



CITY OF ORLANDO

August 28, 2014

MEMORANDUM

TO: David Billingsley, Chief Procurement Officer

FROM: Karen Elzy, Senior Purchasing Agent

SUBJECT: RFP14-0012, Real Estate Appraisal and Consulting Services

Please review / approve the attached Meeting Minutes for the subject Advisory Committee Meeting of August 25, 2014.

Approved:

A handwritten signature in black ink, appearing to be "K. Elzy", written over a horizontal line.

PROCUREMENT AND CONTRACTS DIVISION

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ADVISORY COMMITTEE MEETING MINUTES
RFP14- 0012
for
Real Estate Appraisal & Consulting Services
Monday, August 25, 2014
4th Floor, Tarpon Conference Room
10:30 AM

1st Meeting of the Advisory Committee to review and evaluate responsive proposals submitted in response to RFP14-0012

COMMITTEE MEMBERS PRESENT:

Laurie Botts, Chair, Real Estate Division
Clayton Green, Real Estate Division
Roy Payne, City Attorney's Office
Oren Henry, Housing & Community Development
Lisa Henry, Streets & Stormwater Division

COMMITTEE MEMBERS ABSENT:

None

OTHERS PRESENT (CITY STAFF):

Karen Elzy, Senior Purchasing Agent, Procurement and Contracts Division
Cynthia Jordan, Procurement and Contracts Division
Dawn Chin Shue, Minority/Women Business Enterprise (arrived 1:00p.m.)

The Chair called the meeting to order at 10:35 a.m.

The Purchasing Agent introduced herself and took the following actions:

- A) Had all Committee Members, and other Staff to introduce themselves.
- B) Asked all attendees to sign the sign-in sheet.
- C) Indicated that all Ethics Forms had been completed and received, that there was a Quorum with 5 out of 5 Committee Members present, and that this meeting had been duly posted at least 48 hours in advance.

The Purchasing Agent reviewed some of the rules and requirements.

The Purchasing Agent indicated that there were 14 proposals submitted in response to this solicitation. Those firms submitting proposals are as follows:

- 1. First Capital Property Group, Inc.
- 2. Consortium Appraisal, Inc.
- 3. Callaway & Price, Inc.
- 4. Black Sun Valuation/Concordia Advisors

5. DeRango, Best & Associates
6. The Appraisal Group of Central Florida, Inc.
7. Bledsoe & Ebaugh, Inc.
8. Clayton, Roper & Marshall, Inc.
9. CBRE, Inc.
10. Pinel & Carpenter, Inc.
11. Real Estate Research Consultants, Inc.
12. The Spivey Group, Inc.
13. All Real Estate Appraisal Company
14. Eminent Valuations, PLLC

The Purchasing Agent asked the Committee if Procurement should run D&B reports (indicating that there is a cost of approximately \$100 each to the using agency.) All Committee Members agreed that D&B Reports are not needed.

The Purchasing Agent advised the Committee that Client References Recap, the M/WBE summary, and Fee Summary were emailed to the Committee members previously for review.

DISCUSSION AND MOTIONS:

The Committee discussed scoring for the fee schedule evaluation factor. The Committee decided that each Committee member would make their own determination of evaluating the fee schedule as opposed to utilizing the Price Evaluation Formula found in Procurement Directive PUR-D-304, RFP Evaluation Process.

Discussions for each proposal ensued for the Brokerage and Management Services group followed by the Appraisal and Consulting Services group of the Request for Proposal. The Committee determined that the Proposers submitted for each group are as follows:

Appraisal and Consulting Services

1. First Capital Property Group, Inc.
2. Consortium Appraisal, Inc.
3. Callaway & Price, Inc.
4. Black Sun Valuation/Concordia Advisors
5. DeRango, Best & Associates
6. The Appraisal Group of Central Florida, Inc.
7. Bledsoe & Ebaugh, Inc.
8. Clayton, Roper & Marshall, Inc.
9. CBRE, Inc.
10. Pinel & Carpenter, Inc.
11. Real Estate Research Consultants, Inc.
12. The Spivey Group, Inc.
13. All Real Estate Appraisal Company
14. Eminent Valuations, PLLC

Brokerage and Management Services

1. First Capital Property Group, Inc.
2. Consortium Appraisal, Inc.
3. Bledsoe & Ebaugh, Inc.
4. Clayton, Roper & Marshall, Inc.
5. CBRE, Inc.

The Purchasing Agent indicated that it appeared that all Proposers met the Minimum Mandatory Requirements.

The Committee discussed oral presentations. Clayton Green motioned to waive interviews, seconded by Lisa Henry. The motion carried unanimously.

The meeting recessed at 11:49 p.m. for lunch and re-adjourned at 1:13 p.m. with all committee members present.

Dawn Chin Shue, M/WBE representative, gave the committee a recap of M/WBE participation and explained the form and responses to the Committee. Attached is the MWBE Participation Summary. Discussion ensued. The Committee indicated that although two firms submitted a partial M/WBE plan, the Scope of Work indicated for the subcontractors are services that would not be utilized as a part of the contract but performed by other City departments contracts.

General discussion ensued.

After review and discussion, Karen Elzy distributed the scoring sheets to each Committee member for the Appraisal and Consulting Services group and the Brokerage and Management Services group separately. Each member individually completed his/her scoring sheets, scoring the price proposals last after all other factors were scored, and the results were tabulated on ranking forms and presented to the Committee. The ranking is as follows (with scoring and ranking sheets attached):

Appraisal and Consulting Services

1. The Appraisal Group of Central Florida, Inc.
2. DeRango, Best & Associates
3. Pinel & Carpenter, Inc.
4. Consortium Appraisal, Inc.
5. Bledsoe & Ebaugh, Inc.
6. The Spivey Group, Inc.
7. Clayton, Roper & Marshall, Inc.
7. Real Estate Research Consultants, Inc
9. CBRE, Inc.
10. First Capital Property Group, Inc.
10. All Real Estate Appraisal Company
12. Eminent Valuations, PLLC
13. Callaway & Price, Inc.
14. Black Sun Valuation/Concordia Advisors

Brokerage and Management Services

1. CBRE, Inc.
2. First Capital Property Group, Inc.
3. Consortium Appraisal, Inc.
4. Bledsoe & Ebaugh, Inc.
5. Clayton, Roper & Marshall, Inc.

The Committee reviewed the rankings. Discussion ensued.

A motion was made by Lisa Henry and seconded by Clayton Green to accept the ranking of and evaluations of the proposals, and recommend to City Council that the Chief Procurement Officer negotiate a contract with proposers ranked 1 through 9 in the

Appraisal and Consulting Services group and 1 through 5 in the Brokerage and Management Services group as indicated until successful. Discussion ensued. The motion passed unanimously.

