



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 04/02/2024

SUBJECT: **RFQ NO. F2024055 - APPRAISAL SERVICES - COUNTYWIDE -
VARIOUS VENDORS - PER CONTRACT TERMS**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court grant approval to conduct negotiations for RFQ No. F2024055, Appraisal Services, Countywide, with the following vendors based upon each vendor's high ranking in the evaluation procedure:

Ranking

1. Integra Realty Resources
2. ML&M Realty Advisors, LLC
3. CBRE, Inc.
4. Heritage Brokerage Service LLC d/b/a Cultivate Real Estate
5. Valbridge Property Advisors
6. Titan Commercial Valuation
7. O'Brien Right of Way Valuation
8. AdVal Analytics, LLC

BACKGROUND

Notice of the County's intent to request for qualifications was advertised in local newspapers, as required by State statute, and posted on the Internet, the Arlington Black Chamber of Commerce, the Fort Worth Hispanic Chamber of Commerce, the Fort Worth Metropolitan Black Chamber of Commerce, and the Tarrant County Asian American Chamber of Commerce. Six hundred and twenty-two (622) vendors were contacted and requested to participate in this process. All documents pertaining to this RFQ were posted on the Tarrant County website and were downloaded by interested parties. A pre-qualification conference held on January 25, 2024 was attended by six (6) vendors as well as representatives from Transportation Services, Facilities Management, and Purchasing. Sixteen (16) responses and two (2) no-bids were received.

Responses were evaluated by Facilities Management and Purchasing representatives and ranked based on the criteria and processes set forth in the RFQ.

The responses from vendors listed above meet all specifications and are acceptable to Transportation Services and Facilities Management. A contract for each project will be negotiated with the top ranking vendor. If negotiations fail with the top-ranked vendor, then Tarrant County will initiate negotiations with the next top-ranked vendor.

SUBMITTED BY:	Purchasing	PREPARED BY: APPROVED BY:	James Bocks, CPPB Chris Lax, CPSM, CPSD, CPCP
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The term of the contract is thirty-six (36) months, effective April 2, 2024.

The purpose of this contract is to establish an agreement for property appraisal services. Property that is typically appraised includes real estate and Tarrant County right-of-way property.

Therefore, based upon each vendor's high ranking in the evaluation procedure, it is the joint recommendation of Transportation Services, Facilities Management, and Purchasing that the Commissioners Court grant approval to engage in negotiations for RFQ No. F2024055, Appraisal Services, with the vendors listed above at the per contract terms.

FISCAL IMPACT

Expenses for last year were approximately \$35,500.00. Funding is available in the following accounts:

26100-2024 Road and Bridge/6510100000 Right of Way/552000 County Right of Way
10000-2024 General Fund/1860100000 Facilities Administration/569011 Professional
Services