



Interoffice Memorandum

SEE MINUTES
FOR MOTION

BCC Mtg. Date: Jun. 28, 2016

May 31, 2016

To: Mayor Teresa Jacobs
and the Board of County Commissioners

From: Carrie Woodell, Manager, Procurement Division

Contact: Ann Caswell, Manager, Real Estate Management Division
407-836-7082

Subject: Selection of Firms, Request for Proposals Y16-164-MA, Real Estate
Appraisal Services

RECOMMENDATION:

Selection of eleven firms to provide Real Estate Appraisal Services under Request for Proposals Y16-164-MA Lot A, from the following firms listed alphabetically:

AECOM, Inc.
Bullard, Hall & Adams, Inc.
Callaway and Price, Inc.
Clayton, Roper & Marshall, Inc.
Diversified Property Specialists, Inc.
Eminent Valuations, PLLC
Florida Valuation Group, Inc.
Pinel & Carpenter, Inc.
RTD Group, LLC
The Spivey Group, Inc.
The Appraisal Group of Central Florida, Inc.

Selection of five firms and two ranked alternates to provide Real Estate Appraisal Reviews under Request for Proposals Y16-164-MA Lot B, from the following firms listed alphabetically:

AECOM, Inc.
Bullard, Hall & Adams, Inc.
Clayton, Roper & Marshall, Inc.
Derango, Best & Associates, Inc.
Edwin R. Barfield, LLC
Florida Valuation Group, Inc.
G-A-I Consultants, Inc.
RTD Group, LLC
The Appraisal Group of Central Florida, Inc.

Request authority for the Procurement Division to negotiate and execute 3-year contracts with a total budget amount of \$2,260,000. Further request authority for the Procurement Division to renew the contracts for two additional 1-year terms.

FUNDING:

Purchase order will be issued on an as-needed basis.

PURPOSE:

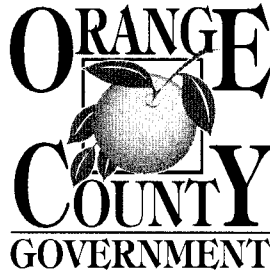
These contracts will provide real estate appraisal services to assist Orange County in its determination of full compensation due, including severance damage if applicable, for taking or partial taking of property for public use.

REMARKS:

Thirteen proposals were received in response to Lot A, Appraisal Services. The proposals of Derango, Best & Associates, Inc. (291) and Florida Property Advisors, LLC D/B/A Integra Realty Resources, Inc. (284) scored too low for Board consideration. Ten proposals were received in response to Lot B, Appraisal Reviews. The proposals of Callaway and Price, Inc. (254) scored too low for Board consideration. Funds will be provided on individual purchase orders issued by various County departments on an as-needed basis. Each requirement in excess of \$1,500 will be competed among the above selected contractors and awarded via purchase order on a price-driven basis. Each contract has fixed rates/percentages that may be lowered by the contractor during this competition. However, contract rates cannot be exceeded. The proposals were evaluated by the Procurement Committee in accordance with the criteria set forth in the RFP. Consensus scores from the Procurement Committee's evaluation for the selected firms are attached.

**REAL ESTATE APPRAISAL SERVICES
RFP #Y16-164-MA - EVALUATION COMMITTEE MEETING**


FIRM:	Qualification of Staff		Qualification of Firm		Technical Approach LOT A Appraisal Services		Technical Approach LOT B Appraisal Reviews		Location		Lot A Fee Proposal	Lot B Fee Proposal	M/WBE Goals		Welfare Hires	Disabled Vet. Hires	LOT A TOTAL	LOT B TOTAL
	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	WEIGHTED SCORE	WEIGHTED SCORE	RAW SCORE	WEIGHTED SCORE	BONUS POINTS	BONUS POINTS	APPRAISAL SERVICES	APPRAISAL REVIEWS
WEIGHT:	15		15		30		30		10		20	20	10		5	15		
AECOM, INC.	3.00	45.00	4.00	60.00	3.00	90.00	3.00	90.00	4.00	40.00	88.00	88.00	3.00	30.00	0.00	0.00	353.00	353.00
BULLARD, HALL & ADAMS, INC.	3.00	45.00	3.00	45.00	3.00	90.00	3.00	90.00	2.00	20.00	100.00	100.00	3.00	30.00	0.00	0.00	330.00	330.00
CALLAWAY AND PRICE, INC.	4.00	60.00	3.00	45.00	3.00	90.00	1.00	30.00	4.00	40.00	69.00	69.00	1.00	10.00	0.00	0.00	314.00	254.00
CLAYTON, ROPER & MARSHALL, INC.	4.00	60.00	3.00	45.00	3.00	90.00	3.00	90.00	5.00	50.00	59.00	59.00	1.00	10.00	0.00	0.00	314.00	314.00
DERANGO, BEST & ASSOCIATES, INC.	4.00	60.00	3.00	45.00	2.00	60.00	3.00	90.00	5.00	50.00	56.00	57.00	2.00	20.00	0.00	0.00	291.00	322.00
DIVERSIFIED PROPERTY SPECIALISTS, INC.	4.00	60.00	4.00	60.00	3.00	90.00			4.00	40.00	60.00		3.00	30.00	0.00	0.00	360.00	
EDWIN R. BARFIELD, LLC	3.00	45.00	3.00	45.00			3.00	90.00	5.00	50.00		77.00	0.00	0.00	0.00	0.00		307.00
EMINENT VALUATIONS, PLLC	2.00	30.00	3.00	45.00	2.00	60.00			5.00	50.00	95.00		3.00	30.00	0.00	0.00	310.00	
FLORIDA PROPERTY, LLC D/B/A INTEGRA REALTY RESOURCE	4.00	60.00	2.00	30.00	3.00	90.00			5.00	50.00	54.00		0.00	0.00	0.00	0.00	284.00	
FLORIDA VALUATION GROUP, INC.	4.00	60.00	4.00	60.00	3.00	90.00	3.00	90.00	1.00	10.00	75.00	75.00	1.00	10.00	0.00	0.00	306.00	306.00
G-A-I CONSULTANTS, INC.	2.00	30.00	2.00	30.00			3.00	90.00	5.00	50.00		83.00	3.00	30.00	0.00	0.00		313.00
PINEL & CARPENTER, INC.	5.00	75.00	4.00	60.00	3.00	90.00			5.00	50.00	63.00		3.00	30.00	0.00	0.00	368.00	
RTD GROUP, LLC	3.00	45.00	3.00	45.00	3.00	90.00	3.00	90.00	2.00	20.00	90.00	90.00	3.00	30.00	0.00	2.00	322.00	322.00
THE SPIVEY GROUP, INC.	5.00	75.00	4.00	60.00	3.00	90.00			5.00	50.00	75.00		3.00	30.00	0.00	0.00	380.00	
THE APPRAISAL GROUP OF CENTRAL FLORIDA, INC.	4.00	60.00	4.00	60.00	3.00	90.00	3.00	90.00	5.00	50.00	88.00	88.00	3.00	30.00	0.00	0.00	378.00	378.00



Interoffice Memorandum

June 15, 2016

To: Maria Alvarez, Senior Purchasing Agent
Procurement Division

FROM: Kesi Warren, Senior Contract Administrator 
Business Development Division

SUBJ: **RFP #Y16-164-MA, Real Estate Appraisal Services**

Below are the respondents to the subject RFP with their firm's certified sub-consultants and MWBE participation score on a 1 – 5 rating:

1.	RTD Group, LLC		3 Points
WF	Montgomery Consulting Group, Inc.	20%	
WF	Native Florida Consulting, Inc.	3%	
WF	Laura Turner Planning Services	1%	
	Total MWBE Participation:	24%	
	EEO Staff	0%	
Bonus Points			
	Service-Disabled Veterans (SDV)	1	
	Welfare Recipients:	0	

2.	Bullard, Hall & Adams, Inc.		3 Points
WF	Marion I. Skilling & Associates, Inc.	24%	
	Total MWBE Participation:	24%	
	EEO Staff	0%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

Sheena Ferguson

3.	G-A-I Consultants		3 Points
AFAM	Planning Design Group, LLC	5%	
	Total MWBE Participation:	5%	
	EEO Staff	40%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

4.	Eminent Valuations, PLLC		3 Points
	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	100%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

5.	AECOM, Inc.		3 Points
	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	42%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

6.	The Appraisal Group of Central Florida, Inc.		3 Points
*	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	40%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

* The Schedule of Sub-Contracting – M/WBE Participation Form was blank.

7.	Pinel & Carpenter, Inc.		3 Points
	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	38%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

8.	Diversified Property Specialists, Inc.		3 Points
	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	33%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

9.	The Spivey Group, Inc.		3 Points
*	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	32%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

*The subs listed in the proposal were not Orange County certified minority vendors.

10.	DeRango, Best & Associates, Inc.		2 Points
	None	0%	
	Total MWBE Participation:	0%	
*	EEO Staff	0%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

*The Employment Data, Schedule of Minorities and Women form was not submitted with the proposal.

11.	Callaway and Price, Inc.		1 Points
	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	16%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

12.	Clayton, Roper & Marshall, Inc.		1 Points
	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	11%	
Bonus Points			
*	Service-Disabled Veterans (SDV)	0	
*	Welfare Recipients:	0	

*The Schedule of Sub-Contracting –SDV Participation and the Welfare Transition and/or Dislocated Worker forms were not submitted with the proposal.

13.	Florida Valuation Group, Inc.		1 Points
*	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	0%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

*The subs listed in the proposal were not Orange County certified minority vendors.

14.	Edwin R. Barfield, LLC		0 Points
	None	0%	
	Total MWBE Participation:	0%	
*	EEO Staff	0%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	

*The Employment Data, Schedule of Minorities and Women form was not submitted with the proposal.

15.	Florida Property Advisors, LLC D/B/A Integra Realty Resources, Inc.		0 Points
	None	0%	
	Total MWBE Participation:	0%	
	EEO Staff	0%	
Bonus Points			
	Service-Disabled Veterans (SDV)	0	
	Welfare Recipients:	0	