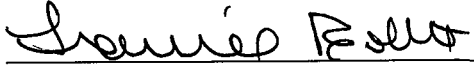
A motion was made by Lisa Henry, seconded by Roy Payne to adjourn the meeting. The Meeting ended at 3:46 p.m.

These minutes are considered to be the official minutes of the RFP14-0012 Committee Meeting held on August 25, 2014, and no other notes, tapes, or other recordings taken by anyone takes precedence.

Submitted by:


Karen Elzy
Procurement & Contracts Division
Assigned Procurement Representative

Reviewed and Accepted by:


Laurie Botts
Real Estate Division
Chair

Attachment(s): M/WBE Participation Summary
Reference Re-cap
Fee Summary
Ranking and Scoring Sheets

MINORITY BUSINESS ENTERPRISE

PROJECT: REAL ESTATE APPRAISAL CONSULTING SERVICES
RFP 14-0012

MBE GOAL: 18% WBE GOAL: 6%

PURCHASING AGENT: Karen Elzy
DATE: 8/25/2014

The following are 14 the firms that submitted RFP.

1) All Real Estate Appraisal Company

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

2) Bledsoe & Ebaugh, Inc.

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

3) Callaway & Price, Inc.

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

4) CBRE Group, Inc.

Subconsultants	MBE/WBE	%	Scope of Work
Rhodes & Brito Architects, Inc.	MBE	18%	Architecture, CADD, Interior Space Planning
TOTAL MBE PARTICIPATION		18%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN SUBMITTED
WBE goal not met

5) Concordis Advisors

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

6) Consortium Appraisal Incorporated

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

7) CRM (Clayton, Roper, Marshall)

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

8) DeRango, Best & Associates

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

9) Eminent Valuations

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

10) First Capital Property Group, Inc.

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

13) The Appraisal Group of Central Florida, Inc.

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
Yvonne I. Froscher	WBE		Enviromental Consultant
TOTAL WBE PARTICIPATION		%	

Remarks: M/WBE PARTICIPATION PLAN SUBMITTED
 % of participation unknown

14) The Spivey Group, Inc

Subconsultants	MBE/WBE	%	Scope of Work
TOTAL MBE PARTICIPATION		0%	
TOTAL WBE PARTICIPATION		0%	

Remarks: M/WBE PARTICIPATION PLAN NOT SUBMITTED

*** This is a summary of all the MWBE Participation Plans as was submitted in the proposal. This is not the confirmed MWBE Participation Plan.**

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: ALL REAL ESTATE APPRAISAL COMPANY

		FDOT – District 5	Orange County	FDOT – District 2
1. Briefly describe the nature of the services provided.		The Firm provides appraisals on a job or parcel specific basis as needed.	No Response.	Eminent Domain appraisal work, firm is on a 5-year district wide contract.
2. Contract Value?		Varies based on specific scope of project or parcels		Large
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)		Yes		Yes
4. Is the project complete? (Yes/No)		Yes		Yes, One project is on-going in St. Johns County.
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5))		4 4		5 5
6. Were there any problems during the performance of the work? (Yes/No)		No		No
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)		N/A		Yes
8. How well did firm's staff perform? (1-5)		4		5
9. Did the firm meet your expectations? (Yes/No)		Yes		Yes
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)		4		5
11. Overall, would you enter into Contract with this firm again? (Yes/No)		Yes		Yes
12. Is there anything else you would like to share about the firm's capabilities?				Excellent Analysis of assigned projects prompt and professional.

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REFERENCE FOR: BLACK SUN VALUATION/CONCORDIS ADVISORS

		County of Loudoun, VA	Atlanta Beilfline	DCDGS	VA Dept General Svcs	PNC Bank
1. Briefly describe the nature of the services provided.		No Response.	No Response.	No Response.	The Commonwealth of Virginia has awarded a contract to Black Sun Valuation/Concordis Advisors, however we have NOT used their services as of yet. So therefore we will not be able to provide any feedback for your reference questionnaire at this time.	No Response.
2. Contract Value?						
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)						
4. Is the project complete? (Yes/No)						
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)						
6. Were there any problems during the performance of the work? (Yes/No)						
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)						
8. How well did firm's staff perform? (1-5)						
9. Did the firm meet your expectations? (Yes/No)						
10. According to Contract requireme terms and conditions, please rate performance of the firm. (1-5)						
11. Overall, would you enter into Contract with this firm again? (Yes/No)						
12. Is there anything else you would like to share about the firm's capabilities?						

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: BLEDSOE & EBAUGH, INC.

		Orlando Health	GOAA	Orange Cty Expressway Authority	City of Winter Park	Dr. Phillips, Inc.	Orange Cty Public Schools	FL Comm Bank	United Legacy Bank
1. Briefly describe the nature of the services provided.		Real Property Appraisal/Consulting.	The appraisal of commercial non-aviation and aviation properties at Orlando International Airport and Orlando Executive Airport.	No Response.	Appraisal services on various City owned properties.	Real estate appraisal and valuation services.	OCPS policy does not permit me to comment or rate vendors for this purpose.	Appraisal services included Real Estate Valuation for new or existing loans as well as RO properties	No Response.
2. Contract Value?		\$500-\$15,000	Varied from \$2,500 to \$6,000		\$2,000 - \$4,000 per job	\$5,000.00		N/A Services are provide on a Fee and Time basis.	
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)		Yes	Yes		Yes	Yes		Yes	
4. Is the project complete? (Yes/No)		Yes	Yes		Yes	Yes		Yes	
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)		5 5	1 1		5 5	5 5		5 5	
6. Were there any problems during the performance of the work? (Yes/No)		No	No		No	No		No	
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)		Yes			Yes	Yes		Yes	
8. How well did firm's staff perform? (1-5)		5	1		5	5		4	
9. Did the firm meet your expectations? (Yes/No)		Yes	Yes, Requested all necessary information at the beginning of the assignment and prepared a very thorough and complete report with credible value estimates on schedule.		Yes	Yes		Yes	
10. According to Contract requireme terms and conditions, please rate performance of the firm. (1-5)		5	1		5	5		4	
11. Overall, would you enter into Contract with this firm again? (Yes/No)		Yes			Yes	Yes		Yes	
12. Is there anything else you would like to share about the firm's capabilities?		They provide professional services in a timely manner.	DeRango, Best & Associates is on the Authority's approved appraiser list.						

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: CALLAWAY & PRICE, INC.

