

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

AUTHORIZING THE EXECUTION OF SEVEN ON-CALL REAL ESTATE APPRAISAL SERVICES CONTRACTS WITH DEBRA S. RUNYAN REAL ESTATE; DUGGER, CANADAY, GRAFE, INC.; ECKMANN GROLL, INC.; MERIDIA APPRAISAL GROUP; NOBLE & ASSOCIATES, INC.; PAUL HORNSBY & COMPANY AND SANDISON APPRAISAL, LLC., IN THE AMOUNT UP TO \$100,000.00 ANNUALLY FOR EACH CONTRACT TO PROVIDE REAL ESTATE APPRAISAL SERVICES FOR VARIOUS CITY PROJECTS FOR ONE-YEAR TERM.

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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 and various types of survey services prior to the acquisition and sale of real estate property; and

WHEREAS, these contracts for appraisal services are to be utilized on an as needed basis for various City projects, such as appraisals for encroachment, commercial real estate, rural parcels, and related services required in support of City property acquisition, disposition and right of way closure projects and enables various City departments to perform due diligence as required and manage City projects in a timely and effective manner; and

WHEREAS, the number of contracts for appraisal services provides the City with a variety of individual firms that specialize in various appraisal services, allowing City departments to leverage expertise on other firms when one firm may not be able to provide the needed support; and

WHEREAS, these contracts will be in effect to begin prompt implementation of a new General Obligation Bond, if voters approve in May 2017. Individual firms will be utilized based on their availability and stated experience with a particular real estate transaction type, such as conservation easements public rights-of-way or commercial buildings; and

WHEREAS, this Ordinance authorizes the execution of seven On-Call Real Estate Appraisal Services contracts with **Debra S. Runyan Real Estate; Dugger, Canaday, Grafe, Inc.; Eckmann Groll, Inc.; Meridia Appraisal Group; Noble & Associates, Inc.; Paul Hornsby & Company**, and **Sandison Appraisal, LLC.**, for a one-year term with three one-year options, to provide real estate appraisal services for various City projects, in the amount of up to \$100,000.00 annually for each contract for a total contract value not to exceed \$400,000.00 per firm for a contract term beginning on April 14, 2016; **NOW THEREFORE**,

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

SECTION 1. The City Manager or her designee is hereby authorized and directed to execute and deliver on behalf of the City seven on-call contracts with **Debra S. Runyan Real Estate; Dugger, Canaday, Grafe, Inc.; Eckmann Groll, Inc.; Meridia Appraisal Group; Noble & Associates, Inc.; Paul Hornsby & Company**, and **Sandison Appraisal, LLC.**, to provide Real Estate Appraisal Services for various City projects for a one year term with three one-year options, to provide real estate appraisal services for various City projects, in the amount of up to \$100,000.00 annually for each contract for a total contract value not to exceed \$400,000.00 per firm for a contract term beginning on April 14, 2016.

SECTION 2. The following financial adjustment is hereby approved:

- a) 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 and/or Capital Budget funding sources identified. All expenditures will comply with Operating and/or Capital Budgets for current and future fiscal years.
- b) Payment not to exceed \$100,000.00 per annual contract, is authorized to be encumbered with a purchase order and made payable to **Debra S. Runyan Real Estate**, for real estate appraisal services throughout the City.
- c) Payment not to exceed \$100,000.00 per annual contract, is authorized to be encumbered with a purchase order and made payable to **Dugger, Canaday, Grafe, Inc.**, for real estate appraisal services throughout the City.
- d) Payment not to exceed \$100,000.00 per annual contract, is authorized to be encumbered with a purchase order and made payable to Eckmann Groll, Inc., for real estate appraisal services throughout the City.
- e) Payment not to exceed \$100,000.00 per annual contract, is authorized to be encumbered with a purchase order and made payable to **Meridia Appraisal Group**, for real estate appraisal services throughout the City.
- f) Payment not to exceed \$100,000.00 per annual contract, is authorized to be encumbered with a purchase order and made payable to **Noble & Associates, Inc.**, for real estate appraisal services throughout the City.
- g) Payment not to exceed \$100,000.00 per annual contract, is authorized to be encumbered with a purchase order and made payable to **Paul Hornsby & Company**, for real estate appraisal services throughout the City.
- h) Payment not to exceed \$100,000.00 per annual contract, is authorized to be encumbered with a purchase order and made payable to **Sandison Appraisal, LLC.**, for real estate appraisal services throughout the City.

SECTION 3. This Ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under City Code of San Antonio § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this ____ day of _____, 2016.

M A Y O R
Ivy R. Taylor

Attest:

Approved As To Form:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney