENTS:**

N/A

**ESTIMATED COST OF SERVICES:** The estimated average annual expenditure is \$250,000.00

**FUNDING:** Various sources, based upon the project associated with the work performed.

*The above justifications are a generalized summary of major observations intended only to provide a sufficiently detailed overview of the main observations of a majority of Committee Members. Each Committee Member may have considered one or more facts or factors more or less important than the other Committee Members when voting, and this summary of the Evaluation Committee's decision is not an attempt to exhaustively describe each of the relevant factors which motivated each of the Committee Members to select the rankings described.*

The Evaluation Committee voted 3-0 to proceed with American Acquisition Group, LLC, Tampa, FL; HDR, Tampa, FL; Independence Acquisition and Appraisal, LLC, Temple Terrace, FL; and RTD Group, St. Petersburg, FL

The resulting agreement will be managed by the Property Management Department, Property Acquisition Division