		FDOT District 1	Brevard County	Viera Company	Craig McKinnin	FDOT District 4
1. Briefly describe the nature of the services provided.		Appraisal	General Appraisal Services as requested.	No Response.	No Response.	No Response.
2. Contract Value?		\$155,490.00	No cap.			
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)		Yes	Yes			
4. Is the project complete? (Yes/No)		No	Yes			
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5))		3 3	4 4			
6. Were there any problems during the performance of the work? (Yes/No)		Yes	No			
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)		Yes	Yes			
8. How well did firm's staff perform? (1-5)		3	4			
9. Did the firm meet your expectations? (Yes/No)		Yes	Yes			
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)		5	5			
11. Overall, would you enter into Contract with this firm again? (Yes/No)		Yes	Yes			
12. Is there anything else you would like to share about the firm's capabilities?			Callaway & Price is a very competent and professional firm.			

RFP14-0012 - REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: CBRE, INC.

		Keybank	Sun Trust Bank	City of Pensacola	State of FL-Dept Mangmt Svcs	HD Supply, Inc.
1. Briefly describe the nature of the services provided.		Appraisal services for commercial real estate.	Company doesn't do in recommendations writing.	Marketing of City property and associated brokering services for lease only.	Real estate consultant and tenant broker services.	No Response.
2. Contract Value?				Commission based on lease value.	\$10 million	
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)		Yes		Yes	Yes	
4. Is the project complete? (Yes/No)		Yes		No	No	
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)		5 5		5 5	5 4	
6. Were there any problems during the performance of the work? (Yes/No)				No	No	
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)		Yes			Yes	
8. How well did firm's staff perform? (1-5)		5		5	5	
9. Did the firm meet your expectations? (Yes/No)		Yes		Yes	Yes	
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)		5		5	5	
11. Overall, would you enter into Contract with this firm again? (Yes/No)		Yes		Yes	Yes	
12. Is there anything else you would like to share about the firm's capabilities?		Very good results, accurate, delivers on time, fees good.		Very professional and depth of experience is a great asset.		

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: CLAYTON, ROPER & MARSHALL, INC.

		U.S. Navy	Seminole County	Brevard County	Orange County (William K. Hurt, Jr.) FDOT (C. Jack Adkins)-Same place/reference
1. Briefly describe the nature of the services provided.		Appraisal services in support of potential condemnation action in Leesburg, Florida.	No Response.	Appraisal preparation and expert witness testimony.	This is firm is under a 5 year continuing services district wide contract for appraisal services. This is not a project specific contract but is used to contract for specific projects or parcels as needed.
2. Contract Value?		\$42,660.00		Clayton, Roper & Marshall have a continuing contract with the County and we have used their services on numerous occasions. The amount for each appraisal assignment is negotiated.	No specific value. Funds are encumbered based on a specific fee proposal for a specific job.
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)		Yes		Yes	Yes
4. Is the project complete? (Yes/No)		Yes		Yes	Yes
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)		5 5		5 5	4 4
6. Were there any problems during the performance of the work? (Yes/No)		No		No	No
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)		Yes		Yes	N/A
8. How well did firm's staff perform? (1-5)		5		5	4
9. Did the firm meet your expectations? (Yes/No)		Yes		Yes, The County Attorney's Office uses Clayton, Roper & Marshall for our most challenging appraisal assignments. Examples include eminent domain trials in which juries have 100% of the time returned verdicts in favor of the County based on this firm's appraisal testimony; Stadium appraisals; railroad right of way appraisals.	Yes
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)		5		5	4
11. Overall, would you enter into Contract with this firm again? (Yes/No)		Yes		Yes	Yes
12. Is there anything else you would like to share about the firm's capabilities?				We doubt you will find a better quality, more knowledgeable appraisal firm with the breadth of experience enjoyed by this firm.	

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: CONSORTIUM APPRAISAL, INC.

		Shutts & Bowen	Lowndes Drosdick	John Conner	Gordon Harris
1. Briefly describe the nature of the services provided.		I currently have retained Mr. Collison and his firm Consortium Appraisal, Inc. to prepare appraisal reports for several property owner eminent domain cases and to testify as an expert witness regarding same. Additionally, as right-of-way counsel for the Central Florida Expressway Authority, Mr. Collison and his firm acts as the review appraiser for all appraisals prepared for the Wekiva Parkway project. Furthermore, I have retained Mr. Collison and his firm on behalf of my client the Sanford Airport Authority for appraisal work and expert witness work.	No Response.	Appraisal services regarding numerous commercial buildings, kiosks, as well as the value of easements on private commercial property.	Valuation Services in eminent domain cases.
2. Contract Value?		I believe the contract value for Consortium is \$200,000, plus renewals are routinely provided as needed for the Central Florida Expressway Authority.		Work was performed at an hourly rate of \$250.	
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)		Yes		Yes	Yes
4. Is the project complete? (Yes/No)		No		Yes	Yes & No
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)		5 5		5 5	5 5
6. Were there any problems during the performance of the work? (Yes/No)		No		No	No
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)		Yes		Yes	Yes
8. How well did firm's staff perform? (1-5)		5		5	5
9. Did the firm meet your expectations? (Yes/No)		Yes, Mr. Collison and his staff provide a level of expertise and service that is rare today. No matter what the requirements, timeline, etc., Mr. Collison and his staff will provide a timely, accurate work products.		Yes, Professional work done timely and to the highest standards.	Yes
10. According to Contract requirements terms and conditions, please rate performance of the firm. (1-5)		5		5	5
11. Overall, would you enter into Contract with this firm again? (Yes/No)		Yes		Yes	Yes
12. Is there anything else you would like to share about the firm's capabilities?		I would highly recommend Mr. Collison and his firm for appraisal services.		I have engaged this company on multiple occasions and have received excellent services every time. I would absolutely engage them the next time the opportunity arises	The Best!

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: DERANGO, BEST & ASSOCIATES

		Orange Cty Real Estate	City of Ocoee	OUC	Greater Orlando Aviation Auth	City of Altamonte Springs
1. Briefly describe the nature of the services provided.		No Response.	Real Estate Appraisal Services	Real Estate appraisal and valuation advise.	The appraisal of commercial non-aviation and aviation properties at Orlando International Airport and Orlando Executive Airport.	Appraisal of Real Property.
2. Contract Value?			Over \$100k over the course of several years.	\$10,000	Varied from \$2,500.00 to \$6,000.00	\$5,000
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)			Yes	Yes	Yes	Yes
4. Is the project complete? (Yes/No)			Yes	Yes	Yes	Yes
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)			5 5	5 5	5 5	5 5
6. Were there any problems during the performance of the work? (Yes/No)			No	No	No	No
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)			Yes	N/A		Yes
8. How well did firm's staff perform? (1-5)			5	5	1	5
9. Did the firm meet your expectations? (Yes/No)			Yes	Yes, Performed tasks as requested in high functioning manner.	Yes, Requested all necessary information at the beginning of the assignment and prepared a very thorough and complete report with credible value estimates on schedule.	Yes
10. According to Contract requireme terms and conditions, please rate performance of the firm. (1-5)			5	5	1	5
11. Overall, would you enter into Contract with this firm again? (Yes/No)			Yes	Yes		Yes
12. Is there anything else you would like to share about the firm's capabilities?			Fantastic work & service.		DeRango, Best & Associates is on the Authority's approved appraiser list.	We are very pleased with DeRango, Best. We continue to us them.

