

ORDINANCE

AUTHORIZING THE EXECUTION OF SEVEN ON-CALL REAL ESTATE APPRAISAL SERVICES AGREEMENTS WITH: DEBRA S. RUNYAN; DUGGER, GRAFE, SWANSON, INC.; ECKMANN, GROLL, INC.; JLL VALUATION & ADVISORY SERVICES, LLC; MERIDIA APPRAISAL GROUP, LLC; NOBLE & ASSOCIATES, INC.; AND SANDISON APPRAISAL, LLC EACH FOR A TWO-YEAR INITIAL TERM WITH THREE, ONE-YEAR RENEWAL OPTIONS TO PROVIDE REAL ESTATE APPRAISAL SERVICES FOR VARIOUS CITY PROJECTS IN THE AMOUNT OF \$70,000.00 ANNUALLY FOR EACH AGREEMENT

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WHEREAS, all real estate transactions performed by the City of San Antonio require due diligence work that includes real estate appraisals prior to the acquisition and sale of real property; and

WHEREAS, agreements for appraisal services are to be utilized on an as needed basis for various City projects such as appraisals for encroachments, commercial real estate, rural parcels, and related services required in support of City property acquisition, disposition, and right-of-way closure projects; and

WHEREAS, on April 4, 2021, the Finance Department Purchasing Division on behalf of the Public Works Department released a Request for Qualifications (RFQ) seeking proposals for On-Call Real Estate Appraisal Services and RFQ was advertised in the San Antonio Express News, TVSA cable channel, the City's Agreement & Bidding Opportunities website, and an email notification was released to potential firms; and

WHEREAS, thirteen proposals were received on May 19, 2021 and all were deemed eligible for review and were evaluated by the Evaluation Committee which included representatives from the Public Works Department, Aviation Department, Neighborhood and Housing Services Department, and the Center City Development and Operations Department; and

WHEREAS, seven firms were selected for award based on the following criteria: Experience, Background, Qualifications, Understanding of Real Estate Appraisal Services and Proposed Plan, and Real Estate Knowledge in the San Antonio Region and Past Performance; the Local Preference Program and the Veteran-Owned Small Business Preference Program do not apply to professional services agreements governed by statute; the Disadvantaged Business Enterprise (DBE) Program of the state of Texas was utilized for these agreements and the DBE goal for each agreement is 8.5%.

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or designee is hereby authorized to approval of the execution of seven On-Call Real Estate Appraisal Services Agreements in forms substantially similar to that **Exhibit A** with Debra S. Runyan; Dugger, Grafe, Swanson, Inc.; Eckmann, Groll, Inc.; JLL Valuation & Advisory Services, LLC; Meridia Appraisal Group, LLC; Noble & Associates, Inc.; and Sandison Appraisal, LLC for a two-year initial term with three, one-year renewal options to provide real estate appraisal services for various City projects in the amount of \$70,000.00 annually for each agreement for a total agreement value of \$350,000.00 per firm.

Funding for this ordinance will be identified when work orders are issued. If funding for any work orders is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. Payment is limited to the amounts budgeted in the Operating, Grants, and/or Capital Budget funding sources identified. All expenditures will comply with Operating, Grants, and/or Capital Budgets for current and future fiscal years.

SECTION 2. Payment not to exceed \$70,000.00 is authorized to be encumbered with purchase orders and made payable to Debra S. Runyan for on-call real estate appraisal services for a two-year term with the option to renew for three one-year extensions.

SECTION 3. Payment not to exceed \$70,000.00 is authorized to be encumbered with purchase orders and made payable to Dugger, Grafe, Swanson, Inc. for on-call real estate appraisal services for a two-year term with the option to renew for three one-year extensions.

SECTION 4. Payment not to exceed \$70,000.00 is authorized to be encumbered with purchase orders and made payable to Eckmann Groll, Inc. for on-call real estate appraisal services for a two-year term with the option to renew for three one-year extensions.

SECTION 5: Payment not to exceed \$70,000.00 is authorized to be encumbered with purchase orders and made payable to JLL Valuation & Advisory Services, LLC for on-call real estate appraisal services for a two-year term with the option to renew for three one-year extensions.

SECTION 6: Payment not to exceed \$70,000.00 is authorized to be encumbered with purchase orders and made payable to Meridia Appraisal Group, LLC for on-call real estate appraisal services for a two-year term with the option to renew for three one-year extensions.

SECTION 7. Payment not to exceed \$70,000.00 is authorized to be encumbered with purchase orders and made payable to Noble & Associates, Inc. for on-call real estate appraisal services for a two-year term with the option to renew for three one-year extensions.

SECTION 8. Payment not to exceed \$70,000.00 is authorized to be encumbered with purchase orders and made payable to Sandison Appraisal, LLC for on-call real estate appraisal services for a two-year term with the option to renew for three one-year extensions.

SECTION 9. Additional funding for subsequent years contingent upon City Council approval of subsequent budgets within the term length of these Agreements.

SECTION 10. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to

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concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 11. This Ordinance becomes effective immediately upon its passage by eight (8) votes or more and 10 days after passage upon its approval by less than eight (8) votes.

PASSED AND APPROVED this 21st day of October, 2021.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Tina Flores, City Clerk

Andrew Segovia, City Attorney

DRAFT