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: EMINENT VALUATIONS, PLLC

		Florida Dept of Transportation Lee Lobban	Florida Dept of Transportation George Burgess	Orange County REM	Lake County Neighborhood Stabilization Program
1. Briefly describe the nature of the services provided.		Real Estate Appraisal Services – Real Estate Consulting and Expert Witness Services	No Response.	No Response.	No Response.
2. Contract Value?		\$100,000 - \$300,000			
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)		Yes			
4. Is the project complete? (Yes/No)		Yes			
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)		5 5			
6. Were there any problems during the performance of the work? (Yes/No)		No			
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)		Yes			
8. How well did firm's staff perform? (1-5)		5			
9. Did the firm meet your expectations? (Yes/No)		Yes, The company has performed many projects for me and has always completed the work on time.			
10. According to Contract requireme terms and conditions, please rate performance of the firm. (1-5)		5			
11. Overall, would you enter into Contract with this firm again? (Yes/No)		Yes			
12. Is there anything else you would like to share about the firm's capabilities?		They are competent and knowledgeable of appraisal process and good at solving problems and communicating with client.			

REP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: FIRST CAPITAL PROPERTY GROUP, INC.

		City of Orlando	Excelsior Capital	First Southern Bank	Metropolitan Bureau
1. Briefly describe the nature of the services provided.		Withdraw-conflict of interest.	Appraisal/Broker opinion of value, receiver, property management, leasing agent and selling agent.	Management, leasing & brokerage of commercial properties.	No Response.
2. Contract Value?			Ongoing but budgeted to be in excess of \$150,000.00	Commission basis on sale of property.	
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)			Yes	Yes	
4. Is the project complete? (Yes/No)			Yes & No, Some projects have been completed and some remain in progress.	Both. Several complete, several active.	
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)			5 5	5 5	
6. Were there any problems during the performance of the work? (Yes/No)			No	No	
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)			N/A	N/A	
8. How well did firm's staff perform? (1-5)			5	5	
9. Did the firm meet your expectations? (Yes/No)			Yes, Very responsive and have hit all project objectives to date.	Yes	
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)			5	5	
11. Overall, would you enter into Contract with this firm again? (Yes/No)			Yes	Yes, absolutely	
12. Is there anything else you would like to share about the firm's capabilities?			The firm seems very cost aware and has impressed my firm with its efficiency.	Strong Team. I highly & enthusiastically recommend.	

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: PINEL & CARPENTER, INC.

		Orange Cty Expressway Authority	Orlando International Airport	Orange Cty Public Schools	Orange Cty BCC	Orlando Magic
1. Briefly describe the nature of the services provided.		No Response.	Multiple appraisal services for commercial properties and easements.	W. Carpenter has worked with my firm in representing condoning authorities and property owners in complex condoning cases	This is a 5 year district wide contract to provide appraisal services on projects as needed. This is not a project specific contract.	No Response.
2. Contract Value?			Varies by job but ranges between \$3,000 and \$20,000.	Approximately \$150,000.00 - \$175,000.00 Additional Question from before: What do you mean by contract value? The value of the services or the amount of the contracts. Mr. Carpenter has worked for my firm for several years, and since 2005 he has worked as my expert witness in my representation of Orange County Public Schools. OCPS directs its outside counsel to retain experts, and over the period of time since 2005 I am sure that Mr. Carpenter has been paid in excess of \$150,000.00, but there is no continuing contract. He is retained by me as the District's counsel on a case by case basis. I don't know that I can get you an exact figure if you need to know the amount of his contracts. Thanks.—Jay	Varies depending on the project.	
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)			Yes	Yes	Yes	
4. Is the project complete? (Yes/No)			Yes	Yes	Yes	
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)			5 5	5 5	4 4	
6. Were there any problems during the performance of the work? (Yes/No)			No	No	No	
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)			Yes	Yes	N/A	
8. How well did firm's staff perform? (1-5)			5	5	4	
9. Did the firm meet your expectations? (Yes/No)			Yes	Yes, Walter Carpenter has also related as an expert witness and has been very skillful in assisting me in properties was to guider.	Yes	
10. According to Contract requireme terms and conditions, please rate performance of the firm. (1-5)			5	5	4	
11. Overall, would you enter into Contract with this firm again? (Yes/No)			Yes	Yes	Yes	
12. Is there anything else you would like to share about the firm's capabilities?				Walter Carpenter has a good understand of what lawyers do, and as a result is one of the best expert witnesses with whom I have worked		

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: REAL ESTATE RESEARCH CONSULTANTS, INC.

	City of Orlando	City of Bradenton	RIDA Corporation	City of Cocoa	City of Kissimmee
1. Briefly describe the nature of the services provided.	Withdraw-conflict of interest.	No Response.	No Response.	No Response.	Financial analysis for the CRA.
2. Contract Value?					\$25,000/Year
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)					Yes
4. Is the project complete? (Yes/No)					No
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5))					5 4
6. Were there any problems during the performance of the work? (Yes/No)					No
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)					
8. How well did firm's staff perform? (1-5)					5
9. Did the firm meet your expectations? (Yes/No)					Yes
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)					4
11. Overall, would you enter into Contract with this firm again? (Yes/No)					Yes
12. Is there anything else you would like to share about the firm's capabilities?					

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: THE SPIVEY GROUP, INC.

		FDOT – District 4-Victor Ramos	FDOT – District 5-Sumter Cty	FDOT – District 2-Satsuma, Putnam Cty	Orange County
1. Briefly describe the nature of the services provided.		No Response.	Appraisal services for the purposes of eminent domain acquisitions.	Eminent domain appraisal work firm is on a 5-year district wide contract.	No Response.
2. Contract Value?			\$200,000 +	Large	
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)			Yes	Yes	
4. Is the project complete? (Yes/No)			Yes	No, Still have updates for O.T. and D.O.D.	
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)			5 5	5 5	
6. Were there any problems during the performance of the work? (Yes/No)			No	No	
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)			Yes	Yes	
8. How well did firm's staff perform? (1-5)			5	5	
9. Did the firm meet your expectations? (Yes/No)			Yes	Yes	
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)			5	5	
11. Overall, would you enter into Contract with this firm again? (Yes/No)			Yes	Yes	
12. Is there anything else you would like to share about the firm's capabilities?			Excellent capabilities and experience.	Firm has also been assigned appraisal review on 1 project.	

RFP14-0012 – REAL ESTATE APPRAISAL CONSULTING SERVICES ♦

REFERENCE FOR: THE APPRAISAL GROUP OF CENTRAL FLORIDA, INC.

		City of Orlando	Florida Dept Transp D5	OOCEA	Florida Dept Transp D II	Lake Cty Government
1. Briefly describe the nature of the services provided.		Withdraw-conflict of interest.	This is a 5 year district wide contract to provide appraisal services on projects as needed. This is not a project specific contract.	Expert witness valuation services.	Eminent domain appraisal work. Firm is on a 5-year district wide contract.	Appraisal review and consulting been using for about 7-8 years. Always available for us.
2. Contract Value?			Varies depending on the project.	>\$150,000.00	Large	Approximately \$40,000 annually
3. Did the vendor provide the service according to the project schedule and within Budget? (Yes/No)			Yes	Yes	Yes	Yes
4. Is the project complete? (Yes/No)			Yes	No	Yes, Two projects are still on-going.	Yes
5. How would you rate the overall Service Level provided by the firm? (1-5) How would you rate the quality and timeliness of service? (1-5)			4 4	4 4	5 5	5 5
6. Were there any problems during the performance of the work? (Yes/No)			No	No	No	No
7. Did the firm resolve issues in a satisfactory manner? (Yes/No)			N/A	Yes	Yes	Yes
8. How well did firm's staff perform? (1-5)			4	4	5	5
9. Did the firm meet your expectations? (Yes/No)			Yes	Yes	Yes	Yes
10. According to Contract requirements and conditions, please rate performance of the firm. (1-5)			4	4	5	5
11. Overall, would you enter into Contract with this firm again? (Yes/No)			Yes	Yes	Yes	Yes
12. Is there anything else you would like to share about the firm's capabilities?					Very prompt and professional service.	Outstanding performance work always accurate and on time. Highly recommend.

Asst.:
Eli Rodriguez

CITY OF ORLANDO
PROCUREMENT CONTRACTS
RFP14-0012
REAL ESTATE APPRAISAL CONSULTING SERVICES
FEE SCHEDULE

Agent:
Karen Elzy

Respondent:				First Capital Property Group, Inc.		Consortium Appraisal, Inc.		Callaway & Price, Inc.		Black Sun Valuation/Concordis Advisors		DeRango, Best & Associates	
Respondent's City & State:				Orlando, FL		Winter Park, FL		Indialantic, FL		Atlanta, GA		Orlando, FL	
Description	Unit	Estimated Quant.	Item	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
Appraisal and Consulting Services													
Appraisal Services	Per Hour	100	1	N/A		\$ 250.00	\$ 25,000.00	\$ 200.00	\$ 20,000.00	\$ 120.00	\$ 12,000.00	\$ 100.00	\$ 10,000.00
Consulting Services	Per Hour	100	2	\$ 150.00	\$ 15,000.00	\$ 250.00	\$ 25,000.00	\$ 200.00	\$ 20,000.00	\$ 140.00	\$ 14,000.00	\$ 180.00	\$ 18,000.00
Expert Witness	Per Hour	100	3	\$ 225.00	\$ 22,500.00	\$ 275.00	\$ 27,500.00	\$ 200.00	\$ 20,000.00	\$ 200.00	\$ 20,000.00	\$ 250.00	\$ 25,000.00
Associate Fee	Per Hour	100	4	\$ 50.00	\$ 5,000.00	\$ 225.00	\$ 22,500.00	\$ 175.00	\$ 17,500.00	\$ 65.00	\$ 6,500.00	\$ 100.00	\$ 10,000.00
Subtotal for Appraisal and Consulting Services:					\$ 42,500.00		\$ 100,000.00		\$ 77,500.00		\$ 52,500.00		\$ 63,000.00
Brokerage and Management Services													
Description	Scenario		Item	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee
Property Management Fee	\$12,000.00		5	3.5%	\$ 420.00	8.5%	\$1,020.00						N/A
Commission Rate Residential	\$200,000.00		6	3.5%	\$ 7,000.00	6%	\$12,000.00						N/A
Commission Rate Commercial	\$1,000,000.00		7	3.0%	\$ 30,000.00	5%	\$50,000.00						N/A
Subtotal for Brokerage and Property Management Services:					\$ 37,420.00		\$63,020.00						
TOTAL ESTIMATED ANNUAL COST:					\$ 79,920.00		\$ 163,020.00		\$ 77,500.00		\$ 52,500.00		\$ 63,000.00

Asst.:
Eli Rodriguez

CITY OF ORLANDO
PROCUREMENT CONTRACTS
RFP14-0012
REAL ESTATE APPRAISAL CONSULTING SERVICES
FEE SCHEDULE

Agent:
Karen Elzy

Respondent:				The Appraisal Group of Central Florida, Inc.		Bledsoe & Ebaugh, Inc.		Clayton, Roper & Marshall, Inc.		CBRE, Inc.		Pinel & Carpenter, Inc.	
Respondent's City & State:				Altamonte Springs, FL		Winter Park, FL		Altamonte Springs, FL		Orlando, FL		Orlando, FL	
Description	Unit	Estimated Quant.	Item	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
Appraisal and Consulting Services													
Appraisal Services	Per Hour	100	1	\$ 150.00	\$ 15,000.00	\$ 175.00	\$ 17,500.00	\$ 200.00	\$ 20,000.00	\$ 150.00	\$ 15,000.00	\$ 275.00	\$ 27,500.00
Consulting Services	Per Hour	100	2	\$ 150.00	\$ 15,000.00	\$ 175.00	\$ 17,500.00	\$ 200.00	\$ 20,000.00	\$ 250.00	\$ 25,000.00	\$ 275.00	\$ 27,500.00
Expert Witness	Per Hour	100	3	\$ 150.00	\$ 15,000.00	\$ 200.00	\$ 20,000.00	\$ 200.00	\$ 20,000.00	\$ 450.00	\$ 45,000.00	\$ 300.00	\$ 30,000.00
Associate Fee	Per Hour	100	4	\$ 100.00	\$ 10,000.00	\$ 100.00	\$ 10,000.00	\$ 175.00	\$ 17,500.00	\$ 150.00	\$ 15,000.00	\$ 150.00	\$ 15,000.00
Subtotal for Appraisal and Consulting Services:					\$ 55,000.00		\$ 65,000.00		\$ 77,500.00		\$ 100,000.00		\$ 100,000.00
Brokerage and Management Services													
Description	Scenario		Item	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee
Property Management Fee	\$12,000.00		5			4%	\$ 480.00		N/A	3%	\$ 360.00		N/A
Commission Rate Residential	\$200,000.00		6			4%	\$ 8,000.00	10%	\$ 20,000.00	N/A			N/A
Commission Rate Commercial	\$1,000,000.00		7			6%	\$ 60,000.00	10%	\$ 100,000.00	3.5%	\$ 35,000.00		N/A
Subtotal for Brokerage and Property Management Services:							\$ 68,480.00		\$ 120,000.00		\$ 35,360.00		
TOTAL ESTIMATED ANNUAL COST:					\$ 55,000.00		\$ 133,480.00		\$ 197,500.00		\$ 135,360.00		\$ 100,000.00

Asst.:
Eli Rodriguez

CITY OF ORLANDO
PROCUREMENT CONTRACTS
RFP14-0012
REAL ESTATE APPRAISAL CONSULTING SERVICES
FEE SCHEDULE

Agent:
Karen Elzy

Respondent:				Real Estate Research Consultants, Inc.		The Spivey Group, Inc.		All Real Estate Appraisal Company		Eminent Valuations, PLLC	
Respondent's City & State:				Orlando, FL		Orlando, FL		Orlando, FL		Longwood, FL	
Description	Unit	Estimated Quant.	Item	Rate	Total	Rate	Total	Rate	Total	Rate	Total
Appraisal and Consulting Services											
Appraisal Services	Per Hour	100	1	\$ 165.00	\$ 16,500.00	\$ 80.00	\$ 8,000.00	\$ 150.00	\$ 15,000.00	\$ 100.00	\$ 10,000.00
Consulting Services	Per Hour	100	2	\$ 225.00	\$ 22,500.00	\$ 75.00	\$ 7,500.00	\$ 150.00	\$ 15,000.00	\$ 75.00	\$ 7,500.00
Expert Witness	Per Hour	100	3	\$ 295.00	\$ 29,500.00	\$ 160.00	\$ 16,000.00	\$ 150.00	\$ 15,000.00	\$ 150.00	\$ 15,000.00
Associate Fee	Per Hour	100	4	\$ 195.00	\$ 19,500.00	\$ 120.00	\$ 12,000.00	\$ 110.00	\$ 11,000.00	\$ 50.00	\$ 5,000.00
Subtotal for Appraisal and Consulting Services:					\$ 88,000.00		\$ 43,500.00		\$ 56,000.00		\$ 37,500.00
Brokerage and Management Services											
Description	Scenario		Item	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee	Rate %	Annual Fee
Property Management Fee	\$12,000.00		5		N/A				N/A		N/A
Commission Rate Residential	\$200,000.00		6		N/A				N/A		N/A
Commission Rate Commercial	\$1,000,000.00		7		N/A				N/A		N/A
Subtotal for Brokerage and Property Management Services:											
TOTAL ESTIMATED ANNUAL COST:					\$ 88,000.00		\$ 43,500.00		\$ 56,000.00		\$ 37,500.00

Note: Bid Tabulations are posted as information only. Bid submittals are currently under evaluation. A Notice of Intended Action will be issued upon final evaluation.

RFP14-0012 REAL ESTATE APPRAISAL & CONSULTING SERVICES
Appraisal & Consulting Services Group - Ranking Tally

Proposer	Committee Member	Laurie Botts	Clayton Green	Roy Payne	Oren Henry	Lisa Henry	Total	Ranking
First Capital Property Group, Inc.		9	2	14	11	12	48	10
Consortium Appraisal, Inc.		5	10	3	2	4	24	4
Callaway & Price, Inc.		12	14	12	6	13	57	13
Black Sun Valuation / Concordis Advisors		13	13	11	13	14	64	14
DeRango, Best & Associates		2	3	1	3	9	18	2
The Appraisal Group of Central Florida, Inc.		1	1	4	6	1	13	1
Bledsoe & Ebaugh, Inc.		4	8	7	4	7	30	5
Clayton, Roper & Marshall, Inc.		10	6	6	13	2	37	7
CBRE, Inc.		6	7	13	6	6	38	9
Pinel & Carpenter, Inc.		3	4	2	9	4	22	3
Real Estate Research Consultants, Inc.		7	11	5	11	3	37	7
The Spivey Group, Inc.		8	5	8	1	11	33	6
All Real Estate Appraisal Company		11	9	10	10	8	48	10
Eminent Valuations, PLLC		14	12	9	4	10	49	12

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	35	40	20	20	40	40
2	Responsiveness of the proposal related to the requirements	35	25	35	16	15	35	35
3	Fee Schedule	18	15	15	14	14	18	18
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0	0	0	1
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0	0
TOTAL POINT VALUE			100	0	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			75	90	50	49	93	94

(9)

(5)

(12)

(12)

(2)

(1)

DATE: 8/25/14

EVALUATOR: Laurie Rott OF _____
(print name)

SIGNATURE: Laurie Rott

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	39	30	35	40	35
2	Responsiveness of the proposal related to the requirements	35	34	30	32	35	30
3	Fee Schedule	18	18	13	16	17	16
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	1	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0
TOTAL POINT VALUE		100	0	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			91	73	84	92	81

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DATE: _____

EVALUATOR: _____ OF _____
(print name)

SIGNATURE: _____

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	32	27	18
2	Responsiveness of the proposal related to the requirements	35	30	29	15
3	Fee Schedule	18	14	16	14
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0
TOTAL POINT VALUE		100	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			76	72	47

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DATE: _____

EVALUATOR: _____ OF _____
(print name)

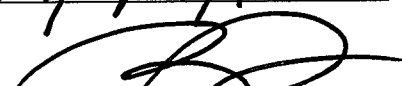
SIGNATURE: _____

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	25	40	30	30	40	37
2	Responsiveness of the proposal related to the requirements	35	30	35	30	30	35	33
3	Fee Schedule	18	18	15	17	18	17	18
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0	0	0	1
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0	0
TOTAL POINT VALUE		100	73	90	77	78	92	89
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			14	3	12	11	1	4

DATE: 8/25/14

EVALUATOR: Roy Payne OF _____
(print name)

SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES

EVALUATION OF PROPOSALS FOR RFP14-0012

Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	38	38	25	40	40
2	Responsiveness of the proposal related to the requirements	35	32	33	33	35	30
3	Fee Schedule	18	16	16	16	16	18
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	1	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0
TOTAL POINT VALUE		100	* 86	* 87	* 75	* 91	* 88
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			7	6	13	2	5

DATE: 8/25/14

EVALUATOR: Roy Payne
(print name)

OF

SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	37	34	35
2	Responsiveness of the proposal related to the requirements	35	32	30	30
3	Fee Schedule	18	16	17	17
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0
TOTAL POINT VALUE		100	* 85	* 81	* 82
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			8	10	9

DATE: 8/25/14

EVALUATOR: Roy Payne OF _____
(print name)

SIGNATURE: [Signature]

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES

EVALUATION OF PROPOSALS FOR RFP14-0012

Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	20	38	18	10	30	38
2	Responsiveness of the proposal related to the requirements	35	20	33	20	15	30	33
3	Fee Schedule	18	16	7	9	13	11	12
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0	0	0	1
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0	0
TOTAL POINT VALUE		100	56	78	47	38	71	84
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			12	4	13	14	9	1

DATE: 8/25/14

EVALUATOR: Lisa Henry OF Streets & Stormwater
(print name)SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	34	38	35	38	37
2	Responsiveness of the proposal related to the requirements	35	30	33	30	33	33
3	Fee Schedule	18	10	9	8	7	9
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	4	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0
TOTAL POINT VALUE		100	74 ✓	80 ✓	74 77	78 ✓	79 ✓
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			3 ✓	2 ✓	6 ✓	4 ✓	3 ✓

DATE: 8/25/14

EVALUATOR: Lisa Henry OF Streets & Stormwater
(print name)


SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	25	30	25
2	Responsiveness of the proposal related to the requirements	35	25	30	25
3	Fee Schedule	18	16	12	18
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0
TOTAL POINT VALUE		100	66 ✓	72 ✓	68 ✓
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			11	8	10

DATE: 8/25/14

EVALUATOR: Lisa Henry OF Streets & Stormwater
(print name)

SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	40	33	30	30	40	40
2	Responsiveness of the proposal related to the requirements	35	35	35	30	30	35	35
3	Fee Schedule	18	18	15	16	17	16	18
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0	0	0	1
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0	0
TOTAL POINT VALUE			100	103	116	111	101	104
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			2	10	14	13	3	1

DATE: 8/25/14
 EVALUATOR: CLAYTON GREEN OF REAL ESTATE MANAGEMENT
 (print name)
 SIGNATURE: [Signature]

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	34	36	35	40	32
2	Responsiveness of the proposal related to the requirements	35	35	35	35	35	35
3	Fee Schedule	18	16	16	15	15	15
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	1	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0
TOTAL POINT VALUE		100	85	87	86	90	82
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			8	6	7	4	11

DATE: 8/25/14

EVALUATOR:
(print name)

CLAYTON GREEN

OF

Real Estate Management

SIGNATURE:

[Signature]

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	35	31	30
2	Responsiveness of the proposal related to the requirements	35	35	35	30
3	Fee Schedule	18	18	18	18
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0
TOTAL POINT VALUE		100	88	84	78
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			5	9	12X

DATE:

8/25/14

EVALUATOR:
(print name)

CLAYTON GREEN

OF

REAL ESTATE MANAGEMENT

SIGNATURE:

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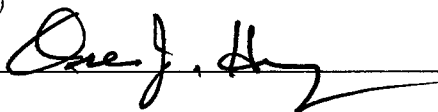
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RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	35	40	35	30	35	35
2	Responsiveness of the proposal related to the requirements	35	25	35	35	30	35	30
3	Fee Schedule	18	17	8	10	15	12	14
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0	0	0	1
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0	0
TOTAL POINT VALUE			100	77	83	80	75	82
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)				11	2	6	13	3
								6

DATE: 8/25/2014

EVALUATOR: OREN HENRY OF HOUSING
(print name)

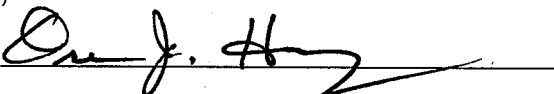
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RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	40	35	40	35	33
2	Responsiveness of the proposal related to the requirements	35	30	30	30	35	35
3	Fee Schedule	18	11	10	9	9	9
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	1	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0
TOTAL POINT VALUE			81	75	80	79	77
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			4	13	6	9	11

DATE: 8/25/2014

EVALUATOR: OREN HENRY OF HOUSING
(print name)

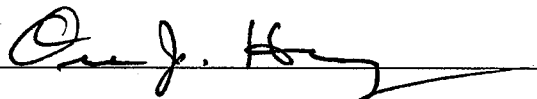
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RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Appraisal Consulting Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	35	35	33
2	Responsiveness of the proposal related to the requirements	35	35	30	30
3	Fee Schedule	18	16	13	18
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0
TOTAL POINT VALUE		100	86	78	81
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			1	10	4

DATE: 8/25/2014

EVALUATOR: OREN HENRY OF HOUSING
(print name)

SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL & CONSULTING SERVICES
Brokerage and Property Management Services Group - Ranking Tally

Proposer	Committee Member	Laurie Botts	Clayton Green	Roy Payne	Oren Henry	Lisa Henry	Total	Ranking
First Capital Property Group, Inc.		1	1	1	4	3	10	2
Consortium Appraisal, Inc.		3	4	5	1	2	15	3
Callaway & Price, Inc.		N/A						
Black Sun Valuation / Concordis Advisors		N/A						
DeRango, Best & Associates		N/A						
The Appraisal Group of Central Florida, Inc.		N/A						
Bledsoe & Ebaugh, Inc.		4	3	4	3	5	19	4
Clayton, Roper & Marshall, Inc.		5	5	3	5	4	22	5
CBRE, Inc.		2	2	2	1	1	8	1
Pinel & Carpenter, Inc.		N/A						
Real Estate Research Consultants, Inc.		N/A						
The Spivey Group, Inc.		N/A						
All Real Estate Appraisal Company		N/A						
Eminent Valuations, PLLC		N/A						

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	40	37				
2	Responsiveness of the proposal related to the requirements	35	35	30				
3	Fee Schedule	18	18	15				
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0				
5	Veteran Business Enterprise participation in subcontracts	2	0	0				
TOTAL POINT VALUE		100	0	0	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			93	82	N/A	N/A	N/A	N/A

DATE: 8/25/14

EVALUATOR: Laurie Boka OF _____
(print name)

SIGNATURE: Laurie Boka

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	35	25	40		
2	Responsiveness of the proposal related to the requirements	35	25	20	35		
3	Fee Schedule	18	16	5	16		
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	11		
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0		
TOTAL POINT VALUE		100	0	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			76	50	92	N/A	N/A

(4)

(5)

(2)

DATE: _____

EVALUATOR: _____ OF _____
(print name)

SIGNATURE: _____

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40			
2	Responsiveness of the proposal related to the requirements	35			
3	Fee Schedule	18			
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5			
5	Veteran Business Enterprise participation in subcontracts	2			
TOTAL POINT VALUE		100	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			N/A	N/A	N/A

DATE: _____

EVALUATOR: _____ OF _____
 (print name)

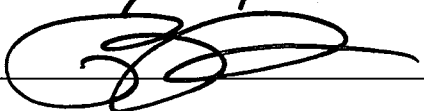
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RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	40	33				
2	Responsiveness of the proposal related to the requirements	35	35	32				
3	Fee Schedule	18	18	13				
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0				
5	Veteran Business Enterprise participation in subcontracts	2	0	0				
TOTAL POINT VALUE		100	93	78	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			1	5	N/A	N/A	N/A	N/A

DATE: 8/25/14

EVALUATOR: Roy Payne OF _____
(print name)


SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	34	35	40		
2	Responsiveness of the proposal related to the requirements	35	30	30	35		
3	Fee Schedule	18	15	15	15		
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	1		
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0		
TOTAL POINT VALUE		100	879	880	891	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			4	3	2	N/A	N/A

DATE: 8/25/14

EVALUATOR: Roy Payne OF _____
(print name)

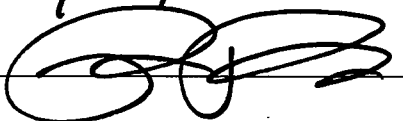
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**RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally**

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40			
2	Responsiveness of the proposal related to the requirements	35			
3	Fee Schedule	18			
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5			
5	Veteran Business Enterprise participation in subcontracts	2			
TOTAL POINT VALUE		100	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

DATE: 8/25/14

EVALUATOR: Ray Payne OF _____
(print name)

SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	<u>First Capital</u> Property Group, Inc.	<u>Consortium</u> Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	35	40				
2	Responsiveness of the proposal related to the requirements	35	30	35				
3	Fee Schedule	18	18	11				
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0				
5	Veteran Business Enterprise participation in subcontracts	2	0	0				
TOTAL POINT VALUE		100	83	86	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			3	2	N/A	N/A	N/A	N/A

DATE: 8/25/14

EVALUATOR: Lisa Henry OF Street & Stoenwater
(print name)

SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	<u>Bledsoe & Ebaugh, Inc.</u>	<u>Clayton, Roper & Marshall, Inc.</u>	<u>CBRE, Inc.</u>	<u>Pinel & Carpenter, Inc.</u>	<u>Real Estate Research Consultants, Inc.</u>
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	30	35	38		
2	Responsiveness of the proposal related to the requirements	35	25	30	33		
3	Fee Schedule	18	12	8	18		
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	0		
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0		
TOTAL POINT VALUE		100	67	73	89	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			5	4	1	N/A	N/A

DATE: 8/25/14

EVALUATOR: Lisa Henry OF Streets & Stormwater
(print name)

SIGNATURE: [Signature]

**RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally**

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40			
2	Responsiveness of the proposal related to the requirements	35			
3	Fee Schedule	18			
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5			
5	Veteran Business Enterprise participation in subcontracts	2			
TOTAL POINT VALUE		100	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			N/A	N/A	N/A

DATE: 8/25/14

EVALUATOR: Lisa Henry OF Streets & Stormwater
(print name)

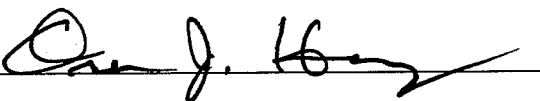
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RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	28	30				
2	Responsiveness of the proposal related to the requirements	35	30	35				
3	Fee Schedule	18	14	11				
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0				
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0	0
TOTAL POINT VALUE			72	76	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			4	1	NA	NA	NA	NA

DATE: 8/25/2014

EVALUATOR: OREN HENRY OF HOUSING
(print name)

SIGNATURE: 

**RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally**

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	✓ CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	30	28	30		
2	Responsiveness of the proposal related to the requirements	35	30	30	30		
3	Fee Schedule	18	13	10	15		
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	1		
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0	0	0
TOTAL POINT VALUE			73	68	76	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			3	5	1	NA	NA

DATE: 8/25/2014

EVALUATOR: OREN HENRY OF HOUSING
(print name)

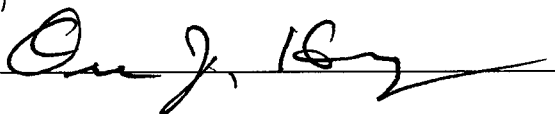
SIGNATURE: Oren J. Henry

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40			
2	Responsiveness of the proposal related to the requirements	35			
3	Fee Schedule	18			
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5			
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0
TOTAL POINT VALUE		100	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			NA	NA	NA

DATE: 8/25/2014

EVALUATOR: OREN HENRY OF HOUSING
(print name)

SIGNATURE: 

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	First Capital Property Group, Inc.	Consortium Appraisal, Inc.	Callaway & Price, Inc.	Black Sun Valuation / Concordis Advisors	DeRango, Best & Associates	The Appraisal Group of Central Florida, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	40	40	↑ N/A	↑ N/A	↑ N/A	↑ N/A
2	Responsiveness of the proposal related to the requirements	35	35	35	↓	↓	↓	↓
3	Fee Schedule	18	18	14	↓	↓	↓	↓
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	↓	↓	↓	↓
5	Veteran Business Enterprise participation in subcontracts	2	0	0	↓	↓	↓	↓
TOTAL POINT VALUE		100	89	89	0	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			1 Cob	4 Cob	↓	↓	↓	↓

DATE: 8/25/14

EVALUATOR:
(print name)

CLAYTON GREEN

OF

REAL ESTATE MANAGEMENT

SIGNATURE:

[Signature]

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	Bledsoe & Ebaugh, Inc.	Clayton, Roper & Marshall, Inc.	CBRE, Inc.	Pinel & Carpenter, Inc.	Real Estate Research Consultants, Inc.
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	40	40	40		
2	Responsiveness of the proposal related to the requirements	35	35	35	35		
3	Fee Schedule	18	15	10	16		
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	0	0	1		
5	Veteran Business Enterprise participation in subcontracts	2	0	0	0		
TOTAL POINT VALUE			90	85	92	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			3	*5 CBB	*2 CBG		

DATE: 8/25/14

EVALUATOR:
(print name)

SIGNATURE: _____

CLAYTON, ROPER & MARSHALL
Clayton Roper

OF

REAL ESTATE MANAGEMENT

RFP14-0012 REAL ESTATE APPRAISAL AND CONSULTING SERVICES
EVALUATION OF PROPOSALS FOR RFP14-0012
Brokerage and Property Management Services Group - Ranking Tally

NO.	FACTOR	Possible Points	The Spivey Group, Inc.	All Real Estate Appraisal Company	Eminent Valuations, PLLC
1	Experience, qualifications, capacity, abilities, and references of the business and individual members of the business in accomplishing professional services in a timely basis to the particular need requested	40	↑ N/A	↑ N/A	↑ N/A
2	Responsiveness of the proposal related to the requirements	35	↓	↓	↓
3	Fee Schedule	18	↓	↓	↓
4	Minority and Women Owned Business Enterprise - The degree of participation by City certified or recognized M/WBE in subcontracts	5	↓	↓	↓
5	Veteran Business Enterprise participation in subcontracts	2	↓	↓	↓
TOTAL POINT VALUE		100	0	0	0
RANKING BASED ON ABOVE POINTS (#1 reflects the highest point value; #2 is the next highest point value; etc.)			↓	↓	↓

DATE: 8/25/14

EVALUATOR:
(print name)

OF

SIGNATURE